

SCOHARIE COUNTY INDUSTRIAL DEVELOPMENT AGENCY

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Ronald S. Filmer, Jr.
Chief Executive Officer

Chester Burton
Chairman

SCIDA BOARD OF DIRECTORS MEETING

November 14, 2022

SCIDA Board Minutes

1. **Meeting** called to order at 9:32 a.m. by Chairman Chester Burton.

Members: Chairman/Chester Burton, V. Chair/Joseph Trapani, Treasurer/Wanda King, Secretary/Peter Johnson, Ben Oevering. **Staff:** Chief Exec. Officer/Ron Filmer Jr., Chief Financial Officer/ Jeff Haslun.

Present: IDA Board Members: Chester Burton, Peter Johnson, Joe Trapani, Ben Oevering, Wanda King

Staff: Ron Filmer Jr. **Guest:** Jake DiBari, Scott Bellcourt, Shelly Bishop

2. **Minutes** from the October 19, 2022 meeting were approved on motion by Peter Johnson and seconded by Joe Trapani, all in Favor.

3. **Committees of the Agency – Reports & Current Business –**
IDA Finance Committee – (Wanda King, Ben Oevering)-N/A

IDA Audit Committee - (Chester Burton, Wanda King, Peter Johnson)-N/A

4. **Old Business –Potential Land sale –** Ron briefly discussed the interest in the IDA land by a firm and introduced Jake DiBari; who is a representative of Backyard Outfitters. Mr. DiBari described the business which is presently located in another location but has outgrown the site and now wants to have their own site with room to expand. The business currently has 24 folks working for them and there is a possibility of expanding by another 12 FTE's. The business consists of constructing sheds (primarily) and their sales outlets include independent dealers as well as the ability to sell on their manufacturing site. The company would be looking to construct several buildings as would include a 12,000 square foot building as well as an 8,000 square foot building and a third 6-8,000 square foot structure. The Board asked if there were environmental concerns and Mr. DiBari stated no. In addition, they currently seem to be able to retain their employees. As far as time frames they are ready to make a move. The IDA Board stated they will discuss the sale and get back to the company.

County MOU – Ron discussed the MOU with the County and that our Counsel recommended that we formalize the acceptance of it by passing a resolution regarding the MOU. Ron distributed the MOU as well as the resolution. There was discussion on the ability of the SCIDA to do projects which consisted of housing as well as tourism and that these activities should be added to the list of projects that the IDA undertake. It was decided not to change the

MOU as it was already approved by the County but to state that it is our understanding that the SCIDA activities can include housing and hospitality if as part of the SCIDA's objective and goals. There was also concerns over the annual review and the County being able to end the agreement over before 5 years; but it is realized that the intent (at least) is a 5 year commitment. On a motion made by Joe Trapani with a second by Wanda King the MOU with Schoharie County was approved; with all in favor. The MOU and resolution are attached.

5. **New Business – N/A**
6. **Other**– Ron reviewed the SCIDA's involvement with the County and Town of Cobleskill for a proposed development of a site. The Town Supervisor would like the SCIDA to take a lead roll in hiring someone (an Attorney) to handle negotiations and a purchase option and would like the SCIDA to be that entity. The SCIDA would hire the person/firm to perform those duties and then the payment would ultimately be made for those services by the County (ARPA monies). The Board was okay with moving forward on this task.
7. **Real Estate transaction and Administration** – Peter Johnson motioned to go into Executive session regarding discussions on the real estate and administration (personnel); with a second by Joe Trapani and all in favor.
8. **Next meeting date** – January 11, 2023 at 9:30 at 597 E. Main Street, Cobleskill
9. **Adjournment** – on motion made by Joe Trapani, seconded by Wanda King with all in favor the meeting adjourned at 10:20