

SCOHARIE COUNTY INDUSTRIAL DEVELOPMENT AGENCY

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Ronald S. Filmer, Jr.
Chief Executive Officer

Chester Burton
Chairman

SCIDA BOARD OF DIRECTORS MEETING

September 19, 2022

SCIDA Board Minutes

1. **Meeting** called to order at 10:05 a.m. by Chairman Chester Burton.
Members: Chairman/Chester Burton, V. Chair/Joseph Trapani, Treasurer/Wanda King, Peter Johnson, Ben Oevering. **Staff:** Chief Exec. Officer/Ron Filmer Jr., Chief Financial Officer/ Jeff Haslun
2. **Present:** IDA Board Members: Chester Burton, Peter Johnson, Joe Trapani (by phone-non voting, Ben Oevering, Wanda King
Staff: Ron Filmer Jr., Jeff Haslun **Guest:** Patsy Nicosia,
3. **Minutes** from the July 25, 2022 meeting were approved on motion by Peter Johnson and seconded by Wanda King, all in Favor.
4. **Committees of the Agency – Reports & Current Business -**
IDA Finance Committee – (Wanda King, Ben Oevering)
Call to order. Minutes of January 12, 2022 on motion by Ben Oevering with second by Wanda King with all in favor.

Ron discussed the budget and annual investment reports. The legal fees were higher than anticipated due to the solar policy as well as the general policy work, the PPE grants added some expense and admin costs were somewhat higher due to grants as well as the transition cost. The interest income was lower than anticipated. The fee income was a positive due to a project. The combination of the expenses led to an operating deficit. The Investment report included all the monies under the SCIDA. The one Certificate of deposit has a market value as of 6/30 lower than face value but as long as I the CD is held to maturity the face value will be the redemption amount. Ben motioned to approve with second by Wanda with all in favor.

Ben motioned for adjournment with second by Wanda with all in favor.

IDA Audit Committee - (Chester Burton, Wanda King, Peter Johnson)
Called to order. Minutes of May 11, 2022 were approved on motion by Peter Johnson with second by Wanda King; with all in favor.

The year ending 6-30-22 audit was reviewed. Ron mentioned that there was a reclassification in the audit of 6/30/21. This was a reclassification of small business

grant expenses and income that the auditor said should have been included the previous year. The total grant program amounts do not change but each year's expenses need to be adjusted to reflect the specific time frame they occurred; even though the draws from the State are in different years. The overall monies and operational expense of the IDA will not change as these grant monies are a pass through and were not a liability of the IDA. Going forward the grants will be documented accordingly. Ron also mentioned the remaining loans and the budget issues that were discussed in the finance meeting out) going forward. Going forward this will be the policy. Ron also mentioned the remaining loans and the budget issues that were mentioned in the finance committee. Wanda made motion to approve the audit with a second by Peter with all in favor.

Peter made the motion to adjourn with second by Wanda with all in favor.

5. **Old Business – Internal controls** – Ron reviewed the internal controls. They are the same as in years past with no new comments. Ben motioned to approve them with a second by Wanda with all in favor.

Middleburgh Meadows -Ron stated that there is a request by Middleburgh Meadows for the SCIDA to consent to an additional mortgage that they are seeking. The request is because the IDA has an interest (PILOT) with the project. The project would not be changing nor would the IDA be liable for any monies. Joe Scott has prepared the resolution; which Ron distributed. Ben commented on the amount of benefits and not exceeding the \$100,000 level. It was determined it would not exceed that level. Wanda inquired about the quantity of units still to be built and as far as Ron knows it would be the 56 more that was intended and approved by the planning Board. Ben Oevering motioned to approve with second by Peter Johnson. The resolution passed with a roll call vote with 4 yea and 1 absent.

The Board discussed a fee for this and Peter motioned that the amount should be \$1,000 with a second by Wanda with all in agreement.

The Board at this time nominated Peter Johnson to be Secretary. Motion made by Ben to have Peter be Secretary with second by Wanda; with all in favor.

6. **New Business** – Ron reviewed the annual assessment report. The report shows Tennessee Gas exceeding projected jobs 5 to 2. Iroquois Gas has 2 jobs versus the projected 3. This is the first time they have been short. The two gas companies are the PILOT's where the SCIDA serves as the mechanism for the PILOT payments after a court agreed settlement. Wal Mart' goal was 350 jobs and they have 574. Schoharie Eagle has 11 jobs versus the projected 24. Schoharie Eagle lost jobs and fell short but did pay 100% of the taxes as they were in the last year of their PILOT so the municipalities were made whole. Being the last year and being the full tax payment was made it was not recommended to pursue any clawback. Middleburgh Meadows projected to have 25 jobs and had 29.38 full time equivalents. Sharon Springs Inc. (SSI) had 1.25 jobs versus the 42 projected. SSI was granted an extension until 12/31/22 so this project remains under review and continues to be discussed. Wanda made motion to approve report with second by Peter with all in favor. The audit, annual and investment reports were approved on motion by Wanda with second by Peter with all in favor.
7. **Other** -Administration – Ron stated that the employment ads for the CEO position were published. The sources include Indeed, NYSEDC, SUNY Cobleskill and will be in the local paper. So far there are 4 responses. The Board discussed the dates and interview process. Ron

is to distribute the resumes and Chet and Peter will create a scoring system. After initial review of the resumes the Board will invite the finalist in for an interview with the Board.

IDA land - Ron stated that there is an interest in the IDA land that we are located on (349 Mineral Springs Road). It is a local business that wants to expand and cannot where they are located. If the Board is interested the process would be to obtain an appraisal, followed by discussions with the perspective business and if both sides continue to move forward we would send the proposal to the State Agencies that we are required to notify. Jeff discussed the need to contact ESG as they have shown previous interest and see what interest they currently have. Ron said that he would. Motion was made by Peter, seconded by Ben, for Ron to obtain a highest and best use appraisal for the SCIDA land on the North side of Mineral Springs road. Ben commented that we should also discuss the offer for the IDA land across the Street mthe office with the developer. Ron agreed and also said we as the IDA need to discuss whether we want to be the lead or play a role in the site development process underway with the County's and SEEC. A committee or Board should meet to discuss this.

SSI – Ron discussed Sharon Springs Inc. SSI gave Ron a copy of their building permit and an email from their bank saying they have the \$1.5 million. Upon review the permit is for \$700,000; which is not enough to finish the job. SSI also inquired about the status of the PILOT; which Ron explained. The IDA Board has renewed questions on where the project stands and how it will be paid for. Ron will try to obtain more information and will asked SSI to attend the next meeting if necessary.

8. **Next meeting date** – October 17, 2022

9. **Adjournment** – on motion made by Ben Oevering, seconded by Peter Johnson with all in favor the meeting adjourned at 11:30.