

SCOHARIE COUNTY INDUSTRIAL DEVELOPMENT AGENCY

349 Mineral Springs Road, Cobleskill, NY 12043

(518) 234-7604/Fax (518) 234-4346

Ronald S. Filmer, Jr.
Chief Executive Officer, Retiring

Chester Burton
Chairman

SCIDA BOARD OF DIRECTORS MEETING

April 19, 2023

SCIDA Board Minutes

1. **Meeting** called to order at 10:06 a.m. by Chairman Chester Burton
(followed SCCRC Board meeting)

Members: Chairman/Chester Burton, V. Chair/Joseph Trapani, Treasurer/Wanda King, Peter Johnson, Ben Oevering. **Management:** Ron Filmer Jr. retiring CEO, Julie Pacatte Interim CEO

Present: Chester Burton, Peter Johnson, Ben Oevering Joe Trapani and Wanda King (remote)

Management: Ron Filmer Jr., Julie Pacatte **Guests:** Bill Combs Jr, videographer

MOTION to approve March 1, 2023 meeting minutes by Joe Trapani and seconded by Peter Johnson, All In Favor. Wanda supported remotely.

2. **Committees of the Agency:**

Audit Committee - (Chester Burton, Wanda King, Peter Johnson) met April 13, 2023.

MOTION to ratify Audit Committee action to engage Mostert, Manzanero and Scott LLP seconded by Ben Oevering, All In Favor. Wanda supported remotely.

Finance Committee (Joseph Trapani, Wanda King, Ben Oevering) met without quorum April 13, 2023 due to two members being remote.

MOTION to approve the Finance Committee September 2022 meeting minutes by Ben Oevering seconded by Joe Trapani, All In Favor. Wanda supported remotely.

MOTION to approve the proposed 2023 Budget to include the 309/349 Mineral Springs Road land sale under contract by Ben Oevering seconded by Joe Trapani, All In Favor. Wanda supported remotely.

ABO budget report filings due by end of month.

Governance Committee – (Chester Burton, Joseph Trapani, Wanda King, Peter Johnson, Ben Oevering) – N/A

4. **Old Business:**

- **Land Sale Contract**

- **MOTION to accept and authorize** the 309/349 Mineral Springs Road real estate contract to advance by Peter Johnson seconded Joe Trapani, All In Favor. Wanda supported remotely.

- SCIDA Administration:

- Two candidates to progress to Board interviews, rating sheet drafted
- Board discussion of each candidate's economic development experience and match to job posting
- Consensus for SCIDA outreach to County relative to the SCIDA + County MOU
 - Memo by Chet and Joe: request 30 day extension, Executive Director v "full time", mentor/training and office location

MOTION to prepare/send a memo to County Chairman as discussed by Joe Trapani seconded by Ben Oevering, All In Favor. Wanda supported remotely.

- Chet contact Chairman Federice to update on recruitment progress
- Chet and Joe host candidate pre-screening scheduled for Thursday
- SCIDA Board will interview candidates early May based on availability
- Chairman expressed appreciation for Ron Filmer's service

MOTION to authorize the full retainer fee for Ron's April service and project hourly rates as needed by Ben Oevering seconded by Joe Trapani, All In Favor. Wanda expressed support remotely.

Peter and Wanda exited at 11:25 a.m.

- **Middleburgh Meadows:** Ron provided project update to inform of project refinance with Bank of Greene County (BOGC), SCIDA is subordinate to BOGC, SCIDA terms still remain as mortgage recording tax cap, sales tax available, PILOT discussion among SCIDA attorney Joe Scott and project representative, Nick Laraway. No Board action.

Ron exited at 11:38 a.m.

- **SSI:** Default letter sent to project lead no response and all taxing jurisdictions were informed, County, School and Town provided written concurrence, Village Mayor & Deputy verbally acknowledged and supported the SCIDA actions; Ron provided the reported benefits and anticipated clawback amounts, clarification needed on net benefits

MOTION to authorize the SCIDA Chairman to sign all termination documents by Joe Trapani seconded by Ben Oevering, All In Favor (Chet, Joe and Ben)

5. New Business:

- a. **Strategic Alignment:** a coordinated effort underway for transition planning and progress; SCIDA Board invited to March 10th kick-off at SUNY and 1:1 Stakeholder Interviews and Focus Groups in April, themes to be shared mid-May
- b. **Highbridge, Town of Schoharie:** proposed 540,000 SF logistics/warehouse proposed at I-88 Exit 23 has advanced toward approval; MRB Group provided fiscal/economic impact at Town Planning Board; Town Zoning Board of Appeals considering a height variance; anticipate ruling this spring; SCIDA application upon their tenant signing a lease; SEEC/SCIDA assisting the Town with funding for the expanded Schoharie Business Park water/wastewater facilities

- c. **Corridor Development, Town of Cobleskill:** negotiations led by SCIDA are underway for site control to be paid by County ARPA

6. Other: N/A

7. Set date for next meeting: TBD candidate availability early May

8. Adjournment – On motion duly made by Ben Oevering and seconded by Joe Trapani meeting adjourned at 11:47 pm.