

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

Julie Pacatte, Interim, CEO

SCIDA ANNUAL BOARD OF DIRECTORS MEETING

March 1, 2023

SCIDA Board Minutes

1. **Meeting** called to order at 9:05 a.m. by Chairman Chester Burton.

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

Present: IDA Board Members: Chester Burton (remote), Peter Johnson, Ben Oevering Joe Trapani and Wanda King (remote) **Staff:** Ron Filmer Jr., Julie Pacatte **Guests:** County Chairman Federice, Town of Cobleskill Supervisor Hampel, Bill Combs Jr, videographer, Jim Becker, SEEC Board of Directors (remote)

2. **MOTION to approve** February 7, 2023 meeting minutes, moved by Peter Johnson and seconded by Joe Trapani, All In Favor.

3. **Committees of the Agency:** No reports.

- **IDA Finance Committee** – (Joseph Trapani, Wanda King, Ben Oevering)
- **IDA Audit Committee** - (Chester Burton, Wanda King, Peter Johnson)
- **IDA Governance Committee** – (Chester Burton, Joseph Trapani, Wanda King, Peter Johnson, Ben Oevering)

4. **Old Business:**

- **SCIDA Administration:**
 - 3rd recruitment prepared and initiated by Chairman and Ron, increased salary
 - Ads published in newspaper and website, outreach to SUNY, NYSEDC, County Planning, LinkedIn
 - Add outreach to Joe Scott, MVEdge, Metroplex, MVEDD, Southern Tier 8 and Indeed, may consider a “head hunter” but recognized as costly
 - Resumes due end of March, local Board reps to review and interview (sans Peter and Julie to avoid perceived conflict of interest)
 - Ron Filmer to provide services, project specific only thru April
 - CFO Appointment:
 - Review ABO requirements
 - Board bring CFO candidate nominations to April meeting
- **Land Sale:**

- 309/349 Mineral Springs Road contract at Buyer's legal review, Joe Scott to follow-up
- 349 X neighbor declined to make an offer, market report to be forthcoming from buyer/offer received
- **SSI:** Default letter sent to project lead no response to-date; all taxing jurisdictions were informed, received no comment; staff will follow-up for April action
- **Adler Stabilization:** RESTORE NY grant application was submitted by Jan 27th, sent follow-up owner access permission and SHPO "No Adverse Impacts" letter, anticipate award announcement in May 2023.
- **Empire State Greenhouse (ESG):** ESG site visit February 16th, met with Royal Bank of Canada rep who described need for feedstock and output contracts for underwriting; "Richard" financial proforma to be provided; \$5 million ESD grant was awarded and still available; power availability unknown; jurisdictional approvals needed by SUNY/Town/Village; SCIDA Cost Benefit Analysis/economic impact to be completed upon formal SCIDA application

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, findings to be shared mid-May
- b. **Highbridge, Town of Schoharie:** proposed 540,000 SF logistics/warehouse proposed at I-88 Exit 23; MRB Group to provide fiscal/economic impact at Town Planning Board; Town Zoning Board of Appeals considering a height variance; anticipate ruling this spring; SEEC/SCIDA assisting the Town with funding for the expanded Schoharie Business Park water/wastewater facilities; SCIDA Board comment about child care and transportation considerations
- c. **Corridor Development, Town of Cobleskill:** discussion of a County priority to develop the I-88/Route 7 Corridor for economic growth; consensus of the SCIDA Board to support and view efforts as strategic and collaborative; review of the County ARPA request to have SCIDA manage the \$200,000 ARPA allocation for Shad Point site control and pre-development activities; SCIDA Board consensus to earn compensation and/or track sweat equity for eventual pay-back

MOTION to accept the role advancing site control negotiations for Shad Point subject to SCIDA-led management and ARPA funding commitment, moved by Joe Trapani and seconded by Peter Johnson. Vote carried In Favor. Chester Burton and Wanda King unable to vote remotely but expressed support for record.

- d. **Distressed Community Map:** distributed map indicating areas on west Route 7 that may be eligible for IDA benefits, meaning, the census tracts that meet the IDA law definition for "distressed"; therefore, retail projects may apply for incentives but are still subject to SCIDA Board review/approval; staff to inform code enforcement officers and municipal leadership

6. Other:

- a. 2023/2024 Budget Review required in April, ABO 60 day requirement
 - i. Discussion of Finance & Audit Committee meetings, updated Fee Schedule
- b. Quick review of proposed legislation and SCIDA impacts, no action

7. Set date for next meeting

- a. Committee Meetings April 13th at 9:00am, remote or 287 Main Schoharie
- b. Board Meetings April 19th at 9:00, 287 Main Schoharie

8. Adjournment – On motion duly made by Peter Johnson and seconded by Joe Trapani meeting adjourned at 11:03 pm.