

# SCOHARIE COUNTY INDUSTRIAL DEVELOPMENT AGENCY

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Ronald S. Filmer, Jr.  
Chief Executive Officer

Chester Burton  
Chairman

## SCIDA ANNUAL Draft BOARD OF DIRECTORS MEETING

January 11, 2023

### SCIDA Annual Board Minutes

1. **Meeting** called to order at 9:35 a.m. by Chairman Chester Burton.  
**Members:** Chairman/Chester Burton, V. Chair/Joseph Trapani, Treasurer/Wanda King (via phone), Member/Peter Johnson, Ben Oevering. **Staff:** Chief Exec. Officer/Ron Filmer Jr.,
2. **Present:** IDA Board Members: Chester Burton, Joseph Trapani, Wanda King, Peter Johnson, Ben Oevering.  
**Staff:** Ron Filmer Jr. **Guest:** Bill Combs Jr.
3. **Minutes** from the January 12, 2022 and December 12, 2022 meetings were approved on motion by Ben Oevering and seconded by Peter Johnson, all in Favor with Wanda abstaining.
4. **Treasurer – Trial Balance –** All balances are about the same as last reviewed After review Joe moved to accept with second by Ben with all voting members in approval.
5. **Committees of the Agency –**
  - IDA Finance Committee –** (Joseph Trapani, Wanda King, Ben Oevering) – N/A
  - IDA Audit Committee -** (Chester Burton, Wanda King, Peter Johnson)
    - N/A
  - IDA Governance Committee –** (Chester Burton, Joseph Trapani, Wanda King, Peter Johnson, Ben Oevering)
    - N/A
6. **Old Business - SSI –** Ron discussed the offer for the property on Mineral Springs. The Company's offer is \$350,000. The deposit is \$10,000 with it all refundable within 90 days and 50% refundable if they do not buy property between 90 and 150 days. The deposit will be deducted off the purchase price at closing. Julie summarized the ratification of the deal with the aforementioned details. Joe Scott will be asked to draw up the contract. Motion to move forward made by Peter, seconded by Joe with all those voting being in favor. The clock will start ticking on the days upon signing of the contract.

Ron briefly discussed Sharon Springs Inc. and the process for going forward; which would include a notice to SSI of default. This would also allow them a chance to cure what items are in default. Ron stated he did send the PILOT bills for the Town and County to SSI. The Board discussed building permits, financing and construction; all of which do not seem to be moving forward.

Also suggested was ending the PILOT and having SSI reapply when they are ready.  
Conversation to be continued at next Board meeting.

7. **Election of Officers** - The officers nominated for office were as follows:

Chet Burton – Chair  
Joseph Trapani – Vice Chair  
Wanda King – Treasurer  
Peter Johnson – Secretary

Peter Johnson made motion to have those nominated be elected to the office as stated; seconded by Joe Trapani with all in favor in a roll call vote as follows: Chet Burton yes, Joe Trapani es, Peter Johnson yes and Ben Oeverting yes.

8. **Other** – N/A

9. **Executive session** - Peter motion to go into executive session at 9:58 with second by Ben for purpose of discussing personnel, contracts and real estate. Came out of executive session 12:37 on motion by Peter with second by Ben; with Chet and Joe in favor.

10. **IDA Administration** – Peter stated that in order to provide continuity and expansion of SCIDA administration that the Board authorize the acceptance and implementation of the MOU with the Schoharie Economic Enterprise Corporation. Ben made that the motion with a second by Joe; with Chet in favor and Peter excusing himself.

Board discussed retaining Ron Filmer for January -March 2022 at a rate of \$2,000 for January, \$1,000 for February and March each with a review each month. Joe motioned, Ben seconded with all in favor.

11. **Adler** – Peter motioned that in order to move forward with the possibilities for the Adler Hotel in Sharon Springs that the SCICDA authorize the Executive Director to draft a conditional financing commitment letter for the Adler stabilization project; with Joe seconded and Chet and Ben being in favor.

12. **Next meeting** – Next meeting scheduled for February 7<sup>th</sup> at 9:30 with the place TBD.

13. **Adjournment** – Motion to adjourn made by Peter, seconded by Ben with Chet and Joe in favor. Meeting adjourned at 12:43.