

**JOINT MEETING MINUTES
EMERALD CORPORATE CENTER
ECONOMIC DEVELOPMENT CORPORATION
BOARD MEETING**

February 18, 2020 – 8:00 AM

Sullivan County Government Center – Legislative Committee Room

Members Present

Marc Baez
Robert Doherty
Freda Eisenberg
Joe Perrello
Gerald Skoda
Alan Sorensen

Members Not Present

John Konefal
Josh Potosek
Jay Weinstein

Others Present

Kassondra Johnstone

I. Call to Order

Freda Eisenberg called the meeting to order at 8:00 AM with quorum.

II. Approval of Minutes

Skoda motioned to pass November meeting minutes and was seconded by Perrello.

III. Introduction of New Member

The new legislative Chairman, Robert Doherty, was welcomed to the Board.

IV. Financials

Skoda motioned to pass the payments below for approval, seconded by Doherty:

- Payments for Approval
 - Bills Paid
 - Dennis Dietrich (Sept. 2019) \$ 2,166.66
 - Verizon (October 2019) \$ 50.96
 - NYSEG (October 2019) \$ 391.81
 - OCL Analytical Services LLC \$ 35.00
 - Wechsler Pool & Supply Co. \$ 20.00
 - Sazoff & Sons Landscaping \$ 2,760.00
 - Dennis Dietrich (Oct. 2019) \$ 2,166.66
 - Verizon (November 2019) \$ 50.97
 - NYSEG (November 2019) \$ 315.83
 - Empire State Electric Motors \$ 2,385.00
 - Mike Preis, Inc. (ESWC) \$ 3,291.86
 - Schmidt’s Wholesale, Inc. \$ 17.65
 - Mike Preis, Inc. (ECC) \$ 4,500.00
 - Dennis Dietrich (Nov. 2019) \$ 2,166.66

- Verizon (December 2019) \$ 50.95
 - NYSEG (December 2019) \$ 389.31
 - OCL Analytical Services, Inc. \$ 35.00
 - Sazoff & Sons Landscaping \$ 605.00
 - Dennis Dietrich (Dec. 2019) \$ 2,206.66
 - Verizon (January 2020) \$ 50.27
 - NYSEG (January 2020) \$ 473.31
 - Mike Preis, Inc. (ESWC) \$ 704.00
 - Wechsler Pool & Supply Co. \$ 20.52
 - Richard A. Stoloff PLLC \$ 750.00
- Bills to be Paid
 - Dennis Dietrich (Jan. 2020) \$ 2,206.66
 - Verizon (February 2020) \$ 55.35
 - NYSEG (February 2020) \$ 382.25

V. Yearly Meeting Schedule

The group agreed to hold meetings the second Tuesday of the month, bimonthly at 8 AM in the Planning office. This schedule will begin on April 9, 2020.

VI. Authorities Budget Office Review

Eisenberg reported that the New York State Authorities Budget Office is conducting reviews of the economic development organizations in Sullivan County, including ECC, the IDA, and the Partnership. Upon initial request, they were provided a packet at the review entrance conference on January 22. Since then, ABO has requested additional documents that have been provided.

VII. Corporate Park Property

KW Commercial Contract: Eisenberg reported that the KW Realty contract is due to expire in April. She noted that only one substantial lead has been generated and that the entity needed to be prodded to improve the list of the ECC property on their website. She also noted, however, that KW was the sole response received to the initial RFQ seeking a broker. Baez reported increased interest in Sullivan County from commercial brokers, suggesting that a reissue in the spring might generate a stronger response.

Thompson Planning Board: Eisenberg reported that the Town of Thompson Planning Board approved the renderings created by Keystone, as well as a future subdivision along the emergency access road, all of which enhances the site's shovel readiness

Nana's House: Eisenberg reported that she was approached by Senator Metzger on the need for the Nana's House facility in Rock Hill to find a new location. Sean Wall-Carty spoke with Jill Weyer in the Planning office regarding their needs, and expressed interest in the lots at Emerald Corporate Center. Baez suggested waiting for Nana's House to more fully define their needs for a facility and intentions for how they would like to move forward. Skoda reminded the group that any daycare built on site would require a variance from the Town of Thompson, and that it would likely not be a large development that would generate high paying jobs. The board decided to revisit next month.

Apollo Phase II: Eisenberg revisited the ongoing discussion of the Apollo Phase II site and the potential role of the ECC. Baez reported that the ice company is still interested in

developing the property utilizing the conceptual site layout prepared by Creighton-Manning but is initially focused on acquiring the adjacent lot containing an existing building. The board agreed to let the ice company to move forward, and revisit their progress at the April meeting.

VIII. Water Company

Eisenberg reported that Richard Stoloff has been away and has thus far not completed the changes requested on the agreement to transfer the water company to the Town of Thompson. Sorensen reported that Michael Hoyt from the Lake Louise Marie/Emerald Green water company approached him again about taking over Emerald Springs. Sorensen said that they would take over the company at no cost to the County, and still be willing to provide water to the Rock Hill Business District.

Skoda reported that the 300- unit townhouse development to be built behind/adjacent to the ECC site will need access to Emerald Springs water, which should be a negotiating point with Thompson. Perrello and Doherty suggested contacting the developers regarding an agreement to supply water directly rather than relinquishing the asset of the water company. Eisenberg said she would run some calculations to quantify potential impact to the water company of that degree of residential use.

The Board agreed to explore the new options for the water company and revisit them at the next meeting.

IX. Committee Meetings

Johnstone reported that the meetings of the Audit and Governance Committees would be rescheduled until the next regular meeting due to the absence of Weinstein. Doherty volunteered to fill the vacancy on the Governance Committee.

X. Other Business

Sorenson asked about the result of outreach to Verizon regarding whether they would consider the corporate park property as an alternate location for the tower currently planned in Rock Hill. Eisenberg reported that Verizon claimed to be far along in the approvals process and would not consider the ECC site at this time.

XI. Conclusions & Next Steps

The next board meeting will be held on Thursday, April 9, 2020 at 8 AM in the Planning Office. The Audit and Governance Committees will meet after the regular meeting.

With respect to the Water Company:

- Eisenberg will let Thompson know the Board is considering other offers;
- She will follow up with Michael Hoyt to request a Letter of Intent documenting their interest and terms for potential acquisition;
- Baez will get the contact information for the townhouse developer in order to reach out to them regarding their interest in Emerald Springs water.

XII. Adjournment

On a motion made by Perello, seconded by Baez, the meeting was adjourned at 8:45 AM.