

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

October 8, 2019 – 8:00 AM

Sullivan County Government Center – Legislative Committee Room

Members Present

Marc Baez
Freda Eisenberg
John Konefal
Gerald Skoda
Alan Sorensen

Members Not Present

Luis Alvarez
Joe Perrello
Josh Potosek
Jay Weinstein

Others Present

Kassondra Johnstone

- I. **Call to Order**
Freda Eisenberg called the meeting to order at 8:07 AM with quorum.

- II. **Welcome New Board Member**
The Board welcomed new member John Konefal, who is replacing Heinrich Strauch.

- III. **Approval of Minutes**
Skoda motion to pass July meeting minutes was seconded by Sorensen.

- IV. **2018 Financial Statements**
The board received the 2018 Financial Statements, prepared by Gitlin & Associates, LLC.

- V. **Payments**
The board approved the following payments, motioned by Sorensen and seconded by Baez:
 - Bills Paid
 - Dennis Dietrich (June 2019) \$ 2,166.66
 - Verizon (July 2019) \$ 51.26
 - NYSEG (July 2019) \$ 325.99
 - OCL Analytical Services LLC \$ 60.00
 - NYS Dept. of Law \$ 275.00
 - Dennis Dietrich (July 2019) \$ 2,166.66
 - Verizon (August 2019) \$ 56.32
 - NYSEG (August 2019) \$ 386.85
 - Sazoff & Sons Landscaping \$ 1,680.00
 - Dennis Dietrich (August 2019) \$ 2,166.66

- Verizon (September 2019) \$ 55.84
- NYSEG (September 2019) \$ 385.08
- Kinsley Power Systems \$ 621.00
- Schmidt’s Wholesale, Inc. \$ 110.43
- Bills to be Paid
 - Dennis Dietrich (Sept. 2019) \$ 2,166.66
 - NYSEG (October 2019) \$ 391.81
 - OCL Analytical Services LLC \$ 35.00
 - Wechsler Pool & Supply Co. \$ 20.00
 - Sazoff & Sons Landscaping \$ 2,760.00

VI. Resolutions for Authorized Signatory

Resolutions read, entitled “Resolution Authorizing Signatory for Emerald Springs Water Company Board Checking Account with Jeff Bank” and “Resolution Authorizing Signatory for Emerald Corporate Center Economic Development Board Checking Account with Jeff Bank”, moved by Baez, seconded by Sorensen, passed unanimously.

VII. Westage Inquiry

Eisenberg reported that a company called Westage has expressed interest to the realtor, Keller Williams, in Site 1 at the Corporate Park for a medical building. Eisenberg said that representatives from Westage had met with Planning and Town of Thompson. Eisenberg also reported that Crawford & Associates, who completed the original full set of plans that were submitted to and approved by the Town of Thompson, was contacted and still retained records from the project. Donna Verna, the engineer, was given clearance to share any documentation they had with Westage. The group brainstormed ways to address any of Westage’s concerns.

VIII. Corporate Park Property

Skoda, Chairman of the Architectural Review Board, reported that the Architectural Review Board met and reviewed conceptual renderings prepared by Keystone and gives approval to the design and those similar.

The board discussed moving forward with the Site Plan Review process and preparing an application for the Town of Thompson Planning Board to facilitate advanced approvals. Sorensen reported that the SEQR should still be valid and that extra stormwater features were in the original design. The group decided that getting these approvals would be the best way to make the park a shovel-ready site.

The board also discussed the possibility of placing a cell tower on the site, which could provide income to ECC and be a better site. Eisenberg agreed to contact Verizon on placement.

IX. Water Company

Eisenberg reported that Thompson had returned a revised agreement, which still asked ECC EDC to subsidize the new water district for 7 years after acquisition, regardless of the financial status. It also stated that ECC would pay any fees associated with a map plan report and publication fees, an estimated cost of \$6,500.

After discussion, the board agreed to retain Richard Stoloff as counsel to determine if ECC EDC would be able to subsidize a public entity, and to negotiate the agreement with the following points:

- ECC will not pay for the formation of a new water district.
- Any subsidy offered will be proportional to a loss of the new water district, at a maximum funding of \$20,000/year.
- The Town of Thompson will maintain water rates at or below market rate.

X. Apollo Phase II

Eisenberg reported that the County is waiting on a determination from the CFA application for the Apollo back site for soft costs associated with development. The board was hopeful for a positive response.

XI. Next Meeting

The next board meeting will be held on Tuesday, November 12 at 8 AM in the Planning Office. The Audit and Governance Committees will meet after the regular meeting.

XII. Adjournment

On a motion made by Baez, seconded by Skoda, the meeting was adjourned at 8:53 AM.

**EMERALD CORPORATE CENTER
ECONOMIC DEVELOPMENT CORPORATION
RESOLUTION No. 2 of 2019**

RESOLUTION AUTHORIZING SIGNATORY FOR EMERALD CORPORATE CENTER ECONOMIC DEVELOPMENT BOARD CHECKING ACCOUNT WITH JEFF BANK

WHEREAS, Board members have changed since the last authorized signatory form was submitted to Jeff Bank; and

WHEREAS, the Board requests to remove Heinrich Strauch as an authorized signer on the account; and

WHEREAS, the Board designates Jay Weinstein, Treasurer as an authorized signer on the account.

NOW, THEREFORE, BE IT RESOLVED that the Board authorizes Jay Weinstein as an authorized signer on the Emerald Corporate Center Economic Development Corporation checking account.

Motion made by:

Motion seconded by:

Marc Baez

Alan Sorensen

Roll Call:

- | | |
|--------------------|---|
| 1. Luis Alvarez | A |
| 2. Marc Baez | Y |
| 3. Freda Eisenberg | Y |
| 4. John Konefal | Y |
| 5. Joseph Perrello | A |
| 6. Joshua Potosek | A |
| 7. Gerald Skoda | Y |
| 8. Alan Sorensen | Y |
| 9. Jay Weinstein | A |

Dated: Monticello, New York

October 8, 2019

EMERALD SPRINGS WATER COMPANY

RESOLUTION No. 1 of 2019

RESOLUTION AUTHORIZING SIGNATORY FOR EMERALD SPRINGS WATER COMPANY BOARD CHECKING ACCOUNT WITH JEFF BANK

WHEREAS, Board members have changed since the last authorized signatory form was submitted to Jeff Bank; and

WHEREAS, the Board requests to remove Heinrich Strauch as an authorized signer on the account; and

WHEREAS, the Board designates Jay Weinstein, Treasurer as an authorized signer on the account.

NOW, THEREFORE, BE IT RESOLVED that the Board authorizes Jay Weinstein as an authorized signer on the Emerald Springs Water Company checking account.

Motion made by:

Motion seconded by:

Marc Baez

Alan Sorensen

Roll Call:

10. Luis Alvarez	A
11. Marc Baez	Y
12. Freda Eisenberg	Y
13. John Konefal	Y
14. Joseph Perrello	A
15. Joshua Potosek	A
16. Gerald Skoda	Y
17. Alan Sorensen	Y
18. Jay Weinstein	A

Dated: Monticello, New York

October 8, 2019