

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

March 11, 2021 – 8:00 AM

Zoom; <https://us02web.zoom.us/j/83771285181>

Members Present

Freda Eisenberg
John Konefal
Josh Potosek
Gerald Skoda
Alan Sorensen
Jay Weinstein

Members Not Present

Marc Baez
Robert Doherty
Joe Perrello

Others Present

Kassondra Johnstone

I. Call to Order

Freda Eisenberg called the meeting to order with a quorum present at 8:03AM.

II. Approval of Minutes

Motion made by Skoda to approve the minutes of the November 12, 2020 meeting. Seconded by Konefal. Passed unanimously, 8:04 AM

III. Financials

. Motion made by Skoda, seconded by Konefal to approve payments for the following bills. Eisenberg explained that Dennis Dietrich's February bill included plowing services

Emerald Corporate Center

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| ○ The Traveler's Companies Inc. (November 2020) | \$ 1,040.00 |
| ○ Emerald Springs Water Company (November 2020) | \$ 6,209.38 |
| ○ Sazoff & Sons Landscaping, LLC (December 2020) | \$ 450.00 |

Emerald Springs Water Company

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| ○ Dennis Dietrich (November 2020) | \$ 2,166.66 |
| ○ Verizon (November 2020) | \$ 52.21 |
| ○ NYSEG (November 2020) | \$ 346.43 |
| ○ OCL Analytical Service (November 2020) | \$ 250.00 |
| ○ Mike Preis, Inc. (November 2020) | \$ 3,394.08 |
| ○ Dennis Dietrich (December 2020) | \$ 2,166.66 |
| ○ Verizon (December 2020) | \$ 52.21 |
| ○ NYSEG (December 2020) | \$ 365.56 |
| ○ Mike Preis, Inc. (December 2020) | \$ 704.00 |
| ○ OCL Analytical Service (December 2020) | \$ 35.00 |
| ○ Kerber Electric | \$ 134.94 |

- Dennis Dietrich (February 2021) \$ 2,506.66
- Verizon (February 2021) \$ 105.92
- NYSEG (February 2021) \$ 389.80
- NYSEG (February 2021) \$ 439.00
- OCL Analytical Service (February 2021) \$ 510.00

Passed unanimously, 8:05am.

IV. Yearly Housekeeping

Meeting Schedule. Bimonthly meeting schedule was adopted, moved by Konefal and seconded by Skoda.

Appointments. The board agreed to re-appoint Sorensen and Konefal to 2-year terms, moved by Eisenberg and seconded by Weinstein.

New Member. Eisenberg reported that there is still an open board seat left by Baez’s intent to step down. Skoda brought up his suggestion of appointing Karen Ellsweig, and the group agreed that Eisenberg would reach out to her and determine interest.

2021 Officers. The board agreed to re-appoint the 2020 officers to their positions, while replacing Baez with Konefal. Moved by Skoda, seconded by Weinstein. The officers are as follows:

President: Skoda

Vice President: Sorensen

Secretary: Konefal

Treasurer: Weinstein

2021 Committee Appointments. The board agreed to retain the current committee membership and appoint Konefal to the Finance Committee vacancy. Moved by Weinstein, seconded by Konefal. 2021 Committees are as follows:

Audit: Eisenberg, Skoda, Weinstein

Finance: Eisenberg, Konefal, Potosek

Governance: Doherty, Skoda, Weinstein

V. Recent Activity

Telecommunications Tower. Potosek reported that the environmental paperwork is almost completed, and that there is a bid out for the foundation of the tower. The County expects the tower should be erected this summer and the projected completed by fall. Eisenberg reported that she would follow up with the County Attorney on the transfer of title.

Parcel Marketing & Disposition. Eisenberg noted that the Keller Williams contract had lapsed for marketing, but KW was still interested in renewing it. There was an inquiry about the possibility of solar panels on the property, but that is not a permitted use. Skoda mentioned that the site isn’t large enough or graded appropriately for the scale of solar projects coming to the County recently. Skoda clarified with Sorensen that the installation of the tower would not have interference with any potential building per the sketch plan. The group agreed to re-issue an RFP for real estate agents.

Water Company Status. Potosek reported that members of the legislature had met with the Town of Thompson to discuss the water company. In those discussions, it was agreed that the County would not be subsidizing transfer and operation for Thompson. The County would like to be paid for the acquisition of the water company. Skoda mentioned that a transfer would save the County the funds it costs to operate the facility each year. Potosek also reported that the County is no longer interested in operating the water company as a county water district, as it would be very difficult to set up legally.

VI. Public Comment

Eisenberg noted that no members of the public had joined the meeting.

VII. Conclusions and Next Steps

The group agreed to meet by Zoom for the May meeting. Motion by Eisenberg, seconded by Weinstein, to adjourn. Passed unanimously at 8:23am.