

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

**August 12, 2021 – 8:00 AM**

**SC Government Center - Planning Conference Room**

**Members Present**

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

**Members Absent**

Robert Doherty

**Others Present**

Kassondra Johnstone

**I. Call to Order**

Freda Eisenberg called the meeting to order quorum at 8:03AM. Eisenberg announced that a new member, Karen Ellsweig, has agreed to join the board but was not present for the meeting.

**II. Approval of Minutes**

Approval of the March 11, 2021 and May 13, 2021 minutes were approved, moved by Gerald Skoda, seconded by John Konefal.

**III. Financials**

Eisenberg reported that the 2020 audit was performed by Ed Musa at Gitlin and was reviewed by the board members. Musa had inquired if ECC could have a modified audit due to the low activity level, but the Authorities Budget Office determined that it could not.

Skoda moved to pay all bills, seconded by Joshua Potosek.

**Bills Paid:**

**Emerald Corporate Center**

○ Sazoff & Sons Landscaping, LLC (April 2021)	\$ 960.00
○ Gitlin & Associates LLP (June 2021)	\$ 4,500.00
○ NYS Department of Law (June 2021)	\$ 275.00
○ Emerald Springs Water Company (June 2021)	\$22,683.77
○ Sazoff & Sons Landscaping, LLC (August 2021)	\$ 2,570.00
○ Emerald Springs Water Company (August 2021)	\$ 5,473.95

**Emerald Springs Water Company**

○ Dennis Dietrich (April 2021)	\$ 4,653.32
○ Verizon (April 2021)	\$ 52.97
○ NYSEG (April 2021)	\$ 547.06
○ NYS Department of Health (April 2021)	\$ 100.00

○ OCL Analytical Service (April 2021)	\$ 35.00
○ Dennis Dietrich & Insurance (May 2021)	\$ 7,262.98
○ NYSEG (May 2021)	\$ 349.61
○ Dennis Dietrich (June 2021)	\$ 2,166.66
○ Verizon (June 2021)	\$ 53.21
○ Verizon (June 2021)	\$ 53.21
○ Dennis Dietrich (July & August 2021)	\$ 4,333.32
○ Verizon (August 2021)	\$ 112.82
○ NYSEG July & August 2021)	\$ 992.81
○ OCL Analytical Service (August 2021)	\$ 35.00

**IV. Updates and Discussion**

**NYS ABO Draft Audit Report.** Eisenberg reported that the NYS ABO has prepared a draft audit for ECC, which includes a recommendation that the ECC Board dissolve due to lack of activity and the fact that the County now has ownership of the corporate park property. The group began to discuss what a dissolution may look like and what assets the ECC would need to settle before doing so.

**Dissolution.** Skoda questioned whether or not the County could sell the parcels at the corporate park if the land was never transferred back and the ECC board was dissolved. Eisenberg noted that any grant obligations constraining what the ECCEDC could do with the property have since all expired. The County would be able to sell the parcels at its discretion if it stays under its ownership. Sorensen reported that an HOA-type organization was intended once a certain percentage of the land at the park was no longer owned by the ECCEDC, but that provision did not make it into the deed restrictions governing the park. Skoda and Weinstein also noted that if the property was left with the County, County DPW could take over landscaping maintenance, likely at a cost savings. The group discussed marketing the property a final time with a downstate realtor before deciding on a potential dissolution plan.

**Water Company Status.** Joe Perrello inquired on whether or not the water rates had increased this year, Eisenberg reported that due to the limitation that rates could not be raised unless production costs also increased, this year they had not. Perrello also inquired about the status of the interest of the Town of Thompson and Emerald Green Lake Louse Marie Water District in acquiring Emerald Springs Water Company. Alan Sorensen mentioned there may be other water companies, such as American Water, interested in acquiring Emerald Springs. The group discussed the value of the water company, and the past discussions with the Town of Thompson regarding a sales price. A motion was moved by Potosek and seconded by Sorensen to issue an RFP for entities to take over the ESWC, and to not set a minimum price for acquisition. All present voted in favor.

Potosek offered the assistance of the County Purchasing Department in developing the RFP. Eisenberg mentioned that key to the success of the process would be developing a strong distribution list.

**Videoconferencing Bylaw Amendment.** Eisenberg reported that the Governor’s Executive Order that permitted videoconferencing into meetings has expired and that amendments had been prepared to the bylaws to allow for its use for future meetings. Kassondra Johnstone reported that according to Assistant County Attorney Tom Cawley the bylaws needed to be amended to strike the ability to join meetings by telephone only as it does not comply with current state legislation. The group decided that while they prefer to meet in person, given the

ongoing pandemic, to pass a resolution for the amendments to allow for videoconferencing into meetings. Moved by Jay Weinstein, seconded by Konefal. All present voted in favor.

**Telecommunications Tower Update.** Potosek reported that the bids for the tower construction are out, the concrete pad should be poured this week, and steel is on order. The tower should be completed in October.

**V. Public Comment**

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

**VI. Conclusions and Next Steps**

County Planning staff was charged by the Board to do the following:

- Seek a realtor to market the remaining undeveloped acreage now owned by Sullivan County, broadening the reach to commercial realtors operating downstate.
- Develop an RFP to seek an entity to take over the Emerald Springs Water Company.

The group agreed to meet in person for the next meeting on Thursday, October 14 at 8 AM in the Planning Conference Room. Perrello moved to adjourn at 8:45 AM, seconded by Weinstein. All present voted in favor.

**MINUTES**  
**EMERALD CORPORATE CENTER**  
**ECONOMIC DEVELOPMENT CORPORATION**  
**BOARD GOVERNANCE COMMITTEE MEETING**  
**August 12, 2021 – 8:45 A.M.**  
**SC Government – Planning Conference Room**

**Members Present**

Freda Eisenberg  
Gerald Skoda  
Jay Weinstein

**Members Not Present**

Robert Doherty

**Others Present**

Kassondra Johnstone

**I. Call to Order**

Freda Eisenberg called the meeting to order at 8:50 AM.

**II. Governance**

The group discussed the potential of a dissolution and the possibility of it saving the County money due to not having to fund an outside lawn maintenance company.

**III. Next Steps & Conclusions**

The committee will meet after the next meeting on October 14, 2021.

**IV. Adjournment**

Eisenberg motioned to adjourn the meeting at 8:50 AM, seconded by Skoda.

**MINUTES**  
**EMERALD CORPORATE CENTER**  
**ECONOMIC DEVELOPMENT CORPORATION**  
**BOARD AUDIT COMMITTEE MEETING**  
**August 12, 2021 – 8:50 A.M.**  
**SC Government – Planning Conference Room**

**Members Present**

Freda Eisenberg  
Gerald Skoda  
Jay Weinstein

**Others Present**

Kassondra Johnstone

**V. Call to Order**

Freda Eisenberg called the meeting to order at 8:50 AM.

**VI. Audit**

Eisenberg reported that Ed Musa from Gitlin is retiring at the end of the year and not continuing their contract with ECC to complete the annual audits.

**VII. Next Steps & Conclusions**

An RFP will be released for Audit Services for the coming year. The committee will meet again after the October 14 board meeting.

**VIII. Adjournment**

Skoda motioned to adjourn the meeting at 8:53 AM, seconded by Eisenberg.