

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

**September 7, 2022 – 8:00 AM**

**SC Government Center - Planning Conference Room**

**Members Present**

Robert Doherty  
Freda Eisenberg  
Karen Ellsweig  
John Konefal  
Josh Potosek  
Gerald Skoda  
Alan Sorensen  
Jay Weinstein

**Members Absent**

Joe Perrello

**Others Present**

Kassondra Johnstone  
Michael McGuire

**I. Call to Order**

Freda Eisenberg called the meeting to order with quorum at 8:02 AM.

**II. Approval of Minutes**

November 4, 2021 minutes were approved, moved by John Konefal, seconded by Jay Weinstein.

**III. Water Company Updates**

**Current Conditions and Repairs.** Eisenberg reported that the water company has undergone a significant amount of repairs in the past year due to the age of the different parts of the system. Both pump impellers and the computer system were replaced. These repairs were delayed by supply chain issues and manufacturer changes – many of part manufacturers have changed their products, changed ownership, or closed since original parts were installed. The heat this summer also exacerbated existing issues with pipes, causing replacement to be necessary. It is expected that all major repairs will have been completed by the end of 2022.

Eisenberg recommended that the board tour the water company facility with operator Dennis Dietrich to get a full scope of the repairs done and evaluate what steps can be taken moving forward to prevent future equipment issues. The group agreed that a tour should be scheduled this fall.

8:08 AM - Sorensen joined the meeting by phone.

**Hamaspik Sprinkler Agreement.** Eisenberg reported that over the past year, the attorney for the Hamaspik Resort has sporadically reached out regarding signing an agreement with ESWC to provide the water for the resort's emergency systems. This summer, the attorney created a draft agreement for review and had questions about specific aspects. We consulted

with Tom Cawley in the County Attorney's office, who recommended that ECC/ESWC should release a Request for Quotes through the Purchasing Office for an attorney to review the agreement and to negotiate terms. An RFQ for legal services was released for two weeks, from August 2-16, with no responses received.

Last week, Mike McGuire reached out to Planning staff to clarify that the County Attorney's office should be involved in the procurement of an attorney for ECC/ESWC. He also reported that the Sullivan County IDA may be interested in providing legal services as well as PARIS Reporting and accounting services.

**Water Company Disposition.** Due to the amount of repairs that have been required over the past year, an RFP for the purchase of the water company was delayed. Given that the major repairs are expected to be done, Eisenberg said that she would be comfortable releasing an RFP now if the board requests it.

Gerald Skoda suggested that the board resume negotiations with the Town of Thompson. The Town already has staff and infrastructure in place to maintain a water system. Joshua Potosek agreed that there is more stability in a municipality owning the company versus a private company. Robert Doherty stated that negotiations with the Town had ceased in the past because they wanted a subsidy for taking it over. Potosek recalled that the Town was willing to drop the subsidy and take over the company, knowing that it would take years for it to break even.

Doherty suggested that the board meet with Dennis, get a cost estimate for what it would take to get the system completely operational without continuous repairs, and have the board decide if that is cost they are willing to undertake before selling it to another entity. Any entity taking it over would need to invest in upgrading the system, so having that information would allow the board to make a decision on what an asking price should be. The group agreed, and Johnstone stated she would set up a time with Dennis in the next two weeks.

8:22 AM – Michael McGuire, County Attorney, joined the meeting.

#### **IV. ECC Updates**

**2021 Financial Statements.** Eisenberg reported that the 2021 Audit and Financial Report was prepared by EFPR Group. They were efficient and cost less than what Gitlin had charged in the past.

**Legal Representation.** Michael McGuire joined the meeting and informed the board that the County Attorney's office is ECC/ESWC's legal representation. They are able to review agreements, and if needed, can solicit legal services for any expert matters, such as an attorney with expertise in the sale of the water company. McGuire confirmed that the County Attorney's office will review the draft agreement from the Hamaspek Resort and also create a list of potential attorneys to be contacted to represent ECC/ESWC in a sale of the water company. Eisenberg suggested that the board authorize him to do so, moved by Jay Weinstein and seconded by Skoda.

**General Status.** Eisenberg reported that Sazoff & Sons, who does the lawn and sign maintenance, has increased their prices \$10 per mowing, the first increase since 2019. If the board wishes, lawn maintenance services can be resolicited before next season. She also inquired if the County Attorney could assist the board in determining how a transfer of ownership would take place to property owners should ECC dissolve. McGuire confirmed

that with some research on the original documents, they could assist with convening owners and what the responsibilities would be.

**V. Financials**

Skoda motioned to pay all bills, seconded by Weinstein.

**Bills to be Paid:**

**Emerald Corporate Center**

- o Sazoff & Sons Landscaping, LLC (August 2022)                     \$    390.00
- o EFPR Group, CPAs, PLLC   \$  4,300.00

**Emerald Springs Water Company**

- o Dennis Dietrich (August 2022)                                     \$  2,811.66
- o Verizon (August 2022)   \$     53.86
- o NYSEG (August 2022)   \$    449.78
- o Wechsler Pool & Supply Co. (December 2021)                     \$     41.16
- o Wechsler Pool & Supply Co. (June 2022)                             \$     65.31
- o Empire State Electric Motors (August 2022)                     \$    151.38
- o Schmidt’s Wholesale, Inc. (August 2022)                         \$  2,067.92
- o Schmidt’s Wholesale, Inc. (August 2022)                         \$     57.65
- o Schmidt’s Wholesale, Inc. (August 2022)                         \$  2,125.57
- o Schmidt’s Wholesale, Inc. (August 2022)                         \$  3,915.26
- o Reiner Pump Systems (August 2022)                                 \$  4,364.91
- o Reiner Pump Systems (August 2022)                                 \$  1,512.00
- o Kerber Electric (August 2022)   \$  2,323.70

**VI. Public Comment**

Eisenberg noted that there was no public comment.

**VII. Conclusions and Next Steps**

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

- Schedule a time for the board to tour ESWC with Dennis Dietrich.
- Provide the County Attorney with the contact at ECC’s original law firm to obtain records.
- Work with the County Attorney to determine ownership/responsibility of the park’s roads, easements, and other assets.
- Initiate discussion with the County Attorney to determine how a transfer of ownership to a POA would be set up in preparation for future dissolution.

The group agreed that the next meeting should be scheduled for after the board has toured ESWC. Eisenberg moved to adjourn at 8:50 AM, seconded by Doherty. All present voted in favor.

**MINUTES**  
**EMERALD CORPORATE CENTER**  
**ECONOMIC DEVELOPMENT CORPORATION**  
**BOARD AUDIT COMMITTEE MEETING**  
**September 7, 2022 – 8:30 A.M.**  
**SC Government – Planning Conference Room**

**Members Present**

Freda Eisenberg  
Gerald Skoda  
Jay Weinstein

**Others Present**

Kassondra Johnstone

**I. Call to Order**

Freda Eisenberg called the meeting to order at 8:52 AM.

**II. Audit**

The group discussed the review of the 2021 Audit and had no comments. The committee agreed that if possible and reasonable, EFPR should be used for next year's Audit.

**III. Next Steps & Conclusions**

The committee will meet again after the next general meeting.

**IV. Adjournment**

Eisenberg motioned to adjourn the meeting at 8:54 AM, seconded by Skoda.

**MINUTES**  
**EMERALD CORPORATE CENTER**  
**ECONOMIC DEVELOPMENT CORPORATION**  
**BOARD GOVERNANCE COMMITTEE MEETING**  
**September 7, 2022 – 8:45 A.M.**  
**SC Government – Planning Conference Room**

**Members Present**

Freda Eisenberg  
Robert Doherty  
Gerald Skoda  
Jay Weinstein

**Others Present**

Kassondra Johnstone

**V. Call to Order**

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

**VI. Governance**

The group discussed prioritizing the resolution of the PARIS reporting technical difficulties and steps to move forward with dissolution once the water company path is settled.

**VII. Next Steps & Conclusions**

The committee will meet again after the next general meeting.

**VIII. Adjournment**

Eisenberg motioned to adjourn the meeting at 8:52 AM, seconded by Skoda.