

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

July 9, 2019 – 8:00 AM

Sullivan County Government Center – Division of Planning Conference Room

Members Present

Marc Baez
Freda Eisenberg
Josh Potosek
Gerald Skoda
Alan Sorensen
Jay Weinstein

Members Not Present

Luis Alvarez
Joe Perrello
Heinrich Strauch

Others Present

Kassondra Johnstone

I. Call to Order

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

II. Approval of Minutes

Skoda motion to pass March and May meeting minutes was seconded by Weinstein.

III. Payments

The board approved the following payments, motioned by Skoda and seconded by Potosek:

- Dennis Dietrich (April 2019) \$ 4,744.29
- Verizon (May 2019) \$ 49.95
- NYSEG (May 2019) \$ 401.16
- Town of Thompson \$ 246.66
- Gitlin & Associates, LLP \$ 4,500.00
- Dennis Dietrich (May 2019) \$ 2,166.66
- Verizon (June 2019) \$ 50.27
- NYSEG (June 2019) \$ 317.26
- Wechsler Pool & Supply Co. \$ 30.26
- Mike Preis, Inc. (ECC Liability) \$ 5,388.50
- Dennis Dietrich (June 2019) \$ 4,744.29
- OCL Analytical Services LLC \$ 60.00

IV. New Board Member

Eisenberg reported that Strauch would be stepping down as both board member and Treasurer. Sorensen reported that he spoke with John Konefal, former County Ethics Board Member and retired police officer from Orange County. Eisenberg moved to appoint Konefal to the ECCEDC board to replace Strauch, seconded by Sorensen. The motion was passed.

Freda nominated Weinstein to fill the role of Treasurer, seconded by Potosek, which he accepted. The motion passed.

V. ABO Committees

Eisenberg reported that the Audit and Governance Committees met on March 28, and at the meeting, committee members expressed the need for an attendance policy. The board discussed the attached draft resolution and motioned to add language that will state that any member who misses the majority of meetings each year, with or without an excuse, will be removed from the board. Eisenberg motioned, Potosek seconded, and the resolution passed.

VI. Corporate Park Property

Eisenberg reported that Keystone had produced renderings for both sites, but both are in the process of being revised. The lower site is intended to be shown as flex space, and the renderings will be shared with Keller Williams when finished.

Eisenberg reported that Keller Williams has been showing the ECC property at commercial real estate conferences and did previously ask for a market study. Baez reported that Elizabeth Mansfield Realty does a market study each year that is open to the public that should contain enough relevant information for Keller Williams to use.

Skoda asked if the site could be used for a cell tower, as a potential site to relocate from the controversial lakeside cell tower property. Eisenberg reported that the zoning only supported roof-mounted cell towers, which would need to be much larger. Potosek suggested getting into contact with Alex Rau from e911 and connecting with someone from AT&T to ask if they are interested in the site and if they would be able to get variances.

Eisenberg suggested looking into how Desert Island, Maine gets their cell service in the national park.

VII. Water Company

Eisenberg reported that she and Supervisor Bill Rieber met to discuss any amendments to the draft agreement. While his board has approved moving forward with the agreement, there are not yet set costs for district formation. Sorensen also reported that the Lake Louise Marie/Emerald Green Property Owners Association had contacted him with interest in the water company. The board decided to have the appropriate parties from the Town meet with Emerald Green to determine how they could move forward together. The group agreed to reach out to Richard Stoloff for any legal matters.

VIII. Apollo Phase II

Eisenberg announced that the County will be putting in a CFA for the Apollo back site for the soft costs, not including any labor or grading from last year's application. Eisenberg asked the board to write a letter of support on behalf of the project, and also for the SC Partnership to write a letter.

The next meeting is on September 10, 2019.

IX. Adjournment

On a motion made by Weinstein, seconded by Eisenberg, the meeting was adjourned at 8:36 AM.

**EMERALD CORPORATE CENTER
ECONOMIC DEVELOPMENT CORPORATION**

RESOLUTION No. 1 of 2019

**RESOLUTION AMENDING THE BYLAWS FOR EMERALD CORPORATE CENTER
ECONOMIC DEVELOPMENT BOARD TO INCLUDE AN ATTENDANCE POLICY**

WHEREAS, Board members have determined a need for an attendance policy for the board; and

WHEREAS, the Governance Committee has met to determine reasonable standards for all board member attendance presented to the full board; and

WHEREAS, the Board has agreed that the following will constitute the attendance policy: “Board members absent from three (3) consecutive Board meetings without prior notice given at least 2 business days before a meeting or a valid medical or family emergency will be asked to step down from the Board. Any board member that misses the majority of meetings held in one year, excused or otherwise, will be asked to step down from the Board. Calling in to a meeting does not constitute an absence.”

NOW, THEREFORE, BE IT RESOLVED that the Board adds this section to the Emerald Corporate Center Economic Development Corporation By-laws.

Motion made by: Freda Eisenberg

Motion seconded by: Joshua Potosek

Roll Call:

- | | |
|---------------------|--------|
| 1. Freda Eisenberg | Y |
| 2. Gerald Skoda | Y |
| 3. Alan Sorensen | Y |
| 4. Marc Baez | Y |
| 5. Joshua Potosek | Y |
| 6. Luis Alvarez | absent |
| 7. Joe Perrello | absent |
| 8. Heinrich Strauch | absent |
| 9. Jay Weinstein | Y |

Dated: Monticello, New York
July 9, 2019