

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

**March 12, 2019 – 8:00 AM**

**Sullivan County Government Center – Division of Planning Conference Room**

**Members Present**

Luis Alvarez  
Marc Baez  
Freda Eisenberg  
Josh Potosek  
Gerald Skoda  
Alan Sorensen  
Heinrich Strauch

**Members Not Present**

Joe Perrello  
Jay Weinstein

**Others Present**

Kassondra O'Brien-Ambrosi

**I. Call to Order**

Freda Eisenberg called the meeting to order at 8:07 AM.

**II. Approval of Minutes**

The motion to pass the December meeting minutes was introduced by Sorensen, seconded by Strauch.

**III. Payments**

The board approved the following payments, introduced by Potosek and seconded by Sorensen.

- Bills Paid
  - Dennis Dietrich (January 2019)      \$ 2,246.66
  - Verizon (December 2018)            \$ 50.19
  - NYSEG (December 2018)            \$ 504.69
- Bills to be Paid
  - Dennis Dietrich (February 2019)    \$ 2,366.66
  - NYSEG (March 2019)                \$ 435.05
  - NYS Dept. of Health                 \$ 100.00

**IV. ABO Committees**

Eisenberg reported that the following committees need to meet twice each year, offering March 28, April 9, or April 25 as potential meeting dates. Selecting dates was tabled due to Weinstein's absence.

1. Governance: Luis Alvarez, Gerald Skoda, Jay Weinstein.
2. Audit: Freda Eisenberg, Gerald Skoda, Jay Weinstein.

**V. Corporate Park Property**

Eisenberg reported that Keystone provided renderings, but wanted input from the board members. The group discussed adding windows to office spaces in the front of the buildings, and designing for light manufacturing in the rear and agreed that the sites should get pre-approval from the Thompson Planning Board. Eisenberg also stated that an Architectural Review Committee of 3 representatives needed to be formed to review future development. Sorensen and Eisenberg volunteered to serve, and the group agreed to ask a third member from the Rock Hill Business Association.

Eisenberg reported that the RFP for exclusive commercial real estate brokerage services due on December 10<sup>th</sup> and re-issued on January 29 did not generate any responses from the contacts that included firms in Sullivan and Orange counties. The Board discussed hiring Keller-Williams Hudson Valley United as a team of brokers after they submitted a package of basic information. Marc Baez motioned to move forward and contract with KW United, seconded by Strauch.

**VI. Water Company**

Eisenberg reported that the draft agreement was reviewed and the terms below were posed the following questions:

- Emerald Corporate Center Economic Development Corporation will subsidize the water company at the amount of \$20,000 per year for seven years, and if the water company is not cash positive by the 7<sup>th</sup> year, will continue subsidizing the water company at the amount of \$10,000 for the next three years- Can the subsidy be halted if the operation is cash positive before the 7<sup>th</sup> year?
- ECCEDC will support the creation of an Emerald Springs water district- What are the costs associated with this creation? ECC EDC does not intend to pay for engineering fees or the like.

Skoda suggested adding language to protect water usage for future development on Corporate Park parcel. The group agreed that it should be a goal to have the sale completed by the beginning of the third quarter.

**VII. New Business**

Apollo: Eisenberg stated that it may be helpful to issue an RFEI on the Apollo property, but since it is still County-owned the board would not yet be able to do so.

Meeting Times: Meetings have been changed to the 2<sup>nd</sup> Tuesday of each month at 8 AM, next meeting on May 14, 2019.

Appointments: Baez moved to re-appoint all Board members by person, seconded by Eisenberg, passed by unanimous vote. Eisenberg moved to keep the slate of officers if acceptable to the board, seconded by Skoda and agreed on unanimously.

**VIII. Adjournment**

On a motion made by Eisenberg, seconded by Skoda, the meeting was adjourned at 8:41 AM.