

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

October 9, 2018 – 8:00 AM

Sullivan County Government Center – Division of Planning Conference Room

Members Present

Freda Eisenberg
Gerald Skoda
Heinrich Strauch
Luis Alvarez

Others Present

Kassondra O'Brien-Ambrosi

I. Call to Order

Freda Eisenberg called the meeting to order at 8:04 AM, without quorum.

II. Approval of Minutes

Tabled until the next meeting.

III. Payments

The board reviewed the following payments:

- Bills Paid
 - Dennis Dietrich (July 2018) \$2,166.66
 - Verizon (July 2018) \$ 53.24
 - NYSEG (August 2018) \$ 356.84
 - Wechsler Pool & Supply \$ 20.00
 - OCL Analytical Services \$ 60.00
 - Schmidt's Wholesale, Inc. \$ 3.08
 - Kinsley Power Systems \$1,136.74
 - Sazoff & Sons Landscaping \$1,100.00
 - Dennis Dietrich (August 2018) \$2,166.66
 - Verizon (August 2018) \$ 53.24
 - NYSEG (September 2018) \$ 439.11
 - Schmidt's Wholesale, Inc. \$ 3.93
 - OCL Analytical Services \$ 35.00
 - Sazoff & Sons Landscaping \$2,585.00
- Bills to be Paid
 - Dennis Dietrich (September 2018) \$2,166.66
 - Verizon (September 2018) \$ 53.24

IV. ABO Committees

Eisenberg reported that the following committees need to meet twice each year, scheduling will be occurring soon.

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

V. Apollo Phase II

Eisenberg reported that there will be an EDA application submitted for the Apollo site based on the CFA application, which was not selected for funding.

VI. Corporate Park Property

Eisenberg informed the board that Keystone began their work on the sketch plan project last week, which should be finished at the end of 2018 or beginning of 2019. Keystone will be developing a firm timetable this week.

Eisenberg also showed the board a draft RFP for exclusive commercial real estate brokerage services. Some discussion led to changes including a renewable time limit of 6 months on exclusivity, adding a link to the Thompson zoning code, and removing the rate of water on the property. The realty boards in Sullivan and Orange County will be contacted.

The group discussed how the sign has been stained and pruned. ECC applied for a \$500 Sullivan Renaissance grant for landscaping at the sign. Renaissance provided a new design that features deer-resistant plants, but has concerns about the design if the sign is replaced in the near future. The group decided to go forward with the new planting design with or without the grant and consider a new sign in the coming year.

Eisenberg reported that if the property and water district are sold, then the board needs to determine the next steps for the organization. She reported that Lemery Griesler has been unresponsive to requests for older documents, and that the board may need to create a document that states what will occur when everything is sold.

VII. Water Company

Eisenberg reported that McGoey finished the water report for the Town of Thompson. We are waiting to see the results of the report and where Thompson stands on the water company.

VIII. Adjournment

On a motion made by Eisenberg, seconded by Skoda, the meeting was adjourned at 8:34 AM.