

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

February 22, 2018 – 1:45 PM

Sullivan County Government Center – Division of Planning Conference Room

Members Present

Freda Eisenberg	Gerald Skoda
Heinrich Strauch	Joe Perrello
Alan Sorensen	Josh Potosek
Luis Alvarez	

Members Not Present

Marc Baez	Jay Weinstein
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Others Present

Christopher Lockwood
Daniel DePew

I. Call to Order

Due to a prior legislative meeting running late, a quorum was not achieved until 2:06 PM.

II. Approval of Minutes

The approval of minutes was deferred until the following meeting.

III. Board Members

A motion was made by Eisenberg to reappoint Alan Sorenson and Heinrich Strauch to the Board as their terms had expired. It was seconded by Skoda, with all in favor.

IV. Financials

Copies of the completed 2016 financials were distributed. There was some discussion concerning the current auditor's ability to complete the 2017 statements in time for PARIS reporting. The timetable will be revisited with the auditor.

V. New Business

Chris Lockwood provided information on interest in the purchase of a portion of the remaining back lot by Independent Support Services, a not-for-profit currently operating in Monticello, which has plans to expand. The project would be a 15,000 sf office building; client services would not be provided at the Corporate Center. The project has preliminary support from the Town and the Rock Hill Business and Community Association. Although the new development would be tax-exempt it would bring 50 new employees to the area. They believe the project would require 5 acres of land and they are looking to have the building completed for occupancy by 2020.

After some discussion, a motion was made by Perello and seconded by Alvarez to proceed with negotiations on the sale of the full portion of the back lot west of the existing emergency access road, estimated at approximately 10 acres. The initial asking price would remain \$25,000 an acre. The purchaser's architect and engineering team would be responsible for drawing a subdivision plat. All voted in favor.

There was consensus that the remaining acreage east of the emergency access road would be marketed for additional development, preferably to a for-profit company generating tax revenues. Although there are questions concerning development constraints due to steep slopes on the site, Sorenson suggested that a buildable site could be readily achieved with some cut and fill.

A motion was made by Sorenson and seconded by Skoda to proceed with hiring Richard Stoloff to represent the ECCEDC in negotiations with the purchaser, provided he had no conflicts of interest. All present voted in favor.

Further discussion ensued with the board directing Planning staff to contact the lawyers who drew up the original agreements regarding the corporate center and the water company, in particular revisiting the issue of water rates and the question of management responsibilities for the corporate park and the water company reverting to property owners after a certain percentage of the lots or acreage was sold.

VI. Adjournment

On a motion made by Perrello, seconded by Skoda, the meeting was adjourned at 2:55 PM, all in favor, motion carried.