

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

November 4, 2021 – 8:00 AM

SC Government Center - Planning Conference Room

Members Present

Freda Eisenberg
Karen Ellsweig
John Konefal
Josh Potosek
Alan Sorensen
Jay Weinstein

Members Absent

Robert Doherty
Joe Perrello
Gerald Skoda

Others Present

Kassondra Johnstone

I. Call to Order

Freda Eisenberg called the meeting to order with quorum at 8:04AM. Eisenberg introduced new member Karen Ellsweig.

II. Approval of Minutes

August 12 minutes were approved, moved by Jay Weinstein, seconded by Josh Potosek.

III. Financials

Weinstein moved to pay all bills, seconded by Potosek.

Bills Paid:

Emerald Corporate Center

- Sazoff & Sons Landscaping, LLC (September 2021) \$ 960.00
- Emerald Springs Water Company (September 2021) \$ 3,363.79

Emerald Springs Water Company

- Dennis Dietrich (September 2021) \$ 2,166.66
- Verizon (August 2021) \$ 58.77
- Verizon (September 2021) \$ 53.77
- NYSEG (August 2021) \$ 556.64
- NYSEG (September 2021) \$ 527.95
- NYSEG (October 2021) \$ 454.02
- Dennis Dietrich (October 2021) \$ 2,166.66
- Verizon (October 2021) \$ 54.09
- Anderman Oil (October 2021) \$ 373.85
- Wechsler Pool & Supply Co. (October 2021) \$ 19.26

Bills To Be Paid:

Emerald Springs Water Company

- NYSEG (October 2021) \$ 682.63

IV. Updates and Discussion

Water Company Status. Eisenberg reported that Planning staff has been working with the County Attorney and Purchasing Department to develop the RFP for the sale of the water company. Staff are working on the Sample Agreement to be included in the RFP as well as the required forms and acknowledgements. The group discussed the desire to review an executive summary of the RFP but did not need to review the entire document upon completion. The group agreed that it should be issued by the end of the year and ask for responses in January after the holidays

Potosek reported that he had an informal discussion with the Town of Thompson that indicated that they would still be interested in acquiring the water company. Weinstein expressed that he would be most comfortable with a municipality taking over the system, but would need to see what kind of offers were generated by the RFP.

Eisenberg told the board that the RFP would include selling the real property associated with the water company. There is not any developable space on that parcel since most of it is occupied by a drainage easement. Sorensen remembered that the Board had committed to ensuring that the properties at the Corporate Center would not remove the trees at the perimeter of the property/Rock Hill Drive, and suggested that a conservation easement be included in the conditions of any sale.

Annual Audit Report. Eisenberg reported that Ed Musa at Gitlin will be retiring this year and Gitlin will not continue to do audits. Johnstone reported that she reached out to six different accounting firms and only received a response from one, RBT Accounting, with a proposal to complete the audit for a fee of \$9,000. She reported that she will reach out to Purchasing to obtain additional contacts for firms to get more quotes.

Dissolution. Eisenberg reminded the group that NYS ABO's draft audit for ECC included a recommendation that the ECC Board dissolve due to lack of activity, the desire to sell the water company, and the fact that the County now has ownership of the unsold corporate park property. The group began to discuss what a dissolution may look like and what assets the ECC would need to settle before doing so. The corporate center sign is located in the Town of Thompson Right of Way, and the group discussed the potential to include its maintenance in the water company sale. With the sale of the water company and maintenance of the sign taken care of, there would be no commonly held assets in the park and no need for a Property Owner's Association.

V. Public Comment

Eisenberg noted that no members of the public had joined the meeting.

VI. Conclusions and Next Steps

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

- Continue to seek quotes for auditing services
- Complete an RFP to seek an entity to take over the Emerald Springs Water Company and issue it by the beginning of December.

The group agreed that the next meeting should be scheduled for early 2022 after responses to the water company RFP are received so that the board can review them. Sorensen moved to adjourn at 8:23 AM, seconded by Weinstein. All present voted in favor.

MINUTES
EMERALD CORPORATE CENTER
ECONOMIC DEVELOPMENT CORPORATION
BOARD AUDIT COMMITTEE MEETING
November 4, 2021 – 8:25 A.M.
SC Government – Planning Conference Room

Members Present

Freda Eisenberg
Jay Weinstein

Members Not Present

Gerald Skoda

Others Present

Kassondra Johnstone

I. Call to Order

Freda Eisenberg called the meeting to order at 8:25 AM.

II. Governance

The group discussed the review of the 2020 Audit and had no comments.

III. Next Steps & Conclusions

The committee will meet after the next meeting in January 2022.

IV. Adjournment

Eisenberg motioned to adjourn the meeting at 8:28 AM, seconded by Skoda.