

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

November 12, 2019 – 8:00 AM

Sullivan County Government Center – Legislative Committee Room

Members Present

Freda Eisenberg
John Konefal
Josh Potosek
Gerald Skoda
Alan Sorensen
Jay Weinstein

Members Not Present

Luis Alvarez
Marc Baez
Joe Perrello

Others Present

Kassondra Johnstone

I. Call to Order

Freda Eisenberg called the meeting to order at 8:02 AM with quorum.

II. Approval of Minutes

Skoda motioned to pass October meeting minutes was seconded by Konefal.

III. 2018 Financial Statements

The board had no comments on the 2018 Financial Statements, prepared by Gitlin & Associates, LLC.

IV. Payments

The board had a question on the Empire State Electric Motors bill, which was a bill for servicing and an Impeller Kit. The generator was last serviced in 2015, and the Impeller kit had a part for \$235 replaced last year. The board approved the following payments, motioned by Skoda and seconded by Konefal:

- Bills Paid
 - Dennis Dietrich (Sept. 2019) \$ 2,166.66
 - Verizon (October 2019) \$ 50.96
 - NYSEG (October 2019) \$ 391.81
 - OCL Analytical Services LLC \$ 35.00
 - Wechsler Pool & Supply Co. \$ 20.00
 - Sazoff & Sons Landscaping \$ 2,760.00

- Bills to be Paid
 - Dennis Dietrich (Oct. 2019) \$ 2,166.66
 - NYSEG (November 2019) \$ 315.83
 - Empire State Electric Motors \$ 2,385.00
 - Mike Preis, Inc. \$ 4,500.00

V. Corporate Park Property

Eisenberg reported that she had a 6-month check in call with Keller Williams on marketing the property. They reported that Westage is still interested but is concerned about making the numbers work with grading and utility costs. They inquired about any other possible tenants to share the space with, or further subdividing the property. The board was in agreement that further subdivision would not be in the best interest, and will send Westage a list of potential grant sources to fund the project. Eisenberg also reported that Keller Williams will be updating their listings and showcasing drone footage of the site recently taken by the County.

Eisenberg shared that the site plan review application is at the Town of Thompson building department, and that we are awaiting instruction from them on next steps. She also reported that she reached out to Verizon multiple times and has yet to receive a response on the possibility of a cell tower at the park property. Konefal shared that Verizon is having a meeting next week to approve the placement of the tower in Rock Hill.

VI. Water Company

Eisenberg reported the water company agreement is being reviewed by Richard Stoloff. He is conducting research to ensure everything is done properly as it is a public authority, and wanted to add a clause that would have the Town ensure that there will always be water for corporate park property tenants.

VII. Apollo Phase II

Eisenberg reported that New York State issues their grant determinations mid-December, and a positive result is anticipated. Next steps will be taken once funding is confirmed.

VIII. ABO Meetings

Johnstone reported that the Audit and Governance Committees would be meeting after the board meeting finished to comply with the twice yearly meeting requirement.

IX. Next Meeting

The next board meeting will be held on Tuesday, January 14, 2020 at 8 AM in the Planning Office. The Audit and Governance Committees will meet after the regular meeting.

X. Adjournment

On a motion made by Weinstein, seconded by Konefal, the meeting was adjourned at 8:16 AM.

**MEETING MINUTES
EMERALD CORPORATE CENTER
ECONOMIC DEVELOPMENT CORPORATION
BOARD AUDIT COMMITTEE MEETING**

November 12, 2019 – 8:15 AM

Sullivan County Government Center – Division of Planning Conference Room

Committee Members Present

Freda Eisenberg

Gerald Skoda

Jay Weinstein

Others Present

Kassondra Johnstone

I. Call to Order

Freda Eisenberg called the meeting to order at 8:15 AM.

II. Discussion

Skoda motioned to accept the 2018 Financial Statement, seconded by Weinstein.

III. Adjournment

On a motion made by Eisenberg, seconded by Skoda, the meeting was adjourned at 8:20 AM.

**MEETING MINUTES
EMERALD CORPORATE CENTER
ECONOMIC DEVELOPMENT CORPORATION
BOARD GOVERNANCE COMMITTEE MEETING**

November 12, 2019 – 8:20 AM

Sullivan County Government Center – Division of Planning Conference Room

Committee Members Present

Freda Eisenberg

Gerald Skoda

Jay Weinstein

Committee Members Not Present

Luis Alvarez

Others Present

Kassondra Johnstone

I. Call to Order

Freda Eisenberg called the meeting to order at 8:20 AM.

II. Discussion

The committee discussed the effectiveness of the attendance policy, and creating a spreadsheet to track it throughout the year. The Weinstein suggested creating a group text to send out meeting reminders the day before meetings as well as continuing using the Outlook calendar invites.

Members discussed dissolution of the Emerald Corporate Center Board and agreed that language should be created that determines at what point the board will cease activities. The group agreed to do more research and contact Lemery Griesler again for any documents on the change.

III. Adjournment

On a motion made by Eisenberg, seconded by Skoda, the meeting was adjourned at 8:25 AM.



RECEIVED

NOV 01 2019

SULLIVAN COUNTY
DIVISION OF PLANNING

INVOICE

Date	Invoice #
10/30/2019	60541

Bill To
EMERALD SPRINGS WATER CO. ATTN APRIL BARSCHOW PO BOX 5012 MONTICELLO, NY 12701

Ship To

P.O. No.	Terms	Due Date	Register #
	Net 30	11/29/2019	60541

QTY	ITEM	Description of Goods or Services	Unit Price	Amount
1	Repair	REPAIR 079445 TIGER FLOW 15HP PUMP DISASSEMBLE CLEAN AND CHECK. INSTALL NEW BEARINGS IN MOTOR. NEW WATER SEAL, NEW GASKETS. REPLACE IMPELLER AND VOLUTE KIT SUPPLIED ON INVOICE 60457	895.00	895.00

We appreciate your prompt payment.

Empire State Electric Motors, Inc.
2680 Route 17M
Goshen, NY 10924
Phone: 845 294-7440 Fax: 845 294-2620

Subtotal	\$895.00
Sales Tax (0.0%)	\$0.00
TOTAL	\$895.00

FED. TAX ID#06-1208927



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QTY	ITEM	Description of Goods or Services	Unit Price	Amount
1	Pump	TIGER FLOW 876-91909694 1595-5 VOLUTE & IMPELLER KIT	1,426.00	1,426.00
	Freight	FREIGHT	64.00	64.00

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