

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

May 13, 2021 – 8:00 AM

Zoom; <https://us02web.zoom.us/j/83034398368>

Members Present

Freda Eisenberg
John Konefal
Gerald Skoda
Jay Weinstein

Members Absent

Robert Doherty
Josh Potosek
Joe Perrello
Alan Sorensen

Others Present

Kassondra Johnstone

I. Call to Order

Freda Eisenberg called the meeting to order without a quorum present at 8:05AM. Eisenberg announced that a new member, Karen Ellsweig, has agreed to join the board and that there will be a resolution to appoint her at the Executive Committee of the Legislature next week.

II. Approval of Minutes

Approval was tabled until the next meeting due to lack of quorum.

III. Financials

Tabled until the next meeting. Skoda had a question about the amount for Sazoff's April bill. Eisenberg confirmed that the amount was higher due to the annual spring clean-up of the area as well as the regular mowing. Weinstein asked if that would be a one-time expense and Eisenberg said yes.

Bills Paid:

Emerald Corporate Center

○ Sazoff & Sons Landscaping, LLC (April 2021) \$ 960.00

Emerald Springs Water Company

○ Dennis Dietrich (April 2021) \$ 4,653.32
○ Verizon (April 2021) \$ 52.97
○ NYSEG (April 2021) \$ 547.06
○ NYS Department of Health (April 2021) \$ 100.00
○ OCL Analytical Service (April 2021) \$ 35.00
○ Dennis Dietrich & Insurance (May 2021) \$ 7,262.98
○ NYSEG (May 2021) \$ 349.61

IV. Recent Activity

Telecommunications Tower. The tower is under construction.

Parcel Marketing & Disposition. Johnstone reported that she has been approaching real estate agents to gauge interest in marketing. While most are focusing on the hot residential market, she did receive interest from a few realtors in receiving the Request for Quotes for a real estate broker for the ECC corporate park properties – including Keller Williams, which had the exclusive contract but did not put energy into the listing. Konefal reported that he would be getting some contacts as well this upcoming weekend. The RFQ will be distributed the next week. Board members wishing to review the RFQ, or with suggestions for brokers to receive it, should contact Johnstone as soon as possible.

Water Company Status. Eisenberg reported that Dennis Dietrich was approached by the Hamaspik Resort (former Sullivan hotel) about connecting to ESWC for water. ESWC had a contract with the Sullivan to provide an emergency water supply, so a new contract would need to be written with the Hamaspik. Skoda and Weinstein expressed concern about a potentially significant increase in water usage should Hamaspik wish to get all of their water from ESWC and that their starting rate should reflect that. Eisenberg confirmed that in the GML 239 review for the property, Hamaspik indicated it would be constructing a mikvah and an outdoor swimming pool which would create a larger demand for water.

Eisenberg stated that she will review the 2020 financials prepared for the audit and will research a possible rate increase based on costs of supply and comparable rates from other water companies. There may be the potential for an additional surcharge based on the water usage. Eisenberg will also ask Dennis Dietrich to monitor the usage at the site.

Eisenberg will follow up with Hamaspik on their interest in purchasing ESWC water and will follow up with the Board via email.

V. Public Comment

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

VI. Conclusions and Next Steps

Eisenberg told the group that she may call for a meeting before the next scheduled one on July 8 due to the lack of quorum at this one and the possible necessity of new business (Hamaspik water contract). Board members will be contacted by email in advance of an additional meeting. Committees will plan to meet directly after the next board meeting.

The group agreed to meet in person with the ability to join by Zoom for the next meeting. Meeting was adjourned at 8:27 am.