

Economic Development Committee (EDC)
MINUTES
Tuesday, November 1, 2016

Committee Members Present: Martin Donnelly, James Eisel; Tina Mole; Michael Triolo; Richard Parete; Jim Bogner, Innes Kasanof, Alan Rosa

Committee Member(s) or Staff Absent: Ursula Basch,

Committee Member(s) Calling In: Thomas Snow, Jr

Staff Present: Barbara Puglisi; Timothy Cox; Jason Merwin, Phil Sireci

Guest(s) Present: Charlie Piper, Director of Delaware County Veterans Service Agency

The meeting was called to order at 10:40 p.m.

Minutes from the EDC meeting of October 4, 2016 were moved and passed without comment; *all in favor.*

NEW BUSINESS

Loan Update

Barbara presented an update of loan activity, which showed the following:

CFF Loan Activity through 8/31/2016 indicated there is \$6,457,223 committed so far of the \$10,000,000 budget for 2016. There is \$860,000 in process.

Regarding the Hospital Health-Care Fund, staff indicated a current balance of \$4,223,838 from our original balance of \$5,000,000, with no loans in process.

The Municipal Sewer Flood Business Retention Program, has \$154,137 committed with a balance of \$95,863 left in the budget.

Barbara presented a chart showing CWC's collateral position of defaulted and delinquent loans as of 10/12/16. She indicated the Default and Delinquent rate is currently at 8%.

Barbara presented a chart showing a breakdown of CWC Loans that have been "written-off" as of 9/27/16. The total dollar amount of the write-offs is \$2,363,495.58. The chart showed that 62.45% of the total amount written off were loans located in Delaware County. Additionally, 32.44% of the write offs occurred in Ulster County and the remaining 5.11% were located in Sullivan County. There have been no write offs in Greene or Schoharie County.

Barbara presented an updated CFF County Fund Allocation chart showing where and how the CFF has been spent. The chart included how much each county has left to spend.

Robert Ganz Contract

Tim told the committee we should have a contract breakdown request by next month.

Other

Delaware Inn – MOU with Utica Center for Development

Two hand out documents were passed out to the committee brought by Charlie Piper.

Barbara discussed in detail the proposed MOU from the Utica Center for Development (UCD) for the purpose of leasing the Delaware Inn for two year, while they attempt to secure grant funding to purchase the building for \$1,800,000.00 as follows:

The Utica Center for Development is interested in expanding much needed services to Delaware County residents, with a target population of Veteran's and their families. In order to efficiently and effectively provide services to the homeless or at risk of homeless population, or those in need of basic human needs, the Utica Center for Development is in need of a facility with a central location in Delaware County. The Delaware Inn is an ideal location to provide these human services.

This MOU will describe roles and responsibilities of each partner, and identify a timeline in which goals will be achieved. The Following is an estimated timeline and objectives the Utica Center for Development would like to meet:

01/02/17- The Utica Center for Development will Occupy The Delaware Inn facility, and be responsible for maintenance and monthly utility payments for the facility:

Including but not limited to; lawn care, snow removal, cleanliness of the facility, all monthly utility payments, and maintenance expenses under \$1,000.

01/02/17- Address any finish work required for VA office, in order to provide services to veterans at the Delaware Inn ASAP.

01/02/17- Start application for HHAP Grant for funding to purchase the Delaware Inn at the purchase price of \$1,800,000

01/02/19- Secure Funding for the Delaware Inn and purchase facility

The above goals will be accomplished by undertaking the following activities:

Upon Catskill Watershed Corporation board approval of this Memorandum of Understanding, the Utica Center for Development will actively search to secure funding for sustainability. The Utica Center for Development will ask to partner with local BOCES culinary programs and Delhi culinary programs to provide catering to events held at the Delaware Inn (all proceeds going to providing services to Homeless and at risk of being homeless veterans and their families and all Delaware County community members in need of basic human services). The Utica Center for Development will also apply for community grants and work with the Delaware County Economic Development, the United Way, and other community foundations committed to providing resources to non-profits that are providing much needed services to the community. The Utica Center for Development will actively seek funding from the federal and state government to finish the rooms in the facility to house homeless veterans and their families, and those in need of emergency housing in Delaware County

Charlie Pipe from Delaware County Veteran Affairs gave some additional information on the services Delaware County does and doesn't offer and the good work accomplished by the Utica Group. He said that he thinks this will be great for the area.

Jim Eisel asked if it is just temporary housing. Charlie answered it was. Charlie also added that there are already individuals interested in staff positions at the building, including a representative from the State. He said he would also spend time there as well as a social worker.

Mike asked if counseling would be available. Charlie replied that there would be transportation to take the veterans to either Bainbridge or Albany.

Jim Bogner asked if this would specifically be for only Delaware County veterans. Charlie said it was not. He said the organization works with individuals who are not veterans within the community acknowledging there are many people who need assistance. He also said that veterans from other counties could also stay there.

Wayne said this is good since the location is so close to Schoharie, Otsego and Greene Counties.

Jim Bogner asked if there would be management personnel there 24/7. Charlie answered there would be.

Mike asked if the village has been included in conversations. Barbara answered not yet, they were waiting to see if this was a possibility before bringing the village into the conversation. She added that it would be good to get approved today so they have a few months to get everything in order with the village before the lease is scheduled to begin.

Barbara also added that this organization has already successfully been awarded \$3.2 million for their Utica Program. They have shown a positive track record and hopefully it can continue in Stamford.

Tim added that there would be a more detailed lease agreement if this is approved.

Jim Eisel asked where the grants have come from. Tim said the one listed was a State grant.

Jim Eisel made a motion, Seconded by Innes to sign the MOU with Utica Center for Development for the lease and option to purchase the Delaware Inn. All in favor.

Delaware Inn – Pop Up Market

Barbara told the committee she received a request from the Rotary and Chamber to have a pop up market at the Inn in December. She reminded the committee this is something we have done before.

Mike said they have had 30-40 vendors there before.

Jim Bogner asked if this would interfere with the MOU or lease agreement with the Utica Company. Barbara said this would not interfere. She also said they have done a good job cleaning up afterwards.

Innes made a motion, Seconded by Jim Eisel to allow for the pop up market at the Inn in December. All in favor.

There being no other business the meeting was adjourned at 11:10