

**Economic Development Committee (EDC)**  
**MINUTES**  
*Tuesday, November 7, 2017*

**Committee Members Present:** Martin Donnelly; James Eisel; Tina Mole; Michael Triolo; Michael Meyer; Inness Kasanof (By Phone), Thomas Snow, Jr; Alan Rosa

**Committee Member(s) or Staff Absent:** Richard Parete; Barbara Puglisi

**Staff Present:** Timothy Cox; Jason Merwin; Phil Sireci; Lynn Kavanagh

**Guest(s) Present:**

The meeting was called to order at 1:50 p.m.

Minutes from the EDC meeting of October 3, 2017 were moved and passed without comment; *all in favor.*

**NEW BUSINESS**

**Loan Update**

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

CFF Loan Activity through 8/31/17 staff indicated there is \$5,405,909 committed so far of the \$10,000,000 budget for 2017. There are several loans in process totaling \$2,852,380.

Regarding the Hospital Health-Care Fund, staff indicated a current balance of \$4,451,460 from our original balance of \$5,000,000, with no loans in process.

The Municipal Sewer Flood Business Retention Program, has \$157,137 committed with a balance of \$92,863 left in the budget.

Jason presented a chart showing CWC's collateral position of defaulted and delinquent loans as of 8/31/17. The total Default and Delinquent rate is currently 11% and is separated into two categories to show the difference between the two. The Default Risk Rate is at 6% and the Delinquent Risk Rate is 5%.

Jason presented a chart showing a breakdown of CWC Loans that have been "written-off" as of 8/31/17. He made the committee aware that Norm and Son Realty had been added to the list. The total dollar amount of the write-offs is \$2,468,294.79. The chart showed that 59.80% of the total amount written off were loans located in Delaware County. Additionally, 35.31% of the write offs occurred in Ulster County and the remaining 4.89% were located in Sullivan County. There have been no write offs in Greene or Schoharie County.

Jason 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.

### **CFF to CWC – New Building**

Alan made the committee aware that he would be working with Jim to transfer funds from CFF to CWC for the new building. He said that bills are going to start coming in and we need additional funds to be able to pay them. He explained that he brought the issue up during the finance committee about bringing up to \$5 million over from CFF. He said that the proposed 5 million would be taken by Jim as needed. Mike Triolo asked how much was in the fund, Jim stated that there was 4 million in the checking account and there is 30 million tied up in bonds.

Mike also asked if the 5 million would be coming out of each county's share. Alan stated that yes it would be, that is the way the fund proceeds are allocated when they are spent.

Mike went on to ask why it couldn't be taken out of the Hospital health care fund since there is \$4.5 million in there. Jim said that the health care fund is a restricted fund and that those funds would have to become unrestricted in order to be used for the building. Alan said that he would like to look at the health care fund and other restricted funds. Tom Snow asked Alan if he was looking for guidance from the committee on how to proceed. Alan stated that he wasn't, he just wanted to make them aware of what was going on when it does come up before the board. He said he would be working with staff going forward to find the best way to move forward. Tim stated that a motion would be needed.

*Tom Snow made a motion to pass, Michael Meyer seconded the motion. All in Favor.*

### **CWC Support – Arkville Enhanced Recreational Access Plan**

Jason presented to the committee that Marty Gailles requested support from CWC on a grant application to Delaware County Soil and Water. The purpose of the application is to create a nature preserve, hiking trails, and develop educational programs. The proposed area(s) would be behind where CWC's new building, as well as DEP property across the street while incorporating the Water Discovery Center. Alan provided the committee with the letter that he had sent out in support of the plan.

### **Developable Land Study**

Jason stated that Chazen's report on the developable land study has been completed. He provided a chart to the committee showing their findings. Alan said the numbers weren't far off from what DEP's numbers are. He stated that there isn't a lot of land left in Ulster and Greene. He also made the committee aware that there wasn't time to look into the deeds, so there could possibly be a little bit more property that is undevelopable. Innes asked if Halcott was figured into it, Alan stated it was and went down the list of what each town had left. Tom Snow stated that he looked through Delaware County's report and asked if it was similar. Alan answered yes, CWC gave Chazen and Delaware County's findings. Tom asked if hamlet designation was taken into account, because that would make a difference of what would still be developable. Alan stated that Chazen did look at the Hamlets, but due to easements of different varieties, these lands are not developable. A discussion ensued. Alan

asked Tim to send the maps to Tom for his review. Tom wanted to know if there was further clarification of what was developable in the hamlets and what was still available for acquisition by DEP. Mike said that DEP did take that into consideration with their report.

### **Other Business**

#### **NYS DEC Grant - Wayfinding Signage**

Jason let the committee know that there was a meeting about the project. He stated that it was brought up that the focus should be on town and county roads. Tom Snow let the committee know that he has had multiple conversations with the regional director's office and also with Central office of region 1. He has been communicating with DOT traffic and sign as well, they provided Tom with their policies, and how they are going to proceed. Tom provided a report to Alan of how they are going to proceed in Region 1. Alan reiterated that he thinks it may still need to be brought to the Governors attention to try and get things moving along in Region 1.

#### **NYS DEC Grant – Catskill Park Stewardship**

Jason updated the committee and let them know everything is moving along well with the Catskill Park Stewardship Grant. He stated that staff has had two meetings with Alta Planning, He let the committee know that Alta put together a survey to distribute to tourist and that staff has another meeting with them soon. Jason updated the committee on the Shandaken-Belleayre trail plan that Tahawus Trails is completing. He stated that they are still are working on their hiking and skiing trails and should have a second draft soon. He made the committee aware that staff met with DEP and DEC officials in willow on Jessup rd. The point of this meeting was to discuss placing a parking lot there. He updated the committee on the progress at the Overlook Mountain Parking lot as well.

There being no other business, the meeting was adjourned at 2:00 PM