

Economic Development Committee (EDC)
MINUTES
Tuesday, May 6, 2025

Committee Members Present: Arthur Merrill; Tina Molé; Richard Parete; Innes Kasanof; John Kosier; Jason Merwin; Jeff Senterman; Shilo Williams

Committee Member(s) or Staff Absent: Thomas Snow, Jr.

Staff Present: Barbara Puglisi; Lynn Kavanagh; Tim Cox

The meeting was called to order at 10:43 A.M.

Innes Kasanof made a motion to elect Rich Parete as chairperson of the committee; Jeff Senterman seconded the motion; all in favor

Minutes from the EDC meeting of February 4, 2025 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 4/30/25 staff indicated there is \$5,000,000.00 in the budget for 2025. Currently there is one (1) loan committed; totaling \$600,000 and there are five (5) loans in process; totaling \$1,760,500 leaving a balance budget of \$2,639,500. Barbara updated the committee on loans closed since the beginning of the program inception is \$115,887,253. She added the outstanding balance of current loans is currently \$31,066,243.

Barbara presented a chart showing CWC's collateral position of defaulted and delinquent loans as of 4/30/2025. The total Default and Delinquent rate is currently 4% and is separated into two categories to show the difference between the two. The Default Risk Rate is 1% and the Delinquent Risk Rate is 3%.

Barbara presented a chart showing a breakdown of CWC Loans that have been "written-off" as of 12/31/2024. The total dollar amount of the write-offs is \$4,280,421.80. The chart showed that 72.36% of the total amount written off were loans located in Delaware County. Additionally, 18.54% of the write-offs occurred in Ulster County and the remaining 9.11% in Sullivan County. There have been no write-offs in Greene or Schoharie County.

Barbara presented a chart showing the fund allocation for each county.

Bridge Loan Request – 53470 State Highway 30, LLC

Lynn presented a Bridge Loan request from 53470 State Highway 30, LLC. Lynn stated the Hamlet of Grand Gorge and Roxbury located within the Town of Roxbury received a \$10,000,000 Downtown Revitalization Initiative Grant in 2024. She stated the applicant was awarded a grant in the amount of \$1,125,000 in order to restore the former Reeds Hotel located on Main Street, Roxbury. She stated the applicant is requesting a Bridge Loan from CWC in the amount of \$1,125,000 at a rate of 3.75% for a term of five (5) years for the use of working capital during renovation and to purchase furniture, fixtures and equipment. Lynn stated in addition to the Bridge Loan request they are also requesting a REDI Loan in the amount of \$375,000 at a rate of 4.75% for a term of twenty (20) years. She directed the committee's attention to the use of funds chart showing how the funds for both loans would be used. Lynn stated the DRI award has not been formally granted by the state and added if the award amount is not in the amount of \$1,125,000 the Bridge Loan request and REDI Loan request will need to be revised. She stated both loans are contingent on each other being approved and the Bridge Loan is contingent on the DRI award in the full amount of the request. She added the Letter of Commitments will not be issued on either loan until the grant is awarded. She presented the report to the committee. Innes asked if it was the building on Main Street that has the porch propped up. Lynn answered yes. Lynn stated there is a resolution for the Board to vote on the request today if the committee recommends the loan. Innes asked Alan if he knew the history of the building. Alan stated it was the former Reeds Hotel and added there used to be a bar on the grounds as well but that has since been torn down, he added this is a project the town has been hoping to be completed for quite a few years and added the DRI was the perfect catalyst for it to be completed.

Innes Kasanof made a motion to approve; Jeff Senterman seconded the motion; All in favor

Other – MTC Cable

Barbara stated MTC applied for a grant from USDA, she added one of the stipulations of the grant is that they secure all assets the grant helped to fund, and she explained currently CWC has a first position on all current and future asset purchases. She stated MTC is requesting Jason sign a letter stating CWC will subordinate on the assets funded by the grant. Barbara stated Jason has signed the letter agreeing to subordinate on the assets until the grant is complete. Jason added the USDA grant MTC applied for was to upgrade infrastructure for the Denning area. Rich stated out of all the loans CWC does he believes ones like these are important. Rich asked if the application was due in between meetings. Jason answered yes and that is why he already signed the letter

Other – Bramley Mountain Fire Tower

Barbara stated CWC was asked to reserve \$30,000 for future use for the decommissioning of the fire tower. Barbara stated DEP and Delaware County worked out an agreement which no longer requires CWC to reserve the funding. Barbara stated a resolution is needed in order to remove the reserved funds. Jeff stated he thought this was done at the previous meeting. Barbara answered it was discussed but a formal letter stating the funds no longer need to be reserved had not been received by NYC DEP so the matter was tabled.

Jeff Senterman made a motion to approve; Innes Kasanof seconded the motion; All in favor

There being no other business, the meeting was adjourned at 10:59 A.M.

