

**JOINT MEETING MINUTES
EMERALD CORPORATE CENTER
ECONOMIC DEVELOPMENT CORPORATION
BOARD MEETING
June 29, 2020 – 8:00 AM
Zoom Meeting**

Members Present

Robert Doherty
Freda Eisenberg
Joe Perrello
Josh Potosek
Gerald Skoda
Alan Sorensen (8:05am)

Members Not Present

John Konefal
Jay Weinstein
Marc Baez

Others Present

Bill Rieber
Anmarie Schuetz

I. Call to Order

Freda Eisenberg called the meeting to order with a quorum present at 8:01 AM.

II. Approval of Minutes

Motion made by Skoda to approve the minutes of the February 18 and April 7, 2020 meetings. Seconded by Perello. Passed unanimously, 8:02am.

III. Financials

Motion made by Doherty, seconded by Skoda to approve payments for the following bills.

- Bills Paid– Emerald Corporate Center
 - Town of Thompson Water/Sewer \$ 224.70
 - Gitlin & Associates (June 2020) \$ 4,500.00
 - Sazoff & Sons (April/May 2020) \$ 1,960.00
 - Town of Thompson Water/Sewer \$ 11.24

- Bills Paid– Emerald Springs Water Company
 - Dennis Dietrich (March 2020) \$ 2,266.66
 - Dennis Dietrich (April 2020) \$ 4,830.29
 - Verizon (April 2020) \$ 55.05
 - NYSEG (April 2020) \$ 317.12
 - Anderman Oil, Inc. (April 2020) \$ 255.85
 - Dennis Dietrich (May 2020) \$ 2,126.66
 - Verizon (May 2020) \$ 50.09
 - NYSEG (May 2020) \$ 312.66
 - NYSEG (June 2020) \$ 319.50

Passed unanimously, 8:03am.

IV. Recent Activity

Eisenberg reported that the County eliminated Kassondra Johnstone's position, so she is no longer providing staff support. Eisenberg further noted recent activity has focused on financial matters, including filing tax returns, completing the annual audit and responding to inquiries from the NYS Authorities Budget Office (ABO) related to their audit of economic development public authorities operating in Sullivan County. The ABO audit is not complete, although questions about the Emerald Corporate Center have ceased.

Sazoff & Sons is continuing to provide landscape maintenance. They recently reported a downed lightpole on the water company parcel. Follow up to take place.

Potosek reported that the County engaged a law firm to help with the creation of a water district that would support the profitability of the Emerald Springs Water Company. The County's DPW is preparing an RFP for an engineering firm to assist in that work.

V. Public Comment

Eisenberg noted that members of the public had joined the Zoom call and asked if there was any public comment. None was given.

VI. Executive Session

Motion made by Skoda, seconded by Doherty, to move into executive session to discuss the potential disposition of real estate. Passed unanimously at 8:09am. Eisenberg requested non-board members to leave the Zoom call, which they did. Bill Rieber asked to receive a text when it would be possible for him to rejoin. Motion made by Doherty, seconded by Perello, to leave executive session. Passed unanimously at 8:21am.

VII. Resumption of Regular Meeting

Rieber was notified that the regular meeting had resumed and the Board waited for him to rejoin prior to taking any action. Eisenberg raised the issue of Marc Baez stepping down and called for new board member nominations. No name was brought forward at the meeting.

Motion made by Doherty, seconded by Sorenson, authorizing the Chair to execute a transfer of the remaining ECCEDC-owned vacant parcel back to Sullivan County to enable installation of a communications tower and associated infrastructure that would further the Corporate Center's mission of economic development. Passed unanimously at 8:23am.

Eisenberg called for public comment a second time. None was given.

VIII. Emerald Springs Water Company

Skoda suggested that a separate meeting of the Emerald Springs Water Company be convened for the record, which Eisenberg did at 8:24. There were no action or discussion items.

IX. Meeting Adjourned

Motion by Doherty, seconded by Skoda, to adjourn. Passed unanimously at 8:25am.