

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

November 12, 2020 – 8:00 AM

SC Government Center: Legislative Hearing Room

Members Present

Robert Doherty
Freda Eisenberg
John Konefal
Alan Sorensen
Jay Weinstein

Members Not Present

Marc Baez
Joe Perrello
Josh Potosek
Gerald Skoda

Others Present

Kassondra Johnstone

I. Call to Order

Freda Eisenberg called the meeting to order with a quorum present at 8:10 AM.

II. Approval of Minutes

Motion made by Weinstein to approve the minutes of the June 29, 2020 meeting. Seconded by Sorensen. Passed unanimously, 8:10 AM

III. Financials

Motion made by Sorensen, seconded by Weinstein to approve payments for the following bills.

• **Bills Paid:**

Emerald Corporate Center

○ NYS Office of Attorney General (State Registration)	\$ 275.00
○ Sazoff & Sons Landscaping, LLC (June 2020)	\$ 600.00
○ Keystone Associates & Architects	\$15,000.00
○ Sazoff & Sons Landscaping, LLC (July/August2020)	\$ 960.00
○ Sazoff & Sons Landscaping, LLC (September 2020)	\$ 360.00

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)	\$ 255.86
○ Dennis Dietrich (May 2020)	\$ 2,126.66
○ Verizon (May 2020)	\$ 50.09
○ NYSEG (May 2020)	\$ 312.66

o NYSEG (June 2020) \$ 319.50

• **Bills to be Paid:**

Emerald Springs Water Company

o Dennis Dietrich \$ 2,166.66

Passed unanimously, 8:11am.

IV. Recent Activity

Eisenberg reported that it is the time of year for insurance renewals for ECC and Emerald Springs. In keeping due diligence, quotes were requested from our current agents at Mike Preis Insurance, and also from the Misner Agency and Marshall and Sterling, which did not return any quotes. Due to the nature of the insurance and lack responses for quotes, Eisenberg reported that renewal of the current policies will be necessary and most cost effective.

Sorensen and Doherty reported that the discussion of both options of a water company transfer to the Town of Thompson and the County creating its own water district are still on the table. Legislators are speaking with the Town of Thompson in order to better evaluate the County's options for establishing a water district.

Weinstein inquired about the status and timetable of the cell tower project. Doherty reported the tower should be up and operational by June of 2021, and is estimated to generate revenue of \$12,000/year from Verizon. Eisenberg raised the issue of whether that will be revenue to the County, or whether the tower site would be included in land returned to ECCEDC for development and the lease transferred with it. She also noted subdivision of the tower site would need to occur prior to any commercial sale in order to secure the revenue stream. Sorensen stated the legislature would discuss future ownership of the parcel and the tower site.

Eisenberg reported that there is still an open board seat left by Baez's intent to step down. The group agreed that the seat should be filled with someone who has both business experience and vested interest in the Rock Hill community. Sorensen and Doherty said that they would work to identify potential replacements.

V. Other

Eisenberg reported that to meet ABO requirements, the Audit and Governance committees will both need to meet twice before the end of the year. These meetings will be conducted via Zoom or phone and that the appropriate parties will be contacted for scheduling.

Audit Committee: Eisenberg, Skoda, Weinstein.
Governance Committee: Doherty, Skoda, Weinstein.

VI. Public Comment

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

Sorensen thanked the board for their cooperation on getting the property transferred for cell tower usage so quickly, as it will make an enormous difference in expanding the broadband network in the Rock Hill and Thompson area.

VII. Meeting Adjourned

Motion by Konefal, seconded by Weinstein, to adjourn. Passed unanimously at 8:23am.