

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

June 15, 2023 – 8:00 AM

SC Government Center - Planning Conference Room

Members Present

Robert Doherty
Karen Ellsweig
Josh Potosek
Gerald Skoda
Heather Brown

Members Absent

Joe Perrello
John Konefal
Alan Sorensen
Jay Weinstein

Others Present

Sharon Jankiewicz

- I. Call to Order**
Gerald Skoda called the meeting to order with quorum at 8:07 AM.
- II. Approval of Minutes**
September 7, 2022 minutes were approved, moved by Skoda, seconded by Potosek, and unanimously carried.
- III. Approval of Financial Statements**
Fiscal Year 2022 financial statements were distributed for review by the Board and approved. Motion by Brown, second by Potosek, and unanimously carried.
- IV. Bank Account Authorized Signors**
Former Commissioner of Planning Freda Eisenberg was removed as a signor on the account and Heather Brown, Acting Commissioner, was added as a signor. Motion by Doherty, second by Potosek, and unanimously carried.
- V. Water Company Updates**
Hamaspik Sprinkler Agreement. Ms. Brown informed the Board that water to the emergency fire suppression system had been turned off some time in the Spring of 2022. Her understanding was that this occurred due to the lack of an agreement with the new owners of the facility (Hamaspik) and stalled contract negotiations. Mr. Skoda advised that this should not have happened and stated the water should be turned back on immediately. The rest of the board agreed, as did Ms. Jankiewicz who was attending to represent the Sullivan County Attorney's Office. Ms. Brown stated that she would contact Dennis Dietrich after the Board meeting was over. A resolution to retain counsel to represent the board in negotiations with Hamaspik to finalize and agreement was prepared for consideration by the Board. Ms. Jankiewicz advised that an amendment should be made to the resolution to include engagement of the Public Service Commission, and to specify Richard Baum as counsel. Mr.

Baum has extensive experience with operations of a water company. Ms. Brown made a motion to amend the resolution as follows (added amended language in bold):

*“...is authorized to execute any and all documents necessary to **retain Richard Baum as counsel to engage the New York State Public Service Commission and to review a proposed emergency water supply agreement.**”*

The motion was seconded by Mr. Potosek, and unanimously carried.

Ms. Brown made a motion to approve the resolution as amended, seconded by Mr. Doherty and unanimously carried.

A resolution to authorize the Chairman of the Emerald Springs Water Company Board to execute an agreement with NYSHA Sprinkler Inc. was presented to the Board for consideration. Ms. Jankiewicz recommended an amendment that the contract would be approved to form by the Sullivan County Attorney, rather than as written to authorize counsel to approve the form and content of the agreement. Ms. Brown made a motion to amend the resolution as follows (amended language in bold):

*“...subject to any and all documents being in such **form as approved by the Sullivan County Attorney.**”*

The motion was seconded by Mr. Potosek, and unanimously carried.

Ms. Brown made a motion to approve the resolution as amended, seconded by Mr. Potosek and unanimously carried.

Water Company Disposition. Ms. Brown broached the issue of resuming negotiations with the Town of Thompson to transfer the water company to the Town. Mr. Skoda indicated that this conversation has been happening for years and it is time to put the issue to bed. The Board agreed that Ms. Brown should engage the County Attorney and County Manager to make contact with the Town Supervisor.

The Town already has staff and infrastructure in place to maintain a water system. Joshua Potosek agreed that there is more stability in a municipality owning the company versus a private company. Robert Doherty stated that negotiations with the Town had ceased in the past because they wanted a subsidy for taking it over. Potosek recalled that the Town was willing to drop the subsidy and take over the company, knowing that it would take years for it to break even.

VI. Public Comment

There was no public comment.

VII. Adjournment

Ms. Brown made a motion to adjourn the meeting, seconded by Mr. Skoda and unanimously carried. The meeting adjourned at 8:37am.