

**IDA**

**DSS CONFERENCE ROOM  
INDIAN LAKE, NY**

**NOVEMBER 3, 2011**

The meeting was called to order by Chairman Towers at 2:00 P.M. with the following members present:

Brian Towers, Chairman  
William Farber, Vice Chairman  
William Faro  
Robin Morrison  
Tim Pine  
Robert Peck  
Fred Fink

Also Present:

Ann Melious, Executive Director  
Laura Abrams, Secretary  
Pete Klein, Press

Motion to accept the minutes of the September 20, 2011 meeting by Mr. Faro, seconded by Mr. Morrison. Carried.

Review of Finances:

Ms. Melious reported that a couple of the loans are about 30 days in arrears. It is not unusual for a couple of them. One of the individuals has moved out of the county. The Board discussed. Ms. Melious stated they are watching it closely.

Mr. Fink asked about the status of the Indian Lake Market. Ms. Melious stated that she has not had any contact since that single \$10,000 payment.

Payment of Bills:

National Grid	\$76.19
FitzGerald, Morris, Baker, Firth, P.C.	\$243.00
FitzGerald, Morris, Baker, Firth, P.C.	\$4,274.50
Timothy Schofield	\$950.00
Camoin Assoc.	\$6,000.00

The Board discussed the Camoin bill. The Camoin bill is the remainder due to them for the Microenterprise loan application; they were paid \$1,000 up front. The Chairman asked the status of the application. Mr. Farber explained that the deadline was Oct. 31. Ms. Melious explained that it will go before the Regional Council to get scored and then go to Housing and Community Development. There is an additional step now in the review of the application; the Regional Councils weren't involved before. Mr. Farber stated that he does not know if Rick or Dan volunteered to serve on the point scoring committee, it was restricted to only the business members.

Motion to accept bills as audited by Mr. Fink, seconded by Mr. Pine.

Ms. Melious stated that now that she has worked on an application, she doesn't feel the IDA would need to go to Camoin for this again.

Motion Carried.

Quote for Communications Tower Appraisal:

Ms. Melious stated that the quote from the company that did the appraisal last time is \$1,800. Mr. Farber asked what we paid them last time. Ms. Melious called her office to find out; they will get back to her. The Board discussed if an appraisal is needed at this time.

Report of Oak Mt. Operations:

Ms. Melious stated that Eric Stearns was hired. He wanted to be hired as a 1099 contractor. The Village couldn't insure him as a 1099 contractor. They have now hired Michael O'Rourke, as manager.

Ms. Melious received a message from her office that in 2009 the IDA paid \$1,800 for the appraisal. The Board discussed different options for the cell tower. They decided to look at it when they discuss how to structure the RFP. Mr. Farber suggested having someone that has expertise in this area take a look at the acreage that is around the tower and decide whether it is enough to co-locate an adjacent tower.

Discussion returned to the manager of Oak Mt. Ms. Melious stated that Eric is interested in helping the IDA package and sell the mountain. He has requested \$6,000 to do this; she thinks she can get that reduced. Because the mountain is owned by a public entity, he could use this as an example to other clients without breaching confidentiality. Ms. Melious discussed Eric's proposal.

The Board discussed using a broker to sell the mountain. The Board agreed that if they are going to look at brokers, they need to get other proposals also, not just Eric's. Ms. Melious will look into how the process would work with a broker. Ms. Melious stated that the IDA will need to meet in December to discuss the broker or RFP option.

Ms. Melious stated that the Village has requested a \$35,000 operational bridge loan that they need immediately, which they would repay by February 1<sup>st</sup>. They also requested an extension of the \$25,000 bridge loan the IDA gave them in early summer. They would like to pay both loans, a total of \$60,000, on February 1<sup>st</sup>. They had a \$60,000 bridge loan last year. Mr. Farber asked Ms. Melious if this loan would hold up other prospective applicants. Ms. Melious stated no, this shouldn't hold anyone up; the money will be back February 1<sup>st</sup>.

Ms. Melious stated that the Village would also like to amend the lease agreement from "winter ski operation" to "an all season operation". Mr. Farber stated that he thinks we discussed this before but never acted on it.

Mr. Farber made a motion to approve the bridge loan to the Village of Speculator in the amount of \$35,000 and an extension of the existing bridge in the amount of \$25,000, with both (\$60,000) to be repaid by February 1, 2012 with no interest. Seconded by Mr. Pine. Carried.

Mr. Farber made a motion to make an addendum to the existing lease agreement with the Village of Speculator changing Paragraph 2 "winter recreational area" to "all season recreational area". Seconded by Mr. Pine. The Chairman asked for clarification on our agreement with them, under

the current terms, are they providing insurance year round now. Ms. Melious stated they will want another bridge loan for this spring. Mr. Farber asked Ms. Melious if they told her that. She stated no, but they needed one this year. Mr. Farber stated that if Ms. Melious doesn't think they should run it for the summer, now would be the time to discuss it. Ms. Melious stated that she can't see the point, hopefully we have it sold. Secondly, we don't have the investment to make it a real summer operation. The current Manager will be going back to his summer job at the golf course; she doesn't know who will be running it. The Chairman stated that at this point he is only concerned about the insurance. Mr. Farber stated that if we go back to enforcing the idea that it is only a winter resort, we are going to have a closed facility come spring. The reality is we had them run it for us last summer like a four season resort, we talked about doing this before, he thought we had done it. He hopes we have it sold before next summer; a sale extinguishes the lease agreement based on the language that is there now. This change doesn't guarantee them anything. The Chairman asked again if the Village provides insurance on a 12 month basis. Ms. Melious stated yes.

Motion Carried.

Loan Applications:

Mr. Morrison made a motion to enter Executive Session to discuss the specific financials of loan applicants. Seconded by Mr. Fink. Carried.

Motion to open session by Mr. Faro, seconded by Mr. Farber. Carried.

The Chairman reported that while in Executive Session the Board discussed the specific financials of loan applicants, no action was taken.

Ms. Melious stated that there is a resolution from the Adirondack Partnership and asked Mr. Farber if he would like to explain. Mr. Farber stated that the IDA joined the Adirondack Partnership and designated Ms. Melious as the IDA's designee. He further explained that the next cycle of state applications has just concluded with Oct. 31. There is still time for letters and resolutions of support through Friday. Hamilton County is the sponsor municipality for a Waterfront Revitalization Grant for the Adirondack Partnership to move from the economic development strategies into the implementation, specifically one of the pieces that will be implemented is the development of a Recreation Plan for the Adirondacks. They are looking at developing a plan that will incorporate public, private and conservation easement plans. Mr. Farber discussed further.

## **RESOLUTION NO. 2-11**

### **SUPPORT OF ADIRONDACK PARTNERSHIP WATER-FRONT REVITALIZATION GRANT APPLICATION**

**DATED: NOVEMBER 3, 2011**

**BY MR. PECK:**

WHEREAS, Hamilton County and the Adirondack Partnership will be the sponsor of a Department of State Water-Front Revitalization Application, to continue implementation of the Adirondack Partnership, and

WHEREAS, the need for the Adirondack Partnership is now more evident with the Adirondack Park being split into 3 ESD Regions, and

WHEREAS, while this is understandable for the purpose of the Regional Councils, and

WHEREAS, the Adirondack Work Group of the North Country Regional Council has recommended a Recreation Plan for the Adirondacks, and

WHEREAS, the Adirondack Partnership is perfectly positioned to be the intersection between the 3 ESD Regions and develop a Recreation Plan for the Adirondacks, now, therefore, be it

RESOLVED, Hamilton County IDA hereby records its support for said application, and also be it

RESOLVED, that a certified copy of this resolution be provided to Department of State.

Seconded by Mr. Faro and adopted by the following vote:

AYES: TOWERS, FINK, MORRISON, PECK, FARBER, FARO, AND PINE

NAYS: NONE

Ms. Melious stated that the Board needs to set a meeting date for December. The Board set December 1, 2011 at 2 PM in the Lake Pleasant Conference Room.

The Chairman suggested Mr. Farber give an update on the sewer system at Oak Mt. Mr. Farber stated that this Board approved going ahead and getting the sewer system fixed and the County Highway Department is willing to help. He went over with Mr. Towers to the first meeting on site. There is a fair amount of debris on top of the current structure. They think they can clean it up and have a much better finished product. The way the tank is constructed, the cover is the upper half of the tank. The proposal has to be to lift the upper half of the tank off, replace it with a new upper half; the ribbed seal is grouted so that when they put it back down it is sealed tight. While they have it off they will replace the rack, put the two new pumps in, then when they put the upper part on it will have an opening in the top large enough so that you can get in and out and replace the pumps. It is fixed permanently. They will be able to save some money by the County Highway Department and the Village helping with some of the labor.

As there was no further business, motion to adjourn by Mr. Farber, seconded by Mr. Morrison. Carried.