

GREENE COUNTY ECONOMIC DEVELOPMENT CORPORATION

Annual Meeting Minutes

Wednesday April 5, 2023 4:00 p.m.

Greene County Office Building, Room 427

411 Main Street, Catskill, NY 12414

GCEDC Directors Present:

Mark Maraglio, Chair

Brad Cummings, Vice-Chair

Allen Austin

Brian Kozloski

Linda Overbaugh

Pam Geskie (Ex-officio, Non-voting)

Absent:

April Ernst (Ex-officio, Non-voting)

Dr. George Timmons (Ex-officio, Non-voting)

GCEDC Staff Present:

James Hannahs, Executive Director

Evelyn Donnelly, Secretary/Treasurer

Others: Warren Hart, Deputy County Administrator, Teri Weiss, Business Marketing Director

A valid quorum was present for voting purposes.

1. Public Comment Period. No public comment.

2. A motion was made by Director Austin and seconded by Director Cummings to accept the minutes as presented from the March 8, 2023 meeting. Vote 5-0, Motion carries.

3. a) A motion was made by Director Austin and seconded by Director Overbaugh to elect Director Maraglio as Chair of the Board. Director Maraglio abstained from the vote. Vote 4-0, Motion carries.

b) A motion was made by Director Austin and seconded by Director Overbaugh to elect Director Cummings as Vice-Chair of the Board. Director Cummings abstained from the vote. Vote 4-0, Motion carries.

c) A motion was made by Director Austin and seconded by Director Overbaugh to elect James Hannahs as Executive Director and Evelyn Donnelly as Secretary/Treasurer. Vote 5-0, Motion carries.

d) A motion was made by Director Austin and seconded by Director Overbaugh to continue using the GCEDC account with the Bank of Greene County as our Loan Fund account and the account with the National Bank of Coxsackie as our Operations account. Vote 5-0, Motion carries.

4. a) A motion was made by Director Overbaugh and seconded by Director Austin to appoint Director Austin, Director Cummings and Director Kozloski to the Governance Committee with Director Austin as the Chair. Vote 5-0, Motion carries.

b) A motion was made by Director Overbaugh and seconded by Director Austin to appoint Director Maraglio, Director Overbaugh and Director Kozloski to the Finance Committee with Director Maraglio as the Chair. Vote 5-0, Motion carries.

c) A motion was made by Director Overbaugh and seconded by Director Austin to appoint Director Cummings, Director Overbaugh and Director Kozloski to the Audit Committee with Director Cummings as the Chair. Vote 5-0, Motion carries.

d) A motion was made by Director Overbaugh and seconded by Director Austin to appoint Director Maraglio, Director Austin and Director Overbaugh to the Loan Review Committee with Director Maraglio as the Chair. Vote 5-0, Motion carries.

5. Mr. Hannahs updated the Board on the completion of the EDC 2022 audit and Annual Report and answered questions.

a) A motion was made by Director Cummings and seconded by Director Austin to approve the 2022 EDC audit. Vote 5-0, Motion carries

6. Executive Directors Report:

Hannahs updated the board on outstanding federal and state grant applications. He explained that he would be representing Greene County at the upcoming Brownfield Developer Summit in Herkimer, NY, and that the EPA Assessment Grant may be announced at this conference. Additionally, Hannahs expected an announcement on the Microenterprise Assistance Program Grant following the upcoming HTFC Board Meeting on April 16th.

Countywide Business Attraction, Retention, and Expansion Meetings continue evolving. Hannahs is still working with the owner of the old Condor dealership to find a mixed end-use on the site and is working with local brokers and regional developers to garner interest. Courtship with a Phoenicia-based restaurateur is ongoing as Hannahs is working with Kozloski to finalize a transaction on a potential site in Cairo. Additional projects in Cairo including Bavarian Manor and a restaurant marketing plan are ongoing as well. Two Catskill-based businesses are looking for either expansionary or startup locations, one of which may be looking for GCEDC financing. Another regional developer recently purchased Mike's Marina and Hannahs and Weiss are meeting with the owner to identify potential funding programs to fill a financing gap in the project.

Hannahs is working with Deputy Administrator Hart to develop a housing "micro-report" that identifies the County's workforce pipelines and the need for workforce housing development. The report will also identify the level of burdened households across the County and will serve as a guiding document for future housing development attraction on behalf of GCEDC and the County.

7. Board Member Discussion

8. A motion was made by Director Overbaugh and seconded by Director Kozloski, having no further business to conduct to adjourn the meeting. Vote 5-0, Motion Carried. Meeting adjourned at 4:58 p.m.