

**HAMILTON COUNTY IDA**

**LAKE PLEASANT, NY**

**FEBRUARY 9, 2023**

The meeting was called to order by the Executive Director at 1:00 P.M.

The Executive Director, Ms. Wilt, called the roll with the following Members answering:

James Bateman

Robert Peck

Tim Brownsell

Tim Pine

Chris Rhodes

Absent:

Steve Tomlinson

William Farber

Also Present:

Christy Wilt, Executive Director

Laura Abrams, Secretary

Election of Officers:

Ms. Wilt called for a nomination for Chairman for 2023. Mr. Pine nominated Mr. Rhodes for Chairman. Seconded by Mr. Peck. Carried.

Ms. Wilt called for a nomination for Vice Chairman. Mr. Rhodes nominated Mr. Farber for Vice Chairman. Seconded by Mr. Bateman. Carried.

Ms. Wilt called for a nomination for Treasurer. Mr. Rhodes nominated Mr. Brownsell for Treasurer. Seconded by Mr. Bateman. Carried.

Ms. Wilt explained that the Committees also need to be adopted. All IDA members are on the Audit and Governance Committees. Mr. Pine made a motion to appoint all members to the Audit and Governance Committees. Seconded by Mr. Brownsell. Carried.

Motion to approve the minutes of October 5, 2022 by Mr. Bateman, seconded by Mr. Peck. Carried.

Ms. Wilt explained that last week she had sent out the By-Laws, Investment, Procurement, Ethics and Sexual Harassment Policies for 2023. Motion to adopt policies for 2023 by Mr. Rhodes, seconded by Mr. Pine. Carried.

Ms. Wilt stated that the Board needed to review the Mission Statement. Ms. Wilt read it to the Board. Ms. Wilt explained that according to the Authorities Budget Office, that we report to, our

Mission Statement needs to also match any projects that we currently have. The Board discussed whether the Mission Statement matches the current housing project. The Board discussed how to amend the statement. The Board agreed to add “workforce support” to the first paragraph. Mr. Brownsell made a motion to approve the Mission Statement as amended. Seconded by Mr. Pine. Carried.

#### Financial Report/Loan Report:

Ms. Wilt reported that NBT has \$642,192.55 and Community has \$90,207.16. Ms. Wilt discussed the fact that IDAs can’t loan their own money. The Governor’s Office changed that rule last year, changed it back during COVID and as of June it is back to being not able to loan our own money. Ms. Wilt stated that we could start the LDC back up. The Board discussed what that would mean. Ms. Wilt stated she will put it on the next agenda to discuss it further.

#### Loan Report:

All loans are current, except one. Ms. Wilt explained that we will need to go into Executive Session later to discuss their finances. The Lane loan has one payment left. Chrissy’s Café is also almost paid off. Lapland Lake went on the market for 1.95 million. Their current balance is \$98,860.35. We are in second position.

#### New Business:

Ms. Wilt reported that she has started the audit with BST this week.

Ms. Wilt stated there is a conference soon in Saranac Lake, the Small Communities Big Opportunities Conference. She and RaChelle work with ANCA, they are Hamilton County liaisons for the Center for Businesses in Transition. They help business owners transition their business. She wanted the Board to be aware of the conference in case they knew anyone that could use the help.

Ms. Wilt requested an Executive Session to discuss the finances of a loan recipient, Camp Sacandaga. Mr. Rhodes made the motion, seconded by Mr. Bateman. Carried.

Motion to open the session by Mr. Peck, seconded by Mr. Rhodes. Carried.

Ms. Wilt reported that no action was taken in the Executive Session.

Mr. Rhodes made a motion to allow Camp Sacandaga to defer payments until June 1 with no penalties contingent upon him making the December 2022 payment. Seconded by Mr. Pine. Carried.

#### Old Business:

Ms. Wilt discussed the sale of 161 Elm Lake Rd., it has been going on since April 2019. Our attorney has passed away. About a month and half ago, she received a letter from the buyer’s attorney saying that he is no longer interested in the property. She was supposed to receive a sign-off letter to let him out of the contract. She has not received that letter. She has another person that is interested in buying the lot. She would like the Board’s approval, so once she receives the letter that she can offer it for sale again.

Mr. Pine made a motion contingent upon Ms. Wilt receiving the sign-off letter from the current buyer, that she be authorized to re-advertise 161 Elm Lake Rd. Seconded by Mr. Bateman. Carried.

Ms. Wilt explained that Mr. Rhodes is working with Matt O'Brien of Oak Mt. on the housing project. He is going to help Mr. O'Brien map the water and sewer for the Village. There will be 10 sites. The IDA will help with 6 of the cabins.

As there was no further business, motion to adjourn by Mr. Rhodes, seconded by Mr. Bateman. Carried.