

HAMILTON COUNTY IDA

LAKE PLEASANT, NY

DECEMBER 13, 2023

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

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

Chris Rhodes, Chairman
William Farber, Vice Chairman
Tim Brownsell
Tim Pine
James Bateman
Robert Peck

Absent:
Steve Tomlinson

Also Present:
Christy Wilt, Executive Director
Laura Abrams, Secretary
Matt O'Brien – Oak Mt.

Motion to approve the minutes of October 19, 2023 by Mr. Farber, seconded by Mr. Pine. Carried.

Payment of Bills:

T. Brownsell – mileage	\$85.15
J. Bateman – mileage	\$64.19
T. Pine – mileage	\$36.03
Fitzgerald Morris Baker Firth	\$2,650

Motion to pay bills as audited by Mr. Brownsell, seconded by Mr. Bateman. Carried.

Old Business:

The Charman stated that they will be reviewing the Workforce Housing Project Agreement. Mr. Peck pointed out that it needed to be changed to the Hamilton County Clerk's Office. Ms. Wilt stated she straightened out dates for the payment schedule. The Chairman stated that the first three payments will be in-kind services, Oak Mountain's investment of infrastructure. Mr. Farber stated that he felt the agreement captured the changes discussed at the last meeting. Mr. O'Brien stated that it looks good and that he will have his attorney review it.

Motion to approve both contracts with amended dates and it being recorded in Hamilton County Clerk's Office by Mr. Peck, seconded by Mr. Farber. Carried.

Ms. Wilt stated that they have not ordered the cabins yet. She stated they will be ordered by the end of the year. The Chairman explained that they would have arrived way ahead of time if they already ordered them. Ms. Wilt stated that once the cabins are placed, someone from Dan Stec's office would like to do a tour.

The Chairman stated that at some point they need to address how they are going to handle the two cabins and how Mr. O'Brien will work with the county. Mr. Farber stated that now that they have moved these documents forward, the IDA should have a conversation with the county about some of the hard-to-fill positions and figure out if there is a strategy they can work out on how to market them. The placement of the cabins and compensation for the cabins was discussed.

New Business:

The Chairman explained that an offer has been made on the 161 Elm Lake Rd. property. Ms. Wilt stated that there was a gentleman that was looking for property with her, and he is interested in the IDA's lot at 161 Elm Lake Rd. He made an offer of \$27,500; we have it advertised at \$30,000 and the last deal that was made for it was at \$24,500. The Chairman stated that he feels the advertised price of \$30,000 is a fair price. The Board discussed the price further.

Mr. Farber made a motion that the IDA offer it to him for \$30,000, if he accepts then the IDA accepts the offer. Seconded by Mr. Bateman. Carried.

Ms. Wilt requested permission to use Attorney Lisa Burgess if the offer is accepted. Mr. Brownsell made a motion to authorize Ms. Wilt to use Attorney Lisa Burgess for the closing if the offer is accepted. Seconded by Mr. Pine. Carried.

The Chairman discussed investing the IDA's money for it to make some interest. Ms. Wilt stated that she feels they could safely invest \$250,000. The Board discussed the ability to invest more.

Mr. Farber made a motion to invest \$350,000 in a short-term investment, seconded by Mr. Bateman. Carried.

Mr. Farber stated it is still being worked on to get it so that IDA's can loan money again.

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