

IDA

**CONFERENCE ROOM
LAKE PLEASANT, NY**

JANUARY 21, 2020

The meeting was called to order by Ms. Wilt, Executive Director at 2:00 P.M. The Secretary, Ms. Abrams, called the roll with the following Members answering:

Steve Tomlinson
William Farber
Tim Brownsell
Robert Peck
Tim Pine
James Bateman

Also Present:
Christy Wilt, Executive Director
Laura Abrams, Secretary

Election of Officers:
Motion by Mr. Farber, seconded by Mr. Bateman to nominate Mr. Tomlinson as Chairman. Carried.

Chairman Tomlinson presided.

Motion by Mr. Bateman, seconded by Mr. Brownsell to nominate Mr. Farber as Vice Chairman. Carried.

Motion by Mr. Pine, seconded by Mr. Tomlinson to nominate Mr. Brownsell as Treasurer. Carried.

Mr. Farber made a motion to appoint the following members to the Audit Committee, seconded by Mr. Bateman:

Mr. Peck
Mr. Pine
Mr. Bateman

Motion Carried.

Motion to appoint all Board Members to the Governance Committee by Mr. Tomlinson, seconded by Mr. Pine. Carried.

Adoption of 2020 Mission Statement:

After review of the 2020 Mission Statement Mr. Farber stated that he believes the Mission Statement remains consistent with why he accepted appointment to the IDA and moved that the Mission Statement in front of them be the Mission Statement for 2020. Seconded by Mr. Tomlinson. Carried.

Motion to approve the minutes from the April 9, 2019, September 18, 2019 and October 10, 2019 meetings by Mr. Bateman, seconded by Mr. Brownsell. Carried.

Finance Report:

Ms. Wilt handed out the finance report. Ms. Wilt reported that in the NBT account there is \$274,027.48. The Community Bank has \$68,390.10.

Motion to accept the Finance Report by Mr. Peck, seconded by Mr. Pine. Carried.

Ms. Wilt explained that in their packets they also have a Profit and Loss Statement.

Payment of Bills:

Jim Bateman-mileage	\$56.35
Tim Pine-mileage	\$31.05
Tim Brownsell-mileage	\$74.75

Motion to pay bills as audited by Mr. Farber, seconded by Mr. Pine. Carried.

New Business:

Ms. Wilt explained we are in compliance with the new requirement to livestream our meetings. They are to be held for five years on our website.

Ms. Wilt stated she was sent an email and a packet for Carol Young of the Adirondack Hotel asking for us to continue the subordination agreement. She currently is asking her bank for a loan of \$365,000. It replaces a loan she had which was originally \$300,000. The payoff on that loan is \$159,500. There will be about \$205,500 in new money. The funds are going to be used to renovate the formal dining room. After the new debt is in place the approximate total debt to the CNBA, IDA, DANC and NCALDC is \$550,000. They had it appraised; it was \$1,485,000. Ms. Wilt is looking for approval to subordinate again, we are still in the same place; she is just taking on a little more debt. Mr. Bateman asked what the term is. Ms. Wilt stated she thinks it is 20 years. It is in the email she sent.

Ms. Wilt took a moment to check the livestreaming. She found it had lost internet connection; she reconnected it and the meeting resumed.

Ms. Wilt recapped the discussion on the Adirondack Hotel.

Mr. Farber asked what the total of the original loan to the IDA is. Ms. Wilt stated the original loan was \$150,000, she owes \$105,703. She has never been late with a payment.

Mr. Farber made a motion, based on the report that Ms. Wilt gave, that the IDA continue to subordinate it's interest to the bank to allow her the ability to update her loan and do the renovations to her dining room. Seconded by Mr. Bateman. Carried.

Application:

Ms. Wilt stated she has received a pre-application from Bird's Boat Livery. They would like to buy a seaplane and do seaplane service. They have been denied by a bank. They are working on a full application. The Board discussed the depreciation of seaplanes. Mr. Farber stated when we take an asset for collateral, we will need an appraisal. Mr. Tomlinson stated it appears they will be hiring one full time employee, Ms. Wilt stated yes, it adds a job. Mr. Farber stated this is the pre-application; the full application will include the appraisal and the information on how they will insure the asset, life insurance etc. Everyone agreed it was a well-done business plan.

Ms. Wilt informed everyone that Oak Mt. paid off their loan today. There was a little extra interest because they are about a month late because of the weather conditions. Mr. O'Brien had communicated with her that he would be a bit late, but he did come in today with the check for the full amount plus another month's interest.

Ms. Wilt explained that on December 21, 2019, the applicant for the Blue Line Diner gave her an inventory of all of the equipment they had purchased for the diner and sent her a few pictures of them putting everything in. Mr. Farber asked if they have a date that they are going to open. Ms. Wilt stated no, and up to this point she doesn't have anyone to run it yet. Mr. Farber thanked Ms. Wilt for the update and asked that she let them know how anxious the IDA is to see it open. Mr. Farber stated that there had been discussion about the IDA having a meeting there to see the progress once they are open.

Ms. Wilt stated that the last thing she has under new business is the Woods Inn loan. They are currently in default. She requested an Executive Session to discuss their loan. She needs to discuss their specific financial details, including tax documents.

Motion to go into Executive Session by Mr. Tomlinson, seconded by Mr. Farber to discuss the specific finances of the Woods Inn loan. Carried.

Motion to open session by Mr. Peck, seconded by Mr. Bateman. Carried.

Ms. Wilt reported that while in Executive Session the Board discussed a delinquent loan and reviewed the financials. It was decided that we would contact our attorney and also consult with a second attorney to come up with a plan of action on what steps we can take to insure payment of those loans.

Mr. Farber made a motion to authorize Ms. Wilt to reach out to FitzGerald, Morris, Baker, Firth Law Firm, because of their expertise in work with IDAs and loan recovery, and that she talk to them about the specific financial situation, the delinquency that she reviewed with the IDA in Executive Session and get their advice, as soon as possible. He feels the IDA should meet again within a couple of weeks and have a plan on how to handle this delinquent loan. Motion was seconded by Mr. Peck. Carried.

Old Business:

Ms. Wilt stated she doesn't have any old business, but wanted to inform the Board that Elkin Tree Service is over four years ahead on payments for his loan. It appears he will have it paid off this July.

Mr. Farber feels the IDA should set a tentative date for the next IDA meeting to follow up on the delinquent loan, and the Board of Supervisors needs to fill the vacancy on the IDA, so it would be good to be able to report back on that.

The Board decided to set a date and have it contingent on Ms. Wilt hearing back from the attorney.

Mr. Farber suggested February 6th, 2 PM, in Lake Pleasant.

Ms. Wilt stated she will let everyone know if that date works. Mr. Farber added that he feels she should consult with FitzGerald, Morris, Baker, Firth about the best way to handle the actual loan and the individual involved with the loan, whether they would recommend that we invite them to the next meeting or whether they would recommend some kind of formal service of them in writing rather than having them into the meeting.

Mr. Bateman stated that he can't see where inviting the party to a meeting like this is going to get us anywhere. Mr. Farber agreed, he feels we are probably to the point where we need to let our attorney handle it. It's unfortunate, but it doesn't appear we are left with much other recourse.

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