

**IDA**

**CONFERENCE ROOM  
LAKE PLEASANT, NY**

**APRIL 9, 2019**

The meeting was called to order by Chairman Tomlinson at 9:30 A.M. with the following members present:

Steve Tomlinson, Chairman  
William Farber, Vice Chairman  
Tim Brownsell  
Tim Pine  
James Bateman

Absent:  
Robert Peck

Also Present:  
Christy Wilt, Executive Director  
Laura Abrams, Secretary  
Pete Klein, Press

A Motion was made to accept the minutes of October 2, 2018, November 6, 2018 and January 8, 2019 by Mr. Bateman, seconded by Mr. Brownsell. Carried.

**Financial Report:**

Ms. Wilt handed out and reviewed the Financial Report. Ms. Wilt explained that the NBT Account has \$202,868.76, which is due to the fact that the Snowwarriors and the Lake Pleasant Lodge paid their loans back. The Community Bank balance is \$62,611.29, Rachel Pohl is the only loan currently making payments into that account. Everyone is on time with their payments.

Motion to approve the Financial Report by Mr. Pine, seconded by Mr. Farber. Carried.

**Audit Report & PARIS:**

Ms. Wilt handed out the Audit Report that was completed by BST. It has been loaded onto the PARIS system as required by April 1. There is also a linked to it on our website.

Motion to accept the Audit Report by Mr. Bateman, seconded by Mr. Pine. Carried.

**Payment of Bills:**

Rose & Kiernan - Commercial Crime Policy	\$269.00
Tim Pine – Mileage	\$69.60
Tim Brownsell – Mileage	\$75.40
Jim Bateman – Mileage	\$56.84

Steve Tomlinson – Mileage

\$31.90

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

New Business:

Subordination Agreement for NDF Point, LLC (The Woods Inn) – Ms. Wilt explained that on the 29<sup>th</sup> she received a phone call from Charlie Frey stating that he needed a subordination agreement from the IDA, DANC and the Millikans so he could finish his project and could borrow an additional \$200,000 from another private lender to complete his project which would allow him to get his grants back. In doing that, we would need to subordinate our position from 4<sup>th</sup> to 5<sup>th</sup>. She went to the Clerk's Office and looked up all of the notes, deeds and liens that he has that she could find, they are in the packet she handed out. Currently first place is his original mortgage with Adirondack Bank for \$1,519,000. Seconded is Hamilton County IDA for \$200,000. Third is the Milikans for \$87,000. Fourth is Hamilton County IDA for \$50,000. Fifth is DANC in the amount of \$250,000. This new loan would push the Milikans \$87,000, HCIDA \$50,000 and DANC \$250,000 each down one step. The HCIDA \$200,000 would stay in second position.

Mr. Tomlinson asked if he is still in a position where there is equity available on this property. Ms. Wilt stated the Casino project is a hefty project. Once it is finished it will add some equity. Ms. Wilt stated he needs the \$200,000 to complete the project so he gets the grant back, so he can pay us back. Ms. Wilt stated that he wants to have it up by July and that he already has reservations for it. Mr. Pine asked how much the grant is that he is getting to pay us back the \$50,000. Ms. Wilt stated \$174,000. Ms. Wilt stated Mr. Frey told her that once he pays everyone back with the grant money, he is going to go back to Adirondack Bank and put the rest of the money into one loan. We may get our \$200,000 back at that time.

Mr. Farber asked what the appraised or assessed value is that we have for his site. Ms. Wilt stated she can look it up and stepped out.

Ms. Wilt returned. She stated she also looked up his taxes. He is up to date on his taxes. His total assessment is \$1,388,000. Purchase price was \$1,497,000, which probably includes contents. There is no updated assessment based on the improvements. He has paid on his loans for almost 5 years. He currently owes the HCIDA on the \$200,000, \$173,699.18.

Mr. Farber stated that he believes the reality is that we expressed some apprehension when we got in \$50,000 deeper, but at that point in time he had the grant and we were trying to help facilitate the process so that he could get the grant money and it wasn't different from other loans that we have done where people were making a commitment to pay us back out of grant proceeds. We did yeoman's work helping him with DANC. Clearly, DANC is the deepest in this, they have taken a position lower than we did. He doesn't feel it is the riskiest thing we can do, but it is a decision for the Board.

The Board discussed the fact that Mr. Frey has continued to make improvements to the property.

Mr. Farber made a motion to subordinate the HCIDA interest. Seconded by Mr. Bateman. Carried.

Old Business:

Ms. Wilt reminded everyone that we are still short one Board Member. She informed the Board that after a year of working with the Adams they have decided not to build the Utopia RV Park in Long Lake and all of the property is currently listed for sale.

New Business:

Camp Sacandaga – Ms. Wilt informed the Board that Camp Sacandaga is closed. He was not able to come to an agreement with the current landowners of the camp and as of Feb. 28 he has left Hamilton County. He asked Ms. Wilt if the Board would like to see him pay a full year of payments because his retirement doesn't mature until June, 2020. He is still making payments. He owes \$57,676.20 on a \$60,000 loan. He is in Utica. He said he would do whatever the Board wanted him to do.

Mr. Farber made a motion to allow him to continue to make payments until his retirement matures and he pays it off. Seconded by Mr. Pine. Carried.

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