



FULTON COUNTY CENTER FOR REGIONAL GROWTH

Fulton County Center for Regional Growth  
**MINUTES of the MEETING of the BOARD of DIRECTORS**

Friday – March 27, 2015 – 8:30 a.m.  
FCCRG Board Room; 110 Decker Drive, Suite 220  
Johnstown, New York

Directors Present: Chris Curro, Gregory Fagan, David Jankowski, Travis Mitchell, Ronald Olinsky, Geoffrey Peck, and Jim Selmser

Directors Absent: Michael Bowker and Dustin Swanger

Staff Present: Ronald Peters and Becky Hatcher

Guests: Mike Anich, Leader Herald; Jim Groff, Board of Supervisors; Dayton King, City of Gloversville; Art Simonds, City of Gloversville

**Public Session**

**Call to Order / Introductions:**

Vice Chair Greg Fagan called the meeting to order at 8:34 a.m. He welcomed the Directors and guests to the meeting.

**Minutes:**

Jim Selmser made a motion to approve the February 27, 2015 board meeting minutes as written. Ron Olinsky seconded the motion and they were approved.

**Administrative Matters**

**Chair Report:**

As Board Chair, Dusty Swanger, was absent from the meeting, no Chair report was given.

**Committee Reports:**

*Executive Committee:* This Committee has not met since the last Board meeting.

*Board Development Committee:* This Committee has not met since the last Board meeting.

*Audit and Finance Committee:* Ron Olinsky reviewed the actions taken by the Audit and Finance Committee the Wednesday prior. The bank accounts were reviewed. The Committee

reviewed and discussed Phil Beckett's report. Estee's rent roll is at 72%. The Loan Pool Report was reviewed.

**County and City Reports:**

As Jim Mraz was not present, no county report was given.

Dayton King and Art Simonds were present from the City of Gloversville; they requested to address the Board in Executive Session.

**Old Business**

Microenterprise Grant Program Update: Ron Peters advised the Board that 28 people were present at his presentation about the grant program at the Chamber. Of those, at least 6 business owners said that they would be present at the grant training program, which is scheduled to begin on March 30, 2015.

ABO Compliance Update: Becky Hatcher and Ron Peters are signed up for PARIS training. Ron reminded the Directors that they need to sign up for online Director training before the end of the calendar year.

Downtown Improvement Meetings: Ron Peters has been meeting with downtown improvement groups; he has met 6-7 times with the Gloversville group to discuss funding options and building use.

Gloversville Library Project Update: The Gloversville Public Library is looking for \$8-\$10 million in permanent financing for building improvements. They have raised \$2 million in donations through fundraising efforts thus far and are applying for tax credits. They did unsuccessfully seek CFA funds in 2014; they will apply again in 2015. They may also seek bond financing. Ron suggested that the Directors tour the building.

National Grid Grant Update: CRG was awarded a \$10,000 matching grant for upgrades to its website through National Grid.

**New Business**

Part Time Employee: Kathy Crankshaw has been hired to work in the office two days a month. FMCC's Model Office program is working on 2 projects for CRG during the spring semester. An intern from FMCC is still being sought.

Community Outreach Program: Ron Peters said that he has been exceeding his goal of meeting with 6 local businesses per month. He said that his meetings have been well received. He is offering CRG's assistance and making an effort to understand the needs of the business community. During the month of March, he met with Benson's Pet Center, Epimed, Family Counseling Center, Jag Manufacturing, Leader Herald, Lexington, Mountain Valley Hospice, Nathan Littauer Hospital, and Robison Smith.

Local Presentations: Ron gave a presentation to the Rotary Club during March. He also shared the flyer that promoted the Dollars & Donuts Microenterprise Grant Informational Meeting that was held at the Chamber.

CFA Grant: Ron said that he would discuss the County's application in Executive Session.

Benson's Pet Center: EDC's Board of Directors and Loan Committee approved a \$75,000 loan to Benson's Pet Center from the CDBG Loan Pool. Benson's is opening a new store in the Johnstown Shopping Center and will create 15 new jobs. This is Benson's 6<sup>th</sup> store and all of them turn a profit. Ron Olinsky said that Benson's Pet Center expressed appreciation that CRG was so proactive in approaching them to welcome them to the business community and offer assistance.

Business Retention Project: This will be discussed in Executive Session.

Carville Leather Bankruptcy: This will be discussed in Executive Session.

Signed Management Agreements with CBRE: As of April 1, 2015, CIC has contracted with CBRE to manage the properties located at 160 Enterprise and 110 Decker Drive. This will free up staff time.

Signed Listing Agreement with CBRE: CIC has signed listing agreements with CBRE for the following properties: 20 Crescendoe, 160 Enterprise and 110 Decker Drive. The two vacant lots will also be listed. Ron Peters said that he feels like most of the building should be sold within 9-10 months. The vacant lots may take longer; these are zoned for industrial use.

Management Agreement Presentations from Two Groups: Two management companies made presentations for the management of Estee Commons. This will be further discussed in Executive Session.

Purchase Offer for 160 Enterprise Drive: A purchase proposal has been received for 160 Enterprise Drive.

Other: CRG has received a proposal from Attorney Mike Albanese to act as CRG's attorney on retainer. He would attend Board meetings and be the local, go-to attorney.

### **Adjournment to Executive Session to Discuss Legal Issues**

At 8:55 a.m. Greg Fagan asked that the Board move into Executive Session. Chris Curro made this motion; it was seconded by Dave Jankowski and passed. The guests were dismissed and thanked for their attendance at the Board meeting.

#### **Legal Issues:**

The Directors discussed several ongoing legal issues. These discussions were informational in nature. No action was needed.

#### **City of Gloversville:**

Mayor King and Councilman Simonds reiterated the City's stand that it would like EDC to return the GUDAG funds to the City. The Board thanked them for letting them know. They will provide direction to Ron Peters, who will get back to them.

**Adjournment**

Greg Fagan then asked for a motion to adjourn from Executive Session and adjourn the Board Meeting. No motions were made or approved during Executive Session. Dave Jankowski made a motion which was seconded by Geoff Peck. The meeting was adjourned at 10:08 a.m.

Respectfully Submitted,

  
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David Jankowski, Board Secretary  
G-Geoffrey PECK

6-26-15  
Date