



FULTON COUNTY CENTER FOR REGIONAL GROWTH

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

Friday – June 26, 2015 – 8:30 a.m.  
FCCRG Board Room; 110 Decker Drive, Suite 220  
Johnstown, New York

Directors Present: Chris Curro, Gregory Fagan, Ronald Olinsky, Geoffrey Peck, and Jim Selmser

Directors Absent: Michael Bowker, Travis Mitchell, and Dustin Swanger

Staff Present: Ronald Peters and Becky Hatcher

Guests: Jim Mraz, Fulton County IDA; Jim Groff, Fulton County Supervisor, and Mike Albanese, Esq.

**Public Session**

**Call to Order / Introductions:**

Vice Chair Greg Fagan called the meeting to order at 8:36 a.m. He welcomed the Directors and guests to the meeting.

**Minutes:**

Jim Selmser made a motion to approve the May 29, 2015 board meeting minutes as written. Ron Olinsky seconded the motion and they were approved.

**Administrative Matters**

**Chair Report:**

Vice Chair, Greg Fagan, advised the Board that a letter of resignation was received from David Jankowski, Board Secretary. After discussion, Ron Olinsky made a motion to accept Dave's resignation with regret. Jim Selmser seconded the motion and it unanimously passed.

After further discussion, Ron Olinsky made a motion to appoint Geoff Peck to the office of Secretary to the Board. Jim Selmser seconded this motion and it was passed as well.

**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.

*Finance Committee:* Ron Olinsky advised the Board that this Committee met the Wednesday prior. They reviewed Phil Beckett's report, which looks good. Maddalone's report on Estee Commons showed the occupancy rate at 72%. The Committee reviewed the loan pool report; they reviewed the delinquent borrower accounts and actions being taken to bring them current. They also reviewed the loans that have already paid in full and two that paid off early.

### **Governance Committee:**

This Committee needs to be formed and meet to review By-Laws and perform other necessary job duties. Thus far, volunteers for this Committee are: Dusty Swanger and Chris Curro. Ron Olinsky made a motion to change the name of the Board Development Committee to the Governance Committee. Jim Selmser seconded the motion and it passed successfully.

### **County and City Reports:**

Jim Mraz reported that Empire State Medical Solutions is working on demolition of the existing building on their site in the Tryon Technology Park and are looking for final approvals at the end of July. Ron and Jim met with a company that has been working with FAGE regarding their whey disposal. They are trying to assist them with the potential establishment of their business in the Johnstown Industrial Park. Jim gave an update on Smartwaters and the Tryon Phase II water tank progress.

### **Old Business**

*Existing Microenterprise Grant Program Update:* The first drawdown from the State is expected within the next week. Ron explained that the state sends a check to Fulton County and then the County sends a check to CRG for disbursement to the grant recipient. L&L Embroidery is the first business to receive funding. Approximately 90% of the original grant fund has been expended.

*Community Outreach Program:* Ron continues to meet with small local businesses in the County. During the month of June he met with Hulten Speed Sports, Avanti Control Systems, Townsend Leather and Royal Mountain Inn.

*National Grid Grant Update:* Ron feels that CRG should be able to submit paperwork for reimbursement to National Grid within the next 30 days.

*Management Agreement Updates:* Maddalone's first report arrived detailing their efforts at Estee Commons. Ron spoke to CPC, Estee's mortgage holder, and they seem pleased with Maddalone's progress. CBRE's management of 110 Decker Drive and 160 Enterprise Drive is going well. They submitted a check to CIC to cover out of pocket expenses CIC paid for that were associated with those properties.

*Property Sale Update:* This will be discussed in Executive Session

*Downtown Improvement Meetings - Gloversville:* Ron continues working with Mike Bowker on locating a new tenant for the NBT Bank building on Main Street. He also met with groups that expressed interest in Estee Commons and the 2 Great Guys properties on South Main Street. He assisted the Library with some funding options for their building rehabilitation project.

CFA Grant Writer – Update: Ron has kept in touch with local grant writers and has connected them to local businesses wishing to submit a CFA grant application.

Business Retention Project: Ron is still working with Robison Smith and Fulton County IDA to keep the business in Fulton County. The building that they are interested in purchasing is owned by STAG; they are in the process of negotiating a purchase price.

Business Retention Project with Job Creation/Retention: A local company is looking to establish a new production line to package their product through grant funding. There is the potential of 5-7 new jobs with the production line.

2016 Proposed Microenterprise Grant Program: Fulton County has agreed to apply for another Microenterprise Grant Program. Ron said he would like to see this program available in Fulton County on a continual basis. He will work on a more detailed training syllabus for the 2016 version.

### **New Business**

Downtown Improvement Meetings - Northville: Ron has met with officials in Northville regarding funding for a new firehouse and sewage collection system. They may potentially seek 501C3 bonds.

ABO Compliance – Fiduciary Acknowledgement Form: Becky reminded the Board that their email packet included the Fiduciary Acknowledgement Form, which all Directors need to read, execute, and return to her. She also reviewed the rest of their packet which pertained to ABO Board Member Training, Annual Board of Directors Evaluation, the PARIS reporting system, ABO Best Practices guidelines for Board Meetings, and Director Training Slides.

Potential Projects: This will be discussed in Executive Session

NYS Business Marketing Inquiries: Ron has participated in three calls with New York State this month and has worked with Clayt Sitterly on one potential business in need of a call center.

Potential CDBG Loans: This will be discussed in Executive Session

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

At 9:27 a.m. Dustin Swanger asked for a motion that the Board move into Executive Session; it was made by Jim Selmser and seconded by Geoff Peck before it was 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.

### **Adjournment**

Greg Fagan asked for a motion to adjourn from Executive Session and adjourn the Board Meeting. Geoff Peck made the motion, which was seconded by Ron Olinsky; it was passed at 9:49 a.m. No motions were made or approved during Executive Session.

Geoff Peck then made a motion to adjourn the meeting. The motion was seconded by Jim Selmser. The meeting was adjourned at 9:50 a.m.

Respectfully Submitted,



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Geoffrey Peck, Board Secretary



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Date