

**DEVELOPMENT CHENANGO CORPORATION**  
**FINANCE COMMITTEE**  
**MEETING MINUTES**  
**September 19, 2019**

**Present:** C. Olin, D. Shea, S. Marshman

**Via Phone:**

**Absent:** J. Telesky

**Contract Staff:** S. Craig, A. Larsen

**Finance:** S. Cwynar

**Guest:** Aiden Hannan

**I. Call to Order**

S. Craig called the meeting to order at 8:03 a.m.

**II. Minutes**

Upon review motion to approve the March 25, 2019 Finance Committee meeting minutes made by C. Olin, seconded by D. Shea. Ayes all. Approved.

**III. Financial Report**

S. Cwynar reviewed the May 31, 2019 financial statements with the committee. Accounts receivable is \$19,000 gross with a \$13,000 allowance. Current assets are up \$100,000 over December. NBT investment accounts are up. Loan payables include the STREDC loan for which we pay \$1,000/month with 1% interest. It's been reduced by \$5,000 since the end of last year.

BALF loans receivable total \$411,000. Microenterprise loans receivables total \$27,000. ARLF loans receivable total \$189,000. There's an allowance for bad debt of \$20,000. This includes other receivables, and future reports will separate that out from bad debt for loans.

S. Cwynar said aged receivables total \$19,000. This is mostly from Sunrise Family Farms, as well as the Artist's Palette.

S. Craig said the illness of one of the owners hindered their ability to make payments, but DCC has been in communication with them and plan to set up wire payments.

S. Cwynar said for statement of activities the total net earnings year-to-date are \$109,000. \$91,000 of that is from investments, but expenditures are under budget, and loan activity over budget.

D. Shea asked if the Artist Palette payments were current, and the amount owed was still old debt.

S. Craig said that a new non-profit is being formed that will take their lease once its term is up in August. The Artist's Palette will be one component of the new organization. The principal and interest will be rolled over into the new agreement.

Upon review motion to approve the May 31, 2019 financial statements by D. Shea, seconded by C. Olin. Ayes all. Approved.

**IV. Other Business**

S. Craig distributed copies of Commerce Chenango's Downtown Revitalization Initiative application for the City of Norwich.

D. Shea asked if funding from the America's Best Communities project had been used towards the application, which S. Craig confirmed.

A. Hannan provided an overview of Development Chenango's investment account. There were gains of \$85,000 in the last quarter, which helped make up for a historically bad fourth quarter from last year. There was a shift from 52% equities to 56%. Three Vanguard funds were replaced with Fidelity funds.

A. Hannan presented the 2019 investment policy to the committee.

Motion to approve the 2019 investment policy by D. Shea, seconded by C. Olin. Approved.

The committee discussed market performance.

S. Craig said Norwich Meadows hasn't offered any more information on their proposed cold storage facility project.

S. Craig said loan recipient Hidden Springs Brewing was having some difficulty in procuring a license to serve their own beer, which has prevented their expected summer sales.

## **V. Adjournment**

With no further business motion to adjourn made by S. Marshman, seconded by C. Olin. Ayes all. Meeting adjourned at 8:39 a.m.