



CALLICOON BUSINESS ASSOCIATION

2025 Monthly Member Meeting | 02.18.25 MINUTES

Meeting date | time 02/18/2025 | 6:30 pm | Meeting location Callicoon Real Estate, Callicoon + Zoom

Meeting called by: **Nicole Vallance, President** Call to Order: **6:35 pm**
Facilitator: **Nicole Vallance, President** Adjourned: **7:20 pm**
Note taker: **Roy Harris, Secretary**

Attendance: Executive Board: Nicole Vallance, Genia Brodyn, Roy Harris, Rosie DeCristofaro, Lily Smith and Thong Keokham. **Guests:** Nancy Anderson, Melanie Bendavid, Stacey Cervellino, Darko Hreljanovic, Bill Jenks. & Lisa Stuart

- I. **President's Report + Welcome and Call to order**
- II. **Secretary's Report** | Review and adopt 01.28.25 General Meeting Minutes-since the notes went out late we will table them to the March meeting
- III. **Treasury Report** | The CBA current has \$5737 in the bank, with approximately \$3,200 earmarked for various initiatives and \$900 for expected payments. We're also expecting to receive \$2100 from 2024 sponsorships. We are solvent and in good shape going into the new year, with \$4K+ more than last year's rollover and \$2K more than 2023.
 - This year's fundraising initiatives, for sponsorships, grants and bingo fundraisers were all very successful and critical to expand advertising, events, beautification, holiday decorating and purchase needed equipment.
 - We are deeply grateful to the amount of support received from our incredible sponsors and our membership for helping to fund and support events and programming this year.
 - Additionally, the CBA board has earmarked \$2500 to go towards a Callicoon Field Guide for this coming year to benefit businesses and hamlet, and up to \$1200 for a website revamp
- IV. **Marketing Committee** | We need to find another location for March 4th Marketing Meeting since Callicoon Real Estate will not be open on the next date- TBA
 - Callicoon Hamlet Guide | \$2500 has been raised and we are starting development, which will be discussed at the Next Marketing and member Meetings. Anyone interested in collaborating on the guide, please email events.callicoon@gmail.com.
 - **Next Marketing meeting** | March 4th, 5:30 at TBD.
- V. **Beautification Committee** | Call for a Chair. Rosie DeCristofaro will work as interim. If you know anyone who loves gardening who would be interested, please let us know.
 - **Sullivan 180 Grant** | Submission due March 1st, 2025-
 - **Summer Internship** | We are seeing an intern to work with the CBA and Sullivan 180 for hamlet beautification. This is a paid position for a person 16-20.
 - **Hamlet Baskets** | 14" Red/Pink Ivy Geraniums in a metal basket with coconut liner at \$27/ea.
 - Orders are now open. Please email beautification.callicoon@gmail.com to order.
 - Notice will be going out to all members about the baskets. If anyone has any baskets from the 2024 season, please contact Genia at vp.callicoon@gmail.com

VI. Events Committee Update (Nicole)

- **2025 Events Dates** | Dates listed on www.visitcallicoon.com
- **Call for Events Committee Chairs/Co-Chair** | Each event should have its own Chair/Co-chairs and Committee and start planning a minimum of 3 months in advance.
- **2025 Event Sponsorship Packet** | Being updated | The tiers will remain at the same levels.

VII. Depot Update | With CDI President, Darko

A lot of things are happening with pressure time wise- a lot to be done between now and June 30th to use the remaining Silver Feather Award balance to complete the Architectural Plans on our timeline.

- **RFP** | We have had about 10 solicitations –6 firms came on Feb 7th and were able to walk through and see the depot. A site visit was not necessary-so all 10 can apply. So, 10 potential candidates.
 - RFP is due on March 7th | general outline for the RFP is 3 phases- the first phase is getting people into the visitors center- the focus of the first phase- main door, access, roof etc is the first scope- we had to diminish some of the things for phase 1—we were \$200,000 over budget- meaning we will get it ,but not in phase 1
 - We need to focus on what we can actually do in phase 1- so that’s why we had to change a number of things we originally wanted to do
 - We have a Silver Feather fund- parallel to the DAFNY fund- with about \$40,000 remaining
 - The general discussion to the renovations have included its a 2-phase project. we have exterior work and site planning that needs to be done
 - Initially the RFP was architects would come on so they can do phase 1 and 2- but architects are not going to come on giving a bid for just phase 1 of the project. we cannot expect them to do phase 2 for nothing. we were prompting a scope of work that is not amenable. have sent emails and have copies for those who did not get it
 - Darko recommends giving a conceptual design of what phase 2 may be
 - We are proposing to issue an addendum on Friday that basically -design drawings for phase 1 and conceptual design for phase 2- recognizing we do not have the money to pay for phase 2. We generated another schedule will mean that the \$250,000 for phase 1 and the \$40,000-will satisfy the fee we will get - could be higher or lower- -will hold for the date of June 30th
 - Will issue addendum this Friday showing the changes and they will submit on March 7th - and then we will invite the 3 bids to make a presentation to the 3 boards and then make a selection-depending on the fee etc and if cannot get the firm decided on to agree we go to the next firm
 - Internal review will be halfway through the project - we do not have time to redesign-, must get to June 30th. so we are proposing the 3 boards to agree that remove construction documents out of phase 2, the phase 1 , and proceed with monies in place, fees we can pay for
 - (NV) Board spoke about this in the prior meeting and agreed
 - Lily- do you have any other grants you can apply for?

- Darko- having a board meeting tomorrow and trying to find other grants. Roof replacement is \$70-90,000 depending on findings, water coming in dehumidification is about \$40,000
- We applied for the Norfolk Southern Foundation Grant in fall to address exterior of the building
- We need additional grants for landscaping, ect needs to develop a master plan and review with all interested parties and incorporate landscaping
- Estimates the need \$400-500,000 to finish everything – the cost estimate was in that range
- Darko- things change in 7 or 8 years- sustainability- etc has changed in 5 years and we need to update today- need to correlate the scope with the money
- Darko- get committees in place tomorrow and the look at the grants - many are due in Feb and March
- Kate is new to the board, not the project and her focus is to pursue the grants
- We now also have Aaron who is an architect, Darko is and architect
- Need to expand outreach and fundraising - social media postings, etc- which is very important

VIII. 2025 Elections – ‘Meet the Candidates.’

We will now meet the candidates’ portion if there are no questions. Each of the candidates spoke and told why they are applying to run for the CBA board- each of their bios have been sent out on the MailChimp

- **Candidates:**

- | | |
|----------------------|-----------------|
| ○ Nancy Anderson | ○ Roy Harris |
| ○ Genia Brodyn | ○ Bill Jenks |
| ○ Rosie DeCristofaro | ○ Thong Keokham |

- **Motion to accept these members as Candidates for the 2025 CBA Board Election (NV), 2nd (RD) Approved unanimously.**

- **Adopt Slate |** As we currently have 6 candidates, and we have 7 slots for the board, should we accept the slate to via resolution - we have a quorum- to adopt the resolution in favor rather than sending out the digital ballot. All present agree.
 - **Resolution 2025-002 On Feb 18 the CBA Membership we resolved it was permissible in a special case of having no more than one candidate per open board seat to allow a resolution to adopt the slate of candidates-in lieu of the digital ballot. As per the by laws, the new board will take effect at the next meeting on March 25th to transition properly. Resolution adopted: Genia made the motion. 2nd By Rosie. All in favor.**

IX. Public Comment

VIII. Next Meeting - Tuesday, March 25, 2025 at Seminary Hill

IX. Adjourn Meeting Closing: Motion to Adjourn by (NV), 2nd (RD) Approved Unanimously.

CANDIDATE DECLARATIONS

- current as of 02.13.25 -



Nancy M. Anderson. Callicoon Depot Inc., Secretary + CBA Community Member

Originally from Rockland County, I settled in Callicoon in 2018 after retiring from a career in regional land use and transportation planning in Wisconsin. I chose to return to New York to be closer to family. My sister, Mary Tonjes of Tonjes Farm Dairy, has been part of this community for nearly 40 years, and I spent countless visits here before making the move myself. From the start, I was drawn to Callicoon's welcoming spirit and strong sense of community.

My interest in historic preservation and railroads led me to join the Callicoon Depot Inc. (CDI) Board in 2023, and I was elected Secretary in 2024 and hope to continue in that role in 2025. This past year has been an exciting one for CDI, with key milestones such as preparing and releasing a Request for Proposals (RFP) for the depot's renovation. I took the lead in the release of the RFP, managing responses, and supporting the project's next steps. In addition to my work as Secretary—drafting agendas, preparing minutes, and reviewing bylaws and policies—I also contributed to CDI's grant committee, writing a grant application to Norfolk Southern Railroad for exterior repairs to the depot. I also enjoyed volunteering at depot open houses and our July town hall event, which gave me the chance to connect with even more members of the community.

Through my work with the Depot Project, I've come to appreciate the close relationship between CDI and the Callicoon Business Association (CBA). Over the past two years, I've had the opportunity to volunteer at several hamlet events and see firsthand how much CBA does to support local businesses and strengthen community ties. I believe maintaining strong collaboration between our organizations is essential to the success of the Depot Project, and I'd like to play a role in keeping that partnership thriving. If elected, I would help ensure the CBA Board and membership continues to remain well-informed and engaged with project developments, fostering transparency and cooperation every step of the way.

Beyond my involvement with CDI, I bring extensive experience in planning, organizing, and working with committees and the public—skills that are essential to keeping nonprofit organizations strong and sustainable. I have attention to detail but also keep the "big picture" in mind. I'm excited about the opportunity to contribute these strengths to the CBA and to continue working alongside so many dedicated community members.

I look forward to the possibility of serving and supporting Callicoon's continued growth and success.



Genia 'Jean' Brodyn. CBA Community Member [current Vice President]

My name is Genia Brodyn and I have been a resident of Cochection, NY and now Lookout, PA for the last 20 plus years. I served as Vice President of the CBA last year and I would like to continue to bring my knowledge and enthusiasm, in the capacity of an executive board member, in 2025. If elected, I look forward to working together with new officers, all businesses and members to continue sharing and implementing cohesive ideas that will benefit our hamlet of Callicoon as a whole.

Genia was an active CBA Community Member, volunteering with the CBA Events & Fundraising Committees since 2022, before running for her current role of Vice President role in 2024.

2025 Callicoon Business Association Executive Board Candidates (continued)



Rosie DeCristofaro. *Callicoon Real Estate, Owner* [current Exec. Board Member]

I am declaring my candidacy to serve on the Executive Board of the CBA for 2025.

Beautification of the hamlet together with the Callicoon Depot project are my main points of interest in the Association. We must bring the Callicoon Depot project to fruition, start the actual renovation work and have the Upper Delaware Scenic Byway organization occupy their Visitor Center in 2025.

My husband Bob and I, through our businesses, have been dues paying members and supporters of the CBA since 1988. I was President of the Association for many years.

I am the representative of the Town of Delaware on the Upper Delaware Scenic Byway (UDSB) board, a position I have held since 2002. It is through my service on the UDSB board that the CBA received the \$250,000 DASNY grant to renovate the Callicoon Depot and to create a Visitor Center for the Upper Delaware Scenic Byway. I served on the Planning Board of the our township for many years.

My work in real estate began in 1993. I opened Callicoon Real Estate, LLC in 2009. I served as the President of the Sullivan County Board of Realtors (SCBR) for 2023, Chairperson for 2024, and am currently its Vice President. I was previously a Director from 2010-2015; followed by President of the SCBR Multiple Listing Service until 2018 when our members became part of OneKeyMLS, a transition both boards negotiated for membership.



Roy Harris. Retired Educator + A&R Hacienda, Co-owner + [current CBA Secretary]

It would be an honor to serve again on the Callicoon Business Association Board of Directors.

I have been honored this past year holding the position of secretary for the CBA. Arranging the meetings, working, and collaborating with the board and community members. Assisting with Artwalk, Callicoon Country Fair, Tree Lighting and Dickens,

decorating the town to look incredible, and donating our small community tree.

I have presented many new ideas to the board and the community and look forward to implementing many of them this coming year. I am looking forward to assisting with more new and creative ideas from my past experiences and bring the skills I have acquired through the years to assist the Callicoon Business Association in going to the next level again and assisting in making the hamlet of Callicoon a national as well as international destination.

I rose through the ranks of the New York City Department of Education (NYCDOE) from teacher to Assistant Principal to head of elementary school science for the entire city, where I was appreciated as an innovator. I conducted numerous workshops with teachers and supervisors as well as worked with and helped teachers develop much needed skills. Continued this after retiring.

After retiring from NYCDOE, I applied my marketing and management skills and subject matter expertise to a new business development post, and helped grow a company that sells leading edge Science and STEM Education programs to schools. I developed a range of materials and presented to schoolteachers and supervisors so they'd buy these programs to teach these much-needed programs to students.

Many of my summers were also filled as a key manager and communicator at a popular seasonal sports resort for adults and children for over 25 years where I helped innovate new ideas for programming, developed itineraries and newsletters for our guests and clients as well as in charge of staff and guest daily itineraries.

2025 Callicoon Business Association Executive Board Candidates (continued)

My summers as a child were spent growing up in the incredible Catskill Mountains with my family as well as many summers in my teen years at Summer Camps in the Catskills vicinity. That began my journey into my love of this incredible area. Rather than just short visits in 2006 we purchased a home in Narrowsburg and then in 2021 during the Covid epidemic we purchased another home in Callicoon –and after completely renovating the home - began running it as a successful Airbnb (Short term rental STR) as we work and collaborate with many of the businesses in the area. The property is marketed in a way that drives traffic to neighboring businesses and attractions and excites guests about the area. The website and Welcome Book within the website we developed include all the neighboring businesses and attractions so guests get just as excited about the area as we do.

I believe that we are all in this together and must work collaboratively for the revitalization of Callicoon and the Catskills. I am also a member of Sullivan County Vistors Association and work closely with them as well as attending many meetings and webinars to help the community.



Bill Jenks. *Long Hill Events, Co-owner*

My wife Cindy and I have been Callicoon residents for four years, with our home in the Beechwoods. Our connection to the area extends over decades, through my sister-in-law Alyssa Adams whom we have visited for many years including our participating in the Eddie Adams photojournalism workshop that she founded and has led since the 1980s.

We are members of the Callicoon Business Association through Longhill Events, which involves our renting our 1840s renovated barn to people for weddings and other events. We have had the pleasure of getting to know many of the business owners in town and I have put together some histories for several of them going back to the 1800s. I have participated in fund raising events for several as well.

My background is in business and finance. I have an MBA in finance and have worked in the financial industry for over 30 years. I started an investor relations advisory business in the late 1980s, built it into an international leader in its field and sold it to KPMG a few years ago. I continue to work in that field as an independent consultant, with my clients including some of the leading corporations in Europe and Japan. Previously I worked on the corporate side in strategic planning and line management.

In terms of community service, I served as treasurer and then president of a homeowners association on the Long Island shore for 10 years, my condo association in Tribeca for 10 years and my coop board in Greenwich Village for 7 years. Each of these experiences included extensive planning, budgeting and expense control and getting people to work together to better their properties.

Regarding the CBA, I would like to help in any way I can to help generate business for its members and continue to enhance the quality of life in the town. Of the areas of need that the CBA has highlighted, I believe my background could be helpful in operations and budgeting, project management, bookkeeping and team building.

2025 Callicoon Business Association Executive Board Candidates (continued)



Thong Keokham. Artist + Community Member [current Executive Board Member]

I've had the opportunity to serve on the board as a Executive Board Member for the past 2 years and have been active on the Events, Fundraising and Decorating Committees in addition to helping strengthen the relationships between the Callicoon community and the Delaware Valley Job Corps. I would like to continue my service by becoming part of the CBA Board once again in 2025. We have many important projects that I am excited to continue in volunteering my services.

I moved to Callicoon New York 4.5 years ago from Dallas, Texas. I currently work as the Executive Administrative Assistant to the Center Director of The Delaware Valley Job Corps Center in Callicoon New York.

I bought my home in Callicoon (Hortonville) in 2020. I quickly fell in love with the area and the community. My professional experience prior to moving here has been in Default Mortgage Servicing for Countrywide Home Loans and Bank Of America Home Loans for a total of 15 years. My passion for the Arts is what I tend to outside of my work at the Job Corps. Since moving here, I've had the opportunity to participate in local art showings at the Narrowsburg Union, Creek House Grill and at Callicoon Artwalk for the past 2 years.

I plan to be an active part of the community by continuing to volunteer personally and through the Job Corps. I like to think outside of the box and would be honored to be a member of the board to help in any way I can to improve, innovate and provide some fresh insights to bring in fresh ideas with excitement and new energy.



Resolution permitting in-person vote by quorum for the Callicoon Business Association's 2025 Executive Board Elections in the event of an election with no more than one candidate per open seat.

Resolution effective this 18th day of February, 2025

RESOLUTION OF THE EXECUTIVE COMMITTEE

WHEREAS, The 2025 Callicoon Business Association Executive Board Election has 7 open seats up for election and there is as of the February 18th 2025 election meeting,

WHEREAS there has been a final call for additional declarations at said meeting and there remains no more than 1 declared candidate for each of available board seat, ensuring there will be no run-off elections,

WHEREAS, there is a quorum of membership present at the February 18th 2025 meeting, and when permitting an in-person vote will save the Association time and expense,

THE EXECUTIVE COMMITTEE TOGETHER WITH A QUORUM OF MEMBERSHIP PRESENT:

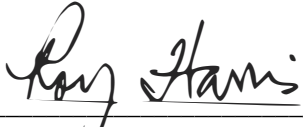
RESOLVES, to permit an in-person vote in the special circumstance that there is no more than one candidate per open board seat and the quorum present may vote to elect the accepted slate of candidates to the 2025 Executive Board, and

FURTHER RESOLVES that this vote may be conducted in lieu of a digital election as outlined in CBA Bylaws' Article III, Section 4.4., satisfies requirements and an additional vote is not required.

RESOLVED, on February 18th, 2025 by unanimous vote.

I, **Roy Harris**, hereby certify that I am the Secretary of **Callicoon Business Association, Inc.** and that the foregoing resolution was passed by a 14 to 0 vote at a duly authorized meeting of the Executive Board of the Organization held on **February 18th, 2025**.

Attest:



Secretary, Roy Harris

Date: 02/18/2025



Internship Opportunities

Work in Callicoon as a paid Sullivan 180 Intern



Love where you live! Be a changemaker in your community.

Sullivan 180 interns work alongside dedicated volunteers May through August in on projects in communities.

You will build resumé experience, make valuable connections, develop and refine skills, and participate in leadership training.

Help keep Callicoon Beautiful!

The Callicoon Business Association is seeking applicants to work with us for the **2025 Summer Season!** Please email us to set up a call today!

beautification.callicoon@gmail.com

Sullivan180.org • 845.295.2680

If you're a Sullivan County resident age 16-20, you're eligible to be a Sullivan 180 intern!

Pay starts at \$16.25 per hour.

To apply, contact Anne-Louise Scandariato at 845.295.2405 or Anne-Louise@Sullivan180.org.

To work with the CBA in Callicoon, email us TODAY!