

OEDA Board Meeting Minutes

September 8, 2023

121 N Main Street 2nd Floor Albion NY
Board Room
8:00 a.m.

Members Present:

John Misiti, Chairman
Craig Tuohey, Assistant Secretary
John Fitzak, Treasurer
Skip Draper, Vice Chairman
Jeff Martin, Member
Ed Urbanik, Secretary

Members Absent:

Carol D'Agostino, Assistant Treasurer

Also Present:

Michael Dobell, CEO/CFO OEDA
Gabrielle Barone, Vice President Development
Matt Holland, OEDA Admin/MAP Manager
Kevin Zanner, Hurwitz Fine P.C., Legal Counsel
Tom Rivers, Reporter, Orleans HUB

Roll Call---- The meeting was called to order by Chairman John Misiti at 8:00 a.m. Matt called the roll of Board members. John Misiti, Skip Draper, Craig Tuohey, John Fitzak, and Jeff Martin were present, constituting a quorum of the Board. Ed Urbanik joined the meeting at 8:23 a.m. during the presentation of the Project Updates.

I. Approval of Board Meeting Minutes August 11th 2023 Board Meeting Minutes (Electronic)

The August 11, 2023 Board meeting minutes were reviewed by the Board. A motion was made by Jeff Martin to approve the meeting minutes as presented, seconded by Skip Draper. Motion unanimously carried.

II. Financial Reports

COIDA/ORLF Accept Monthly Financials

Michael Dobell presented the COIDA and ORLF financial reports for the month ending August 31, 2023. The Board discussed the finances of the Agency. Michael noted that there could be projects down the road that will add to the current budget and change the

budget going into 2024. At the conclusion of Michael's presentation, John Fitzak made a motion to accept the COIDA and ORLF financial reports. The motion was seconded by Craig Tuohey and unanimously carried.

PILOT Report –Matt reported that all PILOT payments are current.

III. Report of Committees/Departments/Sites

Business Development-- Gabrielle presented the Business Development update on the following matters:

Stockham Lumberyard Rail Project- Parties are resurveying land and continuing to pursue new estimates to apply for grant funding, with a possible project completion in 2024.

NY Forward- Gabrielle attended the third meeting of NY Forward. This is a new state program with funding of 4.5 million dollars. It is open for other towns and villages in Orleans County to apply. Projects must be able to prove full funding before receiving funding. The OEDA could potentially assist some of the submitted NY Forward projects with OCR funding and IDA incentives.

Lake Ridge Fruit Company is in contact with National Grid to surmise how much power will be needed for their project. Orleans County Workforce Development is also exploring ways that it can assist the company.

MAP program- Staff will discuss possible changes to the MAP program with H. Sichernman and Company, Inc. including the use of online business entrepreneur courses through NCCC as a resource for MAP participants.

The Thrive project is behind its planned schedule. The OEDA is ready to assist with the OCR application process. National Grid is waiting for additional information from Thrive to work on the site.

Discussions are ongoing with the Village of Holley regarding the trailers parked at the Holley Business Park.

Project Updates – Michael presented the following project updates:

Lake Ontario Fruit- Michael has received a completed application which is under review. A cost-benefit analysis is being prepared. A public hearing will be scheduled soon.

Discussions continue with WNA and LeFois regarding the WNA expansion project.

Heritage Winds will learn this month whether ORES will approve the revised turbine location plan. After approval of these locations, a new project timeline can be drafted.

Facilities/Sites- Michael reported that the spray used in front of Pride-Pak is working. Next spring NYSDEC will monitor mitigation and give approval for Pride-Pak to start mowing.

MAP and LDC Report

- Matt reported that there will not be a Fall MAP class. The next class will be in the Spring of 2024.

Matt reported that at its August 31st meeting, the LDC Finance Committee approved grants to Call Charlie d/b/a Ricci's Rentals for \$25,000 and Leading Ladies Cleaning Service for \$10,000. Grant application documents for Reborn Fitness Beauty and Spa were sent to Mike Zimmerman for a grant review and write up.

- Loans Status: Printed reports from 07/10/23 are available for review.
 - Total funds in RLF Account as of 08/10/23:
 - \$7,301.40---HUD unrestricted fund
 - \$85,186.26---Unrestricted Money Market Account.

After Matt presented the MAP report, the Board discussed ways to expand MAP program services to businesses. Matt and Michael will send out a survey to previous MAP participants to better inform program development. Michael, Matt, and Gabrielle will discuss the MAP grant requirements with H. Sicherman and Company, Inc. to develop monitoring that can be more helpful to both applicants and the LDC.

Legal –No report.

Marketing --- Mindful Media is collecting necessary information for federal grant submissions. Most of these grants have submission deadlines in early 2024. The grant for marketing assistance in Canada through National Grid opens in the spring.

IV. Executive Session

Motion to enter into executive session to discuss the acquisition of real property was made by Skip Draper. The motion was seconded by John Fitzak and unanimously carried.

Motion made to exit Executive session made by Skip Draper, seconded by Jeff Martin and unanimously carried at 9:25 am. No action was taken during the executive session.

V. Unfinished Business – None.

VI. New Business

Consider proposed IDA budget for submission to County

Michael presented the proposed IDA budget. The IDA is seeking \$250,000 in funding from the County. The Board discussed the proposed budget. John Misiti and Ed Urbanik

suggested adding the interest expense from the County loan as a separate line item in the budget. Craig Tuohey made the motion to approve the budget with the addition of the interest expense line item for the County loan. The motion was seconded by seconded by John Fitzak and unanimously carried.

Consider resolution authorizing the redemption of the Agency's Series 2014 Bonds and the assignment by Brunner International, Inc., as seller/assignor, of certain project documents and assumption by Hendrickson Holdings, LLC, as purchaser/assignee of certain project documents, all in connection with the 2014 Brunner International, Inc. project

Michael and Kevin presented the following proposed Resolution:

RESOLUTION OF THE COUNTY OF ORLEANS INDUSTRIAL DEVELOPMENT AGENCY AUTHORIZING (I) THE REDEMPTION OF THE AGENCY'S SERIES 2014 BONDS AND (II) THE ASSIGNMENT BY BRUNNER INTERNATIONAL, INC., AS SELLER/ASSIGNOR, OF CERTAIN PROJECT DOCUMENTS AND ASSUMPTION BY HENDRICKSON HOLDINGS, LLC, AS PURCHASER/ASSIGNEE OF CERTAIN PROJECT DOCUMENTS, ALL IN CONNECTION WITH THE 2014 BRUNNER INTERNATIONAL, INC. PROJECT.

The Board discussed the proposed transaction. At the conclusion of the discussion, John Misiti read the resolution to the Board. Jeff Martin then made a motion to adopt the resolution, seconded by Craig Tuohey. By roll call vote, Board members Craig Tuohey, Jeff Martin, John Fitzak, John Misiti, Ed Urbanik and Skip Draper voted in the affirmative. Resolution was unanimously approved, copy attached.

John Misiti discussed the OEDA's goal to provide more community presentations to Villages and Towns.

Adjournment

Motion to adjourn subject to Chairman's recall made by Craig Tuohey, seconded by Skip Draper and unanimously carried at 9:25 a.m..

Respectfully submitted,

Matt Holland