

OEDA Board Meeting Minutes

January 14, 2022

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

Members Present:

Paul Hendel, Chairman
Skip Draper, Treasurer
John Misiti, Vice Chairman
Carol D'Agostino, Member
Ed Urbanik, Member

Members Absent:

John Fitzak, Member

Also Present:

Michael Dobell, CEO/CFO
Gabrielle Barone, Vice President Development
Diane Blanchard, MAP Business Coordinator
Kevin Zanner, OEDA Legal Counsel

Roll Call---- The meeting was called to order by Chairman Paul Hendel at 8:06 a.m. Diane called the roll. Board members Paul Hendel, Skip Draper, John Misiti, and Ed Urbanik were present, constituting a quorum of the Board. Carol D'Agostino joined the meeting during the presentation of the financial reports.

I. **Approval of Board Meeting Minutes December 10, 2021 (Electronic)**

The Board reviewed the draft minutes from the December 10, 2021 Board meeting. John Misiti made a motion to approve the meeting minutes as presented. The motion was seconded by Skip Draper and unanimously carried (4-0-0).

II. **Financial Reports**

COIDA/ORLF Accept Monthly Financials

Michael Dobell presented the COIDA and ORLF financial reports for the month ending December 31, 2021. John Misiti made a motion to accept the COIDA and ORLF financial reports. The motion was seconded by Skip Draper and unanimously carried (5-0-0) **M0122-01**.

III. Report of Committees/Departments/Sites

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

CW Cold Storage----Gabrielle reported that CW Cold Storage has requested a meeting with Agency staff to discuss permitting, incentives and timeline.

Stockham Lumber---Stockham Lumber has entered into an agreement to purchase the former Snappy Complex. The location is expected to serve as a satellite site to the company's main facility in Holley.

Medina Hospitality Hotel Project---Exterior work on the building is complete as well as the interior work. The hotel will be branded as a Comfort Inn & Suites. A temporary certificate of occupancy has been issued by the Village of Medina.

Zambistro—Construction on this expansion project is expected to commence soon.

Bernzomatic----Discussions are ongoing regarding a potential rail siding project for this site. A permanent rail easement is being negotiated.

BOMET---Gabrielle reported that Bo and Mei met with Matthew (GBT business manager) to discuss the rail system and team track for the facilities in Medina and Albion. BOMET may consider purchasing an additional ten acres at MBP if shipping logistics issues are resolved.

White Brothers Property (450 W. Oak Orchard Street)---The developers of this property are seeking to redevelop the site for a possible residential project. The developer has retained BME to assist with site development planning.

County Planning---Gabrielle met with Jim Bensley to update him on Agency projects. She stated she is trying to keep communications open with the County.

Project Updates – Michael presented the following project updates:

Hemlock Ridge Solar---Michael reported that the solar developer has requested a project application and information regarding Agency incentives. The six affected taxing jurisdictions held a meeting in December to begin discussions regarding the structure of the PILOT incentive for the project.

Heritage Wind---Michael reported that the project developer received its Section 94-c permit for the project. It is the first wind project to be approved under Section 94-c.

Big Guys Camping---Michael reported that the company has been issued a mortgage commitment for its project. Site work is underway.

MBP Strategic Plan Project---Michael reported on recent discussions with ESD regarding the 2015 CFA grant for MBP strategic planning work. The grant has not advanced due to the lack of matching funds. There may be an opportunity for funding to address infrastructure needs at MBP.

Facilities/Sites---No report.

Legal---Kevin reported that legislation to extend the authorization of public entities to conduct remote meetings is expected to be signed by Governor Hochul. The current authorization expires on January 15th.

MAP and LDC Report

Diane reported that the Spring Class starts on April 5th and ends on June 14. To date, 544 participants have gone through the program.

Grants:

The Lockstone for \$12,000

Eventageous Media & Marketing for \$12,000

Upscale Overstock for \$15,000

Woodams Twisted Vines for \$15,000

Pretty Sweet Bakery for \$15,000

Studio 11 for \$15,000

Lyric & Lizzy Boutique for \$15,000

Last Call Cocktail Co for \$15,000

Laura Loxley Vintage Inspired Goods for \$20,000

Diane is working on the last two grants which are Horsin' Around for \$15,000 and Wild Flour Deli & Bakery for \$21,000 for a total of \$170,000.

Loans Status: Printed reports from 12/10/21 are available for review.

Total Funds in RLF account as of 12/31/21:

HUD unrestricted funds---\$1031.12

Five Star Money Market Account-Unrestricted Funds---\$35,913.93.

PILOT Report---All PILOTs are all current.

Marketing --- Michael reported that he continues to work with Mindful Media on strategic initiatives for the Agency, including a potential re-branding. The Agency is

exploring the availability of grant funding from National Grid to help pay for marketing initiatives.

IV. Executive Session

A motion to enter into Executive Session to discuss personnel matters relating to an employee of the Agency and the proposed acquisition and sale of real property was made by Skip Draper, seconded by Carol D'Agostino. The motion was unanimously carried (5-0-0).

A motion to exit Executive Session was made by Skip Draper, seconded by Carol D'Agostino. The motion was unanimously carried (5-0-0).

V. Unfinished Business----None.

VI. New Business

2022 Mission Statement and Measurement Report

Michael presented the proposed 2022 mission statement and proposed performance measurements for 2022. John Misiti made a motion to approve the 2022 mission statement and the 2022 performance measurements. The motion was seconded by Ed Urbanik and unanimously carried. (5-0-0). **M0122-02.**

2022 Board Evaluation Form- Return by February 12, 2022

Michael asked Board members to complete the Board self-evaluation forms by February 12, 2022.

Consider a 6 Month Extension of Incentives from Previous Resolution for Medina Hospitality, LLC---Michael reported on a request from Medina Hospitality, LLC for a six-month extension of the inducement resolution approving incentives for the hotel project.

Skip Draper made a motion to approve a 6-month extension. The motion was seconded by Ed Urbanik and unanimously carried (5-0-0). **M0122-03.**

Adjournment

Ed Urbanik made a motion to adjourn the meeting subject to Chairman's recall. The motion was seconded by John Misiti and unanimously carried (5-0-0).

Respectfully Submitted,

Diane Blanchard