



COIDA Board Meeting Agenda

Friday January 12, 2024 8:00 AM

Updated 1/09/24

- **Call COIDA Board meeting to order-Chair**
- **Roll Call** – Calling of Board members, announcement as to whether a quorum is present
- **Approval of Previous Board Meeting Minutes**
 - *December 8 & December 27, 2023 Board Meeting Minutes (Electronic) – Motion*
- **Financial** – Michael Dobell
 - *COIDA/ORLF Accept Monthly Financials (Finance Package) – Motion*
 - *PILOT Report- Matt*
- **Report of Committees/Departments/Sites**
 - Business Development – Gabrielle Barone
 - Project Update – Staff
 - Facilities/Sites- Michael
 - MAP and LDC Report - Matt
 - Legal – Kevin Zanner
 - Marketing – Michael
- **Executive Session – If Required – Motion (Including invitees)**
 - *Action on any matters from executive session – Motion*
- **Unfinished Business**
 -
- **New Business**
 - **Consider Resolution Authoring the reinstatement of certain lease agreements in connection with Medina Hospitality – Motion**
 - **Complete Board Evaluation- Return by February 9**
- **Adjournment**



KeyBank
P.O. Box 93885
Cleveland, OH 44101-5885

Public Sector Statement
December 31, 2023
page 1 of 3

852011750

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COUNTY OF ORLEANS INDUSTRIAL
DEVELOPMENT AGENCY
121 N MAIN ST FL 2
ALBION NY 14411-1237

Questions or comments?
Call our Key Business Resource Center
1-888-KEY4BIZ (1-888-539-4249)

OEDA

Public Transaction Basic 852011750
COUNTY OF ORLEANS INDUSTRIAL
DEVELOPMENT AGENCY

Beginning balance 11-30-23	\$95,199.02
1 Addition	+300.00
26 Subtractions	-47,046.00
Ending balance 12-31-23	\$48,453.02

Additions

Deposits	Date	Serial #	Source	
	12-5		Deposit Branch 0290 New York	\$300.00
Total additions				\$300.00

Subtractions

Paper Checks

* check missing from sequence

Check	Date	Amount	Check	Date	Amount	Check	Date	Amount
3015	12-11	\$19.35	3041	12-11	25.50	3047	12-6	228.07
*3033	12-5	1,269.00	3042	12-8	85.00	3048	12-6	746.39
*3035	12-4	501.40	3043	12-7	390.00	3049	12-6	102.90
3036	12-4	1,635.00	3044	12-14	104.02	3050	12-20	5.00
*3038	12-11	4,000.00	3045	12-6	5,232.18	3051	12-20	139.98
3039	12-11	4,000.00	3046	12-6	20.90	3052	12-21	1,250.00
3040	12-13	2,196.00						

Paper Checks Paid \$21,950.69

Withdrawals	Date	Serial #	Location	
	12-4		Direct Withdrawal, 9102716322 Cons Coll	\$656.34
	12-7		Direct Withdrawal, Paychex-Rcx Payroll	7,380.99
	12-7		Direct Withdrawal, Paychex Tps Taxes	3,419.24
	12-11		Direct Withdrawal, Paychex Eib Invoice	164.07
	12-21		Direct Withdrawal, Paychex Payroll	7,380.97
	12-21		Direct Withdrawal, Paychex Tps Taxes	3,419.26

Relocation
1/3/24
Marty Hollen

852011750

Subtractions

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<i>Withdrawals Date</i>	<i>Serial #</i>	<i>Location</i>	
12-28		Direct Withdrawal, Hmknyebll Hmknyebll	2,674.44
		Total subtractions	\$47,046.00

Account messages

DEPOSIT ACCOUNT AGREEMENT CHANGES

We've updated Section 6 of our Deposit Account Agreement to reflect how we are processing certain ATM and Debit Card Transactions. For more information, please call 1-888-KEY-4BIZ@ (1-888-539-4249). For clients using a TDD/TTY device, please call 1-800-539-8336.

1:20 PM

01/02/23

Orleans Economic Development Agency
Reconciliation Summary
200.001 - OEDA Agency Checking, Period Ending 12/31/2023

	<u>Dec 31, 23</u>
Beginning Balance	95,199.02
Cleared Transactions	
Checks and Payments - 30 Items	-47,046.00
Deposits and Credits - 1 Item	300.00
Total Cleared Transactions	<u>-46,746.00</u>
Cleared Balance	<u>48,453.02</u>
Uncleared Transactions	
Checks and Payments - 4 Items	-175.53
Deposits and Credits - 2 Items	144.53
Total Uncleared Transactions	<u>-31.00</u>
Register Balance as of 12/31/2023	<u>48,422.02</u>
New Transactions	
Checks and Payments - 18 Items	-21,097.89
Deposits and Credits - 2 Items	5,450.00
Total New Transactions	<u>-15,647.89</u>
Ending Balance	<u>32,774.13</u>

Orleans Economic Development Agency Reconciliation Detail

200.001 - OEDA Agency Checking, Period Ending 12/31/2023

Type	Date	Num	Name	Clr	Amount	Balance
Beginning Balance						95,199.02
Cleared Transactions						
Checks and Payments - 30 Items						
Check	10/25/2023	3015	Mathew R Holland	X	-19.35	-19.35
Check	11/22/2023	3033	Albion Agencies, Inc.	X	-1,269.00	-1,288.35
Check	11/29/2023	3036	HurwitzFine PC	X	-1,635.00	-2,923.35
Check	11/29/2023	3035	HurwitzFine PC	X	-501.40	-3,424.75
Check	11/30/2023		NYS & Local Retire...	X	-656.34	-4,081.09
Check	12/06/2023	3045	Orleans Co. Treasu...	X	-5,232.18	-9,313.27
Check	12/06/2023	3038	Mindful Media Group	X	-4,000.00	-13,313.27
Check	12/06/2023	3039	Mindful Media Group	X	-4,000.00	-17,313.27
Check	12/06/2023	3040	Village of Albion (v)	X	-2,196.00	-19,509.27
Check	12/06/2023	3048	Key Bank	X	-746.39	-20,255.66
Check	12/06/2023	3043	Diane L Blanchard	X	-390.00	-20,645.66
Check	12/06/2023	3047	Key Bank	X	-228.07	-20,873.73
Check	12/06/2023	3044	U.S. Bank Equipme...	X	-104.02	-20,977.75
Check	12/06/2023	3049	Michael R Dobell	X	-102.90	-21,080.65
Check	12/06/2023	3042	Roush C.P.A. PC	X	-85.00	-21,165.65
Check	12/06/2023	3041	Brian Parisi Copiers...	X	-25.50	-21,191.15
Check	12/06/2023	3046	Key Bank	X	-20.90	-21,212.05
Liability Check	12/08/2023		Paychex	X	-3,419.24	-24,631.29
Paycheck	12/08/2023		Gabrielle L Barone	X	-2,889.85	-27,521.14
Paycheck	12/08/2023		Michael R Dobell	X	-2,622.57	-30,143.71
Paycheck	12/08/2023		Mathew R Holland	X	-1,868.57	-32,012.28
Check	12/11/2023		Paychex	X	-164.07	-32,176.35
Check	12/13/2023	3052	NYSEDC	X	-1,250.00	-33,426.35
Check	12/13/2023	3051	Spectrum Enterprise	X	-139.98	-33,566.33
Check	12/13/2023	3050	Health Economics ...	X	-5.00	-33,571.33
Liability Check	12/22/2023		Paychex	X	-3,419.26	-36,990.59
Paycheck	12/22/2023		Gabrielle L Barone	X	-2,889.85	-39,880.44
Paycheck	12/22/2023		Michael R Dobell	X	-2,622.56	-42,503.00
Paycheck	12/22/2023		Mathew R Holland	X	-1,868.56	-44,371.56
Check	12/27/2023		Highmark BCBSWNY	X	-2,674.44	-47,046.00
Total Checks and Payments					-47,046.00	-47,046.00
Deposits and Credits - 1 Item						
Deposit	12/04/2023			X	300.00	300.00
Total Deposits and Credits					300.00	300.00
Total Cleared Transactions					-46,746.00	-46,746.00
Cleared Balance					-46,746.00	48,453.02
Uncleared Transactions						
Checks and Payments - 4 Items						
General Journal	11/16/2022	Post...			-76.35	-76.35
Liability Check	07/18/2023	2916	Orleans Co. Treasu...		-48.72	-125.07
Liability Check	08/01/2023	2923	Orleans Co. Treasu...		-1.74	-126.81
Liability Check	08/29/2023	2987	Orleans Co. Treasu...		-48.72	-175.53
Total Checks and Payments					-175.53	-175.53
Deposits and Credits - 2 Items						
General Journal	04/12/2017	Posta...			21.18	21.18
General Journal	10/24/2022	Post...			123.35	144.53
Total Deposits and Credits					144.53	144.53
Total Uncleared Transactions					-31.00	-31.00
Register Balance as of 12/31/2023					-46,777.00	48,422.02

1:20 PM

01/03/24

**Orleans Economic Development Agency
Reconciliation Detail
200.001 - OEDA Agency Checking, Period Ending 12/31/2023**

Type	Date	Num	Name	Clr	Amount	Balance
New Transactions						
Checks and Payments - 18 Items						
Check	01/02/2024	3060	Village of Alblon (v)		-2,196.00	-2,196.00
Check	01/02/2024		NYS & Local Retire...		-656.34	-2,852.34
Check	01/02/2024	3064	U.S. Bank Equipme...		-104.02	-2,956.36
Check	01/02/2024	3065	Gabrielle L Barone		-89.81	-3,046.17
Check	01/03/2024	3063	HurwitzFine PC		-4,150.00	-7,196.17
Check	01/03/2024	3057	James R Whipple		-700.00	-7,896.17
Check	01/03/2024	3055	HurwitzFine PC		-632.20	-8,528.37
Check	01/03/2024	3053	Paychex		-160.44	-8,688.81
Check	01/03/2024	3058	Verizon Wireless		-129.04	-8,817.85
Check	01/03/2024	3062	Reserve Account/Pi...		-100.00	-8,917.85
Check	01/03/2024	3056	Orleans Co. Treasu...		-65.16	-8,983.01
Check	01/03/2024	3054	CH PC		-45.00	-9,028.01
Check	01/03/2024	3059	Keppler Culligan W...		-26.98	-9,054.99
Check	01/03/2024	3061	Medlna Area Partne...		-25.00	-9,079.99
Liability Check	01/05/2024		Paychex		-4,052.06	-13,132.05
Paycheck	01/05/2024		Gabrielle L Barone		-3,114.89	-16,246.94
Paycheck	01/05/2024		Michael R Dobell		-2,806.00	-19,052.94
Paycheck	01/05/2024		Mathew R Holland		-2,044.95	-21,097.89
Total Checks and Payments					-21,097.89	-21,097.89
Deposits and Credits - 2 Items						
Payment	01/02/2024	27888	Western New York ...		5,150.00	5,150.00
Deposit	01/03/2024				300.00	5,450.00
Total Deposits and Credits					5,450.00	5,450.00
Total New Transactions					-15,647.89	-15,647.89
Ending Balance					-62,424.89	32,774.13



KeyBank
P.O. Box 93885
Cleveland, OH 44101-5885

Public Sector Statement
December 31, 2023
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852348282

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COUNTY OF ORLEANS INDUSTRIAL
DEVELOPMENT AGENCY
121 N MAIN ST FL 2
ALBION NY 14411-1237

Questions or comments?
Call our Key Business Resource Center
1-888-KEY4BIZ (1-888-539-4249)

Pilot

Public Transaction 852348282
COUNTY OF ORLEANS INDUSTRIAL
DEVELOPMENT AGENCY

Beginning balance 11-30-23	\$14,690.87
1 Addition	+22,500.00
14 Subtractions	-37,190.86
Ending balance 12-31-23	\$0.01

Additions

Deposits	Date	Serial #	Source	
	12-13		Deposit Branch 0290 New York	\$22,500.00
Total additions				\$22,500.00

Subtractions

Paper Checks

* check missing from sequence

Check	Date	Amount	Check	Date	Amount	Check	Date	Amount
900	12-11	\$10,134.04	905	12-26	671.62	910	12-20	2,931.67
901	12-22	4,556.82	906	12-26	350.42	911	12-22	3,334.37
902	12-20	3,260.25	907	12-18	36.54	912	12-22	1,828.35
903	12-27	215.40	908	12-19	3,099.70	913	12-29	2,604.28
904	12-19	314.52	909	12-21	3,852.88			

Paper Checks Paid \$37,190.86

Fees and charges

See your Account Analysis statement for details.

Reconciled
1/3/24
Matt Howell

12:55 PM

01/03/24

Orleans Economic Development Agency
Reconciliation Summary
200.003 · OEDA PILOT Checking, Period Ending 12/31/2023

	<u>Dec 31, 23</u>
Beginning Balance	14,690.87
Cleared Transactions	
Checks and Payments - 14 Items	-37,190.86
Deposits and Credits - 1 Item	22,500.00
Total Cleared Transactions	<u>-14,690.86</u>
Cleared Balance	<u>0.01</u>
Uncleared Transactions	
Deposits and Credits - 1 Item	0.00
Total Uncleared Transactions	<u>0.00</u>
Register Balance as of 12/31/2023	<u>0.01</u>
Ending Balance	<u>0.01</u>

**Orleans Economic Development Agency
Reconciliation Detail
200.003 - OEDA PILOT Checking, Period Ending 12/31/2023**

Type	Date	Num	Name	Clr	Amount	Balance
Beginning Balance						14,690.87
Cleared Transactions						
Checks and Payments - 14 Items						
Check	11/29/2023	900	Medina Central Sch...	X	-10,134.04	-10,134.04
Check	12/13/2023	901	Alblon Central Scho...	X	-4,556.82	-14,690.86
Check	12/13/2023	902	Orleans Co. Treasu...	X	-3,260.25	-17,951.11
Check	12/15/2023	909	Village of Alblon (v)	X	-3,852.88	-21,803.99
Check	12/15/2023	911	Alblon Central Scho...	X	-3,334.37	-25,138.36
Check	12/15/2023	908	Village of Medina	X	-3,099.70	-28,238.06
Check	12/15/2023	910	Village of Holley (v)	X	-2,931.67	-31,169.73
Check	12/15/2023	913	Holley Central Scho...	X	-2,604.28	-33,774.01
Check	12/15/2023	912	Medina Central Sch...	X	-1,828.35	-35,602.36
Check	12/15/2023	905	Town of Alblon (v)	X	-671.62	-36,273.98
Check	12/15/2023	906	Town of Murray	X	-350.42	-36,624.40
Check	12/15/2023	904	Town of Ridgeway	X	-314.52	-36,938.92
Check	12/15/2023	903	Town of Shelby	X	-215.40	-37,154.32
Check	12/15/2023	907	Town of Clarendon	X	-36.54	-37,190.86
Total Checks and Payments					-37,190.86	-37,190.86
Deposits and Credits - 1 item						
Payment	12/13/2023	0363	Falls Railroad PILOT	X	22,500.00	22,500.00
Total Deposits and Credits					22,500.00	22,500.00
Total Cleared Transactions					-14,690.86	-14,690.86
Cleared Balance					-14,690.86	0.01
Uncleared Transactions						
Deposits and Credits - 1 item						
Check	09/06/2023	890	Medina Central Sch...		0.00	0.00
Total Deposits and Credits					0.00	0.00
Total Uncleared Transactions					0.00	0.00
Register Balance as of 12/31/2023					-14,690.86	0.01
Ending Balance					-14,690.86	0.01



KeyBank
 P.O. Box 93885
 Cleveland, OH 44101-5885

Public Sector Statement
 December 31, 2023
 page 1 of 2

329681401777

X 809 00000 R EM T1
 COUNTY OF ORLEANS INDUSTRIAL DEVELOPMENT
 OEDA COUNTY FUNDS ACCOUNT
 121 N MAIN ST FL 2
 ALBION NY 14411-1237

Questions or comments?
 Call our Key Business Resource Center
 1-888-KEY4BIZ (1-888-539-4249)

County Funds

Public Savings 329681401777
 COUNTY OF ORLEANS INDUSTRIAL DEVELOPMENT
 OEDA COUNTY FUNDS ACCOUNT

Beginning balance 11-30-23	\$100,063.58
Interest paid	+34.00
Ending balance 12-31-23	\$100,097.58

Interest earned

Annual percentage yield (APY) earned	0.40%
Number of days this statement period	31
Interest paid 12-29-23	\$34.00
Interest earned this statement period	\$33.99
Interest paid year-to-date	\$97.58

Account messages

DEPOSIT ACCOUNT AGREEMENT CHANGES
 We've updated Section 6 of our Deposit Account Agreement to reflect how we are processing certain ATM and Debit Card Transactions. For more information, please call 1-888-KEY-4BIZ@ (1-888-539-4249). For clients using a TDD/TTY device, please call 1-800-539-8336.

*Reconciling
 1/3/24
 Matt Itcan
 [Signature]*

12:53 PM

01/03/24

Orleans Economic Development Agency
Reconciliation Summary
200.006 - OEDA County Fund Acct, Period Ending 12/31/2023

	<u>Dec 31, 23</u>
Beginning Balance	100,063.58
Cleared Transactions	
Deposits and Credits - 1 Item	<u>34.00</u>
Total Cleared Transactions	<u>34.00</u>
Cleared Balance	<u>100,097.58</u>
Register Balance as of 12/31/2023	<u>100,097.58</u>
Ending Balance	100,097.58

12:53 PM

01/03/24

Orleans Economic Development Agency Reconciliation Detail

200.006 - OEDA County Fund Acct, Period Ending 12/31/2023

Type	Date	Num	Name	Clr	Amount	Balance
Beginning Balance						100,063.58
Cleared Transactions						
Deposits and Credits - 1 item						
Deposit	12/31/2023			X	34.00	34.00
Total Deposits and Credits					34.00	34.00
Total Cleared Transactions					34.00	34.00
Cleared Balance					34.00	100,097.58
Register Balance as of 12/31/2023					34.00	100,097.58
Ending Balance					34.00	100,097.58

11:57 AM

01/08/24

Accrual Basis

Orleans Economic Development Agency
Balance Sheet Prev Year Comparison w/o PILOT
 As of December 31, 2023

	Dec 31, 23	Dec 31, 22	\$ Change	% Change
ASSETS				
Current Assets				
Checking/Savings				
200 - Cash Accounts				
CD- 09/2023	365,999.99	0.00	365,999.99	100.0%
200.006 - OEDA County Fund Acct	100,097.58	465,999.99	-365,902.41	-78.5%
200.001 - OEDA Agency Checking	48,422.02	71,318.52	-22,896.50	-32.1%
Total 200 - Cash Accounts	514,519.59	537,318.51	-22,798.92	-4.2%
Total Checking/Savings	514,519.59	537,318.51	-22,798.92	-4.2%
Accounts Receivable				
380 - Accounts Receivable	6,126.02	476.02	5,650.00	1,186.9%
Total Accounts Receivable	6,126.02	476.02	5,650.00	1,186.9%
Other Current Assets				
Interfund Activity	359.35	359.35	0.00	0.0%
205 - Due From OLRC	72,466.80	72,466.80	0.00	0.0%
480 - Prepaid expenses				
480.001 - Express Mail Corporate Account	131.16	158.75	-27.60	-17.4%
Total 480 - Prepaid expenses	131.16	158.75	-27.60	-17.4%
Total Other Current Assets	72,957.30	72,984.90	-27.60	0.0%
Total Current Assets	593,602.91	610,779.43	-17,176.52	-2.8%
Fixed Assets				
101 - Land				
101.002 - Medina Business Park				
MBP Sewer System				
County Interagency Installmnt	11,034.85	11,034.85	0.00	0.0%
MBP Sewer System - Other	155,785.07	155,785.07	0.00	0.0%
Total MBP Sewer System	166,819.92	166,819.92	0.00	0.0%
101.002 - Medina Business Park - Other	87,549.65	87,549.65	0.00	0.0%
Total 101.002 - Medina Business Park	254,369.57	254,369.57	0.00	0.0%
101.003 - Holley Business Park	319,622.09	319,622.09	0.00	0.0%
101.004 - Land - Other	61,065.09	61,065.09	0.00	0.0%
Total 101 - Land	635,056.75	635,056.75	0.00	0.0%
104 - Machinery & equip	22,331.05	22,331.05	0.00	0.0%
114 - Accum deprec- Mach & equip	-22,331.05	-22,331.05	0.00	0.0%
Total Fixed Assets	635,056.75	635,056.75	0.00	0.0%
Other Assets				
215 - Payment transfer to OLRC/OEDA/	8,772.50	33,772.50	-25,000.00	-74.0%
399 - Deferred Outflow of Resources	154,922.00	154,922.00	0.00	0.0%
Total Other Assets	163,694.50	188,694.50	-25,000.00	-13.3%
TOTAL ASSETS	1,392,354.16	1,434,530.68	-42,176.52	-2.9%
LIABILITIES & EQUITY				
Liabilities				
Current Liabilities				
Other Current Liabilities				
400 - Deferred Inflow of Resources	125,248.00	125,248.00	0.00	0.0%
604 - Cash Held on Behalf of Others	43,812.37	43,812.37	0.00	0.0%
Due to OLRC	266,704.39	166,704.39	100,000.00	60.0%
601 - Accrued Liabilities	9,423.96	9,423.96	0.00	0.0%
602 - Payroll Deductions				
602.100 - Company Liabilities				
602.105 - Disability Insurance	-48.72	0.00	-48.72	-100.0%
Total 602.100 - Company Liabilities	-48.72	0.00	-48.72	-100.0%
602.200 - Employee Deductions				
602.204 - NYS Withholding - Emp.	-48.72	0.00	-48.72	-100.0%
602.205 - NYS & Local Retirement	-7,380.46	23,486.00	-30,866.46	-131.4%
602.206 - Cafeteria Plan	3,595.84	3,654.07	-58.23	-1.6%
Total 602.200 - Employee Deductions	-3,833.34	27,140.07	-30,973.41	-114.1%

11:57 AM
 01/08/24
 Accrual Basis

Orleans Economic Development Agency
Balance Sheet Prev Year Comparison w/o PILOT
 As of December 31, 2023

	Dec 31, 23	Dec 31, 22	\$ Change	% Change
602 · Payroll Deductions - Other	1,167.60	0.00	1,167.60	100.0%
Total 602 · Payroll Deductions	-2,714.46	27,140.07	-29,854.53	-110.0%
Total Other Current Liabilities	442,274.26	372,128.79	70,145.47	18.9%
Total Current Liabilities	442,274.26	372,128.79	70,145.47	18.9%
Long Term Liabilities				
680 · Pension Liability	-35,929.00	-35,929.00	0.00	0.0%
689 · Other Long Term Debt (spec)				
689.003 · Loan Payable - Orleans Co.	500,000.00	500,000.00	0.00	0.0%
Total 689 · Other Long Term Debt (spec)	500,000.00	500,000.00	0.00	0.0%
Total Long Term Liabilities	464,071.00	464,071.00	0.00	0.0%
Total Liabilities	906,345.26	836,199.79	70,145.47	8.4%
Equity				
908 · Transfer from OLRC	707,500.00	607,500.00	100,000.00	16.5%
909.001 · Retained Earnings	-11,321.13	166,815.48	-178,136.61	-106.8%
Net Income	-212,669.96	-178,136.61	-34,533.35	-19.4%
Total Equity	483,508.91	596,178.87	-112,669.96	-18.9%
TOTAL LIABILITIES & EQUITY	1,389,854.17	1,432,378.66	-42,524.49	-3.0%

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Accrual Basis

Orleans Economic Development Agency
Balance Sheet Prev Year Comparison w/PILOT
As of December 31, 2023

	Dec 31, 23	Dec 31, 22	\$ Change	% Change
ASSETS				
Current Assets				
Checking/Savings				
200 · Cash Accounts				
CD- 09/2023	365,999.99	0.00	365,999.99	100.0%
200.006 · OEDA County Fund Acct	100,097.58	485,999.99	-365,902.41	-78.5%
200.001 · OEDA Agency Checking	46,422.02	71,318.62	-22,896.50	-32.1%
200.003 · OEDA PILOT Checking	0.01	0.00	0.01	100.0%
Total 200 · Cash Accounts	514,519.60	537,318.51	-22,798.91	-4.2%
Total Checking/Savings	514,519.60	537,318.51	-22,798.91	-4.2%
Accounts Receivable				
380 · Accounts Receivable	6,128.02	476.02	5,650.00	1,186.9%
381 · PILOT Receivable	-2,500.00	2,000.00	-4,500.00	-225.0%
Total Accounts Receivable	3,628.02	2,476.02	1,150.00	46.5%
Other Current Assets				
Interfund Activity	359.35	359.35	0.00	0.0%
205 · Due From OLRC	72,466.80	72,466.80	0.00	0.0%
480 · Prepaid expenses				
480.001 · Express Mail Corporate Account	131.15	158.75	-27.60	-17.4%
Total 480 · Prepaid expenses	131.15	158.75	-27.60	-17.4%
Total Other Current Assets	72,957.30	72,984.90	-27.60	0.0%
Total Current Assets	591,102.92	612,779.43	-21,676.51	-3.5%
Fixed Assets				
101 · Land				
101.002 · Medina Business Park				
MBP Sewer System				
County Interagency Installmnt	11,034.85	11,034.85	0.00	0.0%
MBP Sewer System - Other	165,785.07	165,785.07	0.00	0.0%
Total MBP Sewer System	166,819.92	166,819.92	0.00	0.0%
101.002 · Medina Business Park - Other	87,549.65	87,549.65	0.00	0.0%
Total 101.002 · Medina Business Park	254,369.57	254,369.57	0.00	0.0%
101.003 · Holley Business Park	319,622.09	319,622.09	0.00	0.0%
101.004 · Land - Other	61,085.09	61,085.09	0.00	0.0%
Total 101 · Land	635,056.75	635,056.75	0.00	0.0%
104 · Machinery & equip	22,331.05	22,331.05	0.00	0.0%
114 · Accum deprec- Mach & equip	-22,331.05	-22,331.05	0.00	0.0%
Total Fixed Assets	635,056.75	635,056.75	0.00	0.0%
Other Assets				
215 · Payment transfer to OLRC/OEDA/	8,772.50	33,772.60	-25,000.00	-74.0%
399 · Deferred Outflow of Resources	154,922.00	154,922.00	0.00	0.0%
Total Other Assets	163,694.50	188,694.50	-25,000.00	-13.3%
TOTAL ASSETS	1,389,854.17	1,436,530.68	-46,676.51	-3.3%
LIABILITIES & EQUITY				
Liabilities				
Current Liabilities				
Other Current Liabilities				
400 · Deferred Inflow of Resources	125,248.00	125,248.00	0.00	0.0%
604 · Cash Held on Behalf of Others	43,612.37	43,612.37	0.00	0.0%
Due to OLRC	266,704.39	166,704.39	100,000.00	60.0%
601 · Accrued Liabilities	9,423.96	9,423.96	0.00	0.0%
602 · Payroll Deductions				
602.100 · Company Liabilities				
602.105 · Disability Insurance	-48.72	0.00	-48.72	-100.0%
Total 602.100 · Company Liabilities	-48.72	0.00	-48.72	-100.0%
602.200 · Employee Deductions				
602.204 · NYS Withholding - Emp.	-48.72	0.00	-48.72	-100.0%
602.205 · NYS & Local Retirement	-7,380.46	23,486.00	-30,866.46	-131.4%
602.206 · Cafeteria Plan	3,595.84	3,654.07	-58.23	-1.6%
Total 602.200 · Employee Deductions	-3,833.34	27,140.07	-30,973.41	-114.1%
602 · Payroll Deductions - Other	1,167.60	0.00	1,167.60	100.0%
Total 602 · Payroll Deductions	-2,714.46	27,140.07	-29,854.53	-110.0%

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Accrual Basis

Orleans Economic Development Agency
Balance Sheet Prev Year Comparison w/PILOT
 As of December 31, 2023

	Dec 31, 23	Dec 31, 22	\$ Change	% Change
631 - Due to Other Governments				
631.001 - PILOTs payable	0.00	4,152.02	-4,152.02	-100.0%
Total 631 - Due to Other Governments	0.00	4,152.02	-4,152.02	-100.0%
Total Other Current Liabilities	442,274.26	376,280.81	65,993.45	17.5%
Total Current Liabilities	442,274.26	376,280.81	65,993.45	17.5%
Long Term Liabilities				
680 - Pension Liability	-35,929.00	-35,929.00	0.00	0.0%
689 - Other Long Term Debt (spec)				
689.003 - Loan Payable - Orleans Co.	500,000.00	500,000.00	0.00	0.0%
Total 689 - Other Long Term Debt (spec)	500,000.00	500,000.00	0.00	0.0%
Total Long Term Liabilities	464,071.00	464,071.00	0.00	0.0%
Total Liabilities	906,345.26	840,351.81	65,993.45	7.9%
Equity				
908 - Transfer from OLRC	707,500.00	607,500.00	100,000.00	16.5%
909.001 - Retained Earnings	-11,321.13	166,815.48	-178,136.61	-106.8%
Net Income	-212,669.96	-178,136.61	-34,533.35	-19.4%
Total Equity	483,508.91	596,178.87	-112,669.96	-18.9%
TOTAL LIABILITIES & EQUITY	1,389,854.17	1,436,530.68	-46,676.51	-3.3%

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Accrual Basis

Orleans Economic Development Agency Profit & Loss Budget Performance

December 2023

	Dec 23	Budget	Jan - Dec 23	YTD Budget	Annual Budget
Ordinary income/Expense					
Income					
980 · Revenues					
2116 · Fees (specify)					
2116.07 Administrative Fee	5,150.00		61,158.51		
2116.01 · Application Fees	0.00		60.25		
2116.02 · PILOT Fees & Penalties	0.00		10,000.00		
2116.03 · Economic Development Fees	0.00		23,670.24		
2116.04 · Consulting	0.00		6,867.13		
2116.05 · Service Charge	0.00		-11.00		
Total 2116 · Fees (specify)	<u>5,150.00</u>		<u>100,745.13</u>		
2401 · Interest & Earnings	34.00		97.59		
2708 · Grants from Local Governments					
2708.02 · Grants from Local Govts - Other	0.00		214,500.00		
Total 2708 · Grants from Local Governments	<u>0.00</u>		<u>214,500.00</u>		
2770 · Other Unclassified Revenue					
2770.1 · Misc. Reimbursements	0.00		3,986.52		
2770.2 · Misc. Income	0.00		427.07		
Total 2770 · Other Unclassified Revenue	<u>0.00</u>		<u>4,413.59</u>		
Total 980 · Revenues	<u>5,184.00</u>		<u>319,756.31</u>		
Total Income	<u>5,184.00</u>		<u>319,756.31</u>		
Gross Profit	5,184.00		319,756.31		
Expense					
622 · Expenses					
6460 · Administration					
6460.1 · Salaries & related expenses					
6460.11 · Salaries & wages	20,772.50		291,791.56		
6460.12 · Other Payroll Expenses	0.00		580.16		
6460.13 · Social Security Expense	1,283.12		17,805.97		
6460.14 · Fed Unemp Tax Exp	0.00		258.93		
6460.15 · Medicare Exp.	300.08		4,164.32		
6460.16 · NYS Re-Employment	0.00		46.98		
6460.17 · NYS Unemploy. Ins.	0.00		796.12		
6460.18 · Disability Cnty Self-Ins	0.00		5,079.16		
Total 6460.1 · Salaries & related expenses	<u>22,355.70</u>		<u>320,523.22</u>		
6460.4 · Contractual Expenses					
~4.100 · Other personnel expenses					
~4.101 · Legal fees	0.00		50,467.89		
~4.102 · Accounting fees	86.00		935.00		
~4.103 · Consultant Services	8,390.00		23,258.00		
~4.105 · Payroll Services	351.27		2,339.56		
~4.107 · Professional fees - other	6.00		12,337.24		
Total ~4.100 · Other personnel expenses	<u>8,831.27</u>		<u>89,337.69</u>		
~4.200 · Non-personnel expenses					
~4.201 · Supplies	0.00		1,711.69		
~4.202 · Telephone & telecommunications	788.92		9,689.43		
~4.203 · Postage, shipping, delivery	36.58		557.81		
~4.204 · Equip rental & maintenance	104.02		3,178.32		
~4.205 · Printing & copying	25.50		1,274.28		
~4.206 · Books, subscriptions, reference	11.99		482.07		
~4.207 · Advertising expenses	0.00		1,102.49		
~4.208 · Marketing	0.00		9,507.33		
Total ~4.200 · Non-personnel expenses	<u>965.01</u>		<u>27,503.42</u>		
~4.300 · Occupancy expenses					
~4.301 · Rent, parking, other occupancy	2,196.00		24,128.35		
Total ~4.300 · Occupancy expenses	<u>2,196.00</u>		<u>24,128.35</u>		
~4.700 · Travel & training					
~4.701 · Travel	4.84		3,726.23		
~4.704 · Meals	397.91		1,858.27		
~4.700 · Travel & training - Other	0.00		555.00		
Total ~4.700 · Travel & training	<u>402.75</u>		<u>6,139.50</u>		
~4.800 · Misc expenses					
~4.802 · Insurance - non-employee	0.00		4,106.20		
~4.803 · Membership dues - organization	1,250.00		1,275.00		
~4.805 · Outside computer services	0.00		1,420.95		
~4.800 · Misc expenses - Other	0.00		3,503.89		
Total ~4.800 · Misc expenses	<u>1,250.00</u>		<u>10,306.04</u>		
6460.4 · Contractual Expenses - Other	<u>0.00</u>		<u>1,121.01</u>		
Total 6460.4 · Contractual Expenses	<u>13,645.03</u>		<u>158,536.01</u>		

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Accrual Basis

Orleans Economic Development Agency Profit & Loss Budget Performance

December 2023

	<u>Dec 23</u>	<u>Budget</u>	<u>Jan - Dec 23</u>	<u>YTD Budget</u>	<u>Annual Budget</u>
6460.8 - Employee Benefits					
6460.81 - Health Insurance	7,906.62		56,367.04		
Total 6460.8 - Employee Benefits	<u>7,906.62</u>		<u>56,367.04</u>		
Total 6480 - Administration	<u>43,907.35</u>		<u>535,426.27</u>		
Total 622 - Expenses	<u>43,907.35</u>		<u>535,426.27</u>		
Total Expense	<u>43,907.35</u>		<u>535,426.27</u>		
Net Ordinary Income	-38,723.35		-215,669.96		
Other Income/Expense					
Other Income					
Office Space Rental	300.00		3,000.00		
Total Other Income	<u>300.00</u>		<u>3,000.00</u>		
Net Other Income	<u>300.00</u>		<u>3,000.00</u>		
Net Income	<u>-38,423.35</u>		<u>-212,669.96</u>		

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 01/08/24
 Accrual Basis

Orleans Economic Development Agency
Transaction Detail by Account
 December 2023

Type	Date	Num	Name	Memo	Amount	Balance
200 - Cash Accounts						
200.001 - OEDA Agency Checking						
Deposit	12/04/2023			Deposit	300.00	300.00
Check	12/06/2023	3038	Mindful Media Group	Consulting December 2023 #1479	-4,000.00	-3,700.00
Check	12/06/2023	3039	Mindful Media Group	November 2023 Consulting \$1473	-4,000.00	-7,700.00
Check	12/06/2023	3040	Village of Alblon (v)	Rent December 2023	-2,198.00	-9,898.00
Check	12/06/2023	3041	Brian Parisi Copiers Inc.	#IN132943 Printer toner pack for Ricoh Co...	-25.50	-9,921.50
Check	12/06/2023	3042	Roush C.P.A. PC	Accounting services Nov 2023	-85.00	-10,006.50
Check	12/06/2023	3043	Diane L Blanchard	Consulting services for 11/29 and 12/4 2023	-390.00	-10,396.50
Check	12/06/2023	3044	U.S. Bank Equipment Finance	Dec 2023 Ricoh Copier Contract payment	-104.02	-10,500.52
Check	12/06/2023	3045	Orleans Co. Treasurer	EDA medical Insurance Dec 2023	-5,232.18	-15,732.70
Check	12/06/2023	3046	Key Bank	G Barone CC usage Dec 2023 Meals and ...	-20.90	-15,753.60
Check	12/06/2023	3047	Key Bank	CC usage M Holland Dec 2023 Postage a...	-228.07	-15,981.67
Check	12/06/2023	3048	Key Bank	M Dobell CC usage Dec 2023 Meals and T...	-746.39	-16,728.06
Check	12/06/2023	3049	Michael R Dobell	Reimbursement for mileage and cell phone	-102.90	-16,830.96
Paycheck	12/08/2023		Michael R Dobell		-2,622.57	-19,453.53
Paycheck	12/08/2023		Gabrielle L Barone		-2,889.85	-22,343.38
Paycheck	12/08/2023		Mathew R Holland		-1,868.57	-24,211.95
Liability ...	12/08/2023		Paychex	16-1356958, 161356958 6	-3,419.24	-27,631.19
Check	12/11/2023		Paychex	#2023113000 Nov 2023 Paychexflex su...	-187.20	-27,818.39
Check	12/11/2023		Paychex	Paychex monthly payroll fee Dec #202311...	-164.07	-27,982.46
Check	12/13/2023	3050	Health Economics Group Inc.	November 2023 statement balance for Caf...	-5.00	-27,987.46
Check	12/13/2023	3051	Spectrum Enterprise	Internet Services for Dec #01120123	-139.98	-28,127.44
Check	12/13/2023	3052	NYSEDC	2024 NYSEDC Membership Renewal #14...	-1,250.00	-29,377.44
Paycheck	12/22/2023		Michael R Dobell		-2,622.56	-32,000.00
Paycheck	12/22/2023		Gabrielle L Barone		-2,889.85	-34,889.85
Paycheck	12/22/2023		Mathew R Holland		-1,868.56	-36,758.41
Liability ...	12/22/2023		Paychex	16-1356958, 161356958 6	-3,419.26	-40,177.67
Check	12/27/2023		Highmark BCBSWNY	# 231220279242 January Premium for Comp...	-2,674.44	-42,852.11
Total 200.001 - OEDA Agency Checking					-42,852.11	-42,852.11
Total 200 - Cash Accounts					-42,852.11	-42,852.11
TOTAL					-42,852.11	-42,852.11

RESOLUTION OF THE COUNTY OF ORLEANS INDUSTRIAL DEVELOPMENT AGENCY AUTHORIZING THE REINSTATEMENT OF CERTAIN LEASE AGREEMENTS IN CONNECTION WITH THE MEDINA HOSPITALITY PROJECT.

WHEREAS, the County of Orleans Industrial Development Agency (the "Agency") is authorized under the laws of the State of New York, and in particular the New York State Industrial Development Agency Act, constituting Title 1 of Article 18-A of the General Municipal Law, Chapter 24 of the Consolidated Laws of New York, as amended, and Chapter 918 of the 1971 Laws of New York, as amended (collectively, the "Act"), to promote, develop, encourage and assist in the acquiring, constructing, reconstructing, improving, maintaining, equipping and furnishing of industrial, manufacturing, warehousing, commercial and research facilities and thereby advance the job opportunities, general prosperity and economic welfare of the people of the State of New York and to improve their prosperity and standard of living; and

WHEREAS, to accomplish the purposes of the Act, the Agency previously authorized Medina Hospitality, LLC (the "Company") to proceed with the construction and equipping by the Agency without the proceeds of a bond issue of a 58-room hotel (the "Project") and conveyance of the Project pursuant to a lease of the Project to the Company, such Project to be located at 11591 Maple Ridge Road, Medina, New York (the "Premises"); and

WHEREAS, the Agency leased the Premises from the Company pursuant to a Company Lease dated as of September 1, 2022, a memorandum of which was recorded in the offices of the Orleans County Clerk (the "Company Lease") and the Agency leased the Premises back to the Company pursuant to an Agency Lease Agreement dated as September 1, 2022, a memorandum of which was recorded in the offices of the Orleans County Clerk (the "Agency Lease Agreement"); and

WHEREAS, the Company Lease and the Agency Lease Agreement each include provisions that result in the automatic termination of the leases upon the filing of a Notice of Pendency by Medina Holdings, LLC in the offices of the Orleans County Clerk; and

WHEREAS, on April 14, 2023, the Agency authorized the execution and delivery by the Agency a mortgage agreement with First Chatham Bank encumbering the Premises (the "Mortgage") and subordination agreement (the "Subordination Agreement"), for the sole purpose of subjecting the Agency's interest in the Premises to the lien of the Mortgage and not for the purpose of providing any exemption from mortgage recording tax or other financial assistance; and

WHEREAS, on November 9, 2023, a Notice of Pendency was filed in the offices of the Orleans County Clerk by Medina Holdings, LLC, due to the Company not having fully completed its refinance transaction with First Chatham Bank, which resulted in the Company not being in a position to satisfy certain financial obligations to Medina Holdings, LLC; and

WHEREAS, the Company has notified the Agency that the Company has since secured and closed on its refinancing with First Chatham Bank as of December 8, 2023 and that the Notice of Pendency has been discharged of record as of December 8, 2023; and

WHEREAS, the Company has requested that the Agency reinstate the Company Lease and Agency Lease Agreement for the purpose of continuing the Project with the Agency, including benefits relating to the PILOT Agreement.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNTY OF ORLEANS INDUSTRIAL DEVELOPMENT AGENCY AS FOLLOWS:

1. The Agency hereby determines that the reinstatement of the Company Lease and Agency Lease for the Project are in furtherance of the Agency’s purposes as set forth in the Industrial Development Agency Act and hereby approves the reinstatement of the Company Lease and the Agency Lease Agreement.

2. The execution and delivery by the Agency of amended lease agreements, mortgage modification documents and such other documents and instruments as may be reasonably necessary to effectuate the purpose and intent of the transactions contemplated by this resolution (the “Amended Project Documents”), each in the form presented to and approved by Agency counsel, are hereby authorized and approved.

3. The Chairman, Treasurer, Secretary, Assistant Secretary, Assistant Treasurer and the CEO/CFO of the Agency are each individually authorized to execute and deliver the Amended Project Documents and to take such other actions as may be necessary to effectuate the transactions contemplated by this resolution.

4. This resolution shall take effect immediately.

The above resolution was moved for adoption by _____ and seconded by _____.

ROLL CALL VOTE:

	<u>Yes</u>	<u>No</u>	<u>Abstain</u>	<u>Absent</u>
Carol D’Agostino	[]	[]	[]	[]
Merle Draper	[]	[]	[]	[]
John Fitzak	[]	[]	[]	[]
Craig Tuohey	[]	[]	[]	[]
John Misiti	[]	[]	[]	[]
Ed Urbanik	[]	[]	[]	[]
Jeffrey Martin	[]	[]	[]	[]

ADOPTED: January 12, 2024

2023 COIDA

Confidential Evaluation of Board Performance

Criteria	Agree	Somewhat Agree	Somewhat Disagree	Disagree
Board members have a shared understanding of the mission and purpose of the Authority.				
The policies, practices and decisions of the Board are always consistent with this mission.				
Board members comprehend their role and fiduciary responsibilities and hold themselves and each other to these principles.				
The Board has adopted policies, by-laws, and practices for the effective governance, management and operations of the Authority and reviews these annually.				
The Board sets clear and measurable performance goals for the Authority that contribute to accomplishing its mission.				
The decisions made by Board members are arrived at through independent judgment and deliberation, free of political influence, pressure or self-interest.				
Individual Board members communicate effectively with executive staff so as to be well informed on the status of all important issues.				
Board members are knowledgeable about the Authority's programs, financial statements, reporting requirements, and other transactions.				
The Board meets to review and approve all documents and reports prior to public release and is confident that the information being presented is accurate and complete.				
The Board knows the statutory obligations of the Authority and if the Authority is in compliance with state law.				
Board and committee meetings facilitate open, deliberate and thorough discussion, and the active participation of members.				
Board members have sufficient opportunity to research, discuss, question and prepare before decisions are made and votes taken.				
Individual Board members feel empowered to delay votes, defer agenda items, or table actions if they feel additional information or discussion is required.				
The Board exercises appropriate oversight of the CEO and other executive staff, including setting performance expectations and reviewing performance annually.				
The Board has identified the areas of most risk to the Authority and works with management to implement risk mitigation strategies before problems occur.				
Board members demonstrate leadership and vision and work respectfully with each other.				

Date Completed: _____