

# Orleans Land Restoration Corporation

121 North Main Street  
Albion, NY 14411

(585) 589-7060

## OLRC Board Meeting Agenda

Friday March 14, 2025 at 9:00 AM

Updated: 03/07/25

This meeting will be held at the offices of 121 North Main St, FL 2, Albion, NY 14411.

- **Roll Call** – Calling of Board members, announcement as to whether a quorum is present
- **Approval of the previous Board Meeting Minutes**
  - **February 14, 2025 Meeting Minutes-(Electronic) – Motion**
- **Financials**
  - **Consider the OLRC Monthly Financials – Motion**
- **Legal**
- **Operations Report**
  - Facilities/Sites
- **Old Business**
  - Complete board evaluation survey
- **New Business**
  - Consider the approval of the 2024 Financials/ Audit Report (Audit Committee) – Motion
  - Consider the approval the Audit Committee Charter – Motion
  - Consider the approval of the 2024 Investment Report – Motion
  - Consider the approval of the Finance Committee Charter – Motion
  - Consider the approval of the Investment Policy - Motion
  - Consideration for the approval of the 2024-year end report - Motion
  - Corporate Action-By Laws (Separate Handout)
    - 2025 Election of Officers: Chairman, Vice-Chairman, Secretary, Treasurer, Assistant Secretary, Assistant Treasurer (Bylaws Article II, Sections 1 & 9) - Motion
    - Appointment of CEO/CFO and Administrative Director (Bylaws Article II, Sections 11,13 & 14)–Motion
  - Confirm committee appointments -Motion
  - 2024 Missions statement and measurement report - Motion
  -
- **Executive Session – If Required – Motion (Including invitees)**
  - **Action on any matters from executive session – Motion**
- **Motion to adjourn**



## COIDA/OLDC/OLRC

### 2024 Year End Report

Updated: 03/06/25

#### ▪ COIDA

The County of Orleans Industrial Development Agency (COIDA) actively purses the location of new and expanding businesses. The agency facilitates development by attracting new industries, while promoting the retention and expansion of existing Orleans County businesses. COIDA delivers economic incentives to diversify the county's tax base, spur job creation, and strengthen community vitality. The agency strives to develop the local economy in an organized, sustainable, and environmentally beneficial manner to enhance the quality of life for all those who live and work in Orleans County, New York.

#### ○ Projects

- 2024 Projects Induced
  - \$ 2,958,000 Investment in Orleans County
  - 4-New Jobs
- 2024 Project Detail
  - RPB Baker Fruit LLC
    - Project Type – Renovation
    - Existing Company
    - Town of Murray
    - \$ 2,958,000 Investment
    - 4 New Jobs
- 2025 Projects-Identified
  - Helena Agri- Enterprises LLC
    - Project Type – New Build
    - Town of Ridgeway
    - \$ 4,275,000 Company Investment
    - 6 New Jobs
  - Hemlock Ridge Solar
    - Project Type-New Build Renewable Energy
    - Town of Barre, Shelby
    - \$400,000,000
    - 1 New Jobs
  - Bomet-Medina
    - Project Type – New Build
    - Village of Medina
    - \$ 2,500,000 Company Investment
    - 30-New Jobs

- 2024 PILOT Revenue
    - \$ 320,857 County
    - \$ 168,593 Towns
    - \$ 26,921 Villages
    - \$ 639,004 Schools
    - \$1,155,377 Total
- **COIDA Property Development**
  - Holley Park
  - Medina Business Park
  - 3959 Bates Road
- **Operations**
  - OEDA Marketing
    - Continued to upgrade the OEDA website: [orleansdevelopment.org](http://orleansdevelopment.org)
    - Launched new Medina Business Park website: [www.medinabusinesspark.com](http://www.medinabusinesspark.com)
    - Continued to work with our regional marketing partners, InBN (Invest Buffalo-Niagara) and GRE (Greater Rochester Enterprises).
    - Enhancements made to social media marketing with target Canada advertisements
    - New logo launch with collateral following in 2025
    - Targeting of Grants for applications
    - Assistance with LDC relaunching MAP program
- **Finger Lakes Regional Development Council**
  - John Fitzak, Orleans County Legislature is the Orleans County representative.
- **OCLDC-Orleans Local Development Corporation.**

The OCLDC mission is to work with Orleans County residents to promote additional employment, to maintain and encourage job opportunities and business development. To instruct or train individuals to improve or to develop their capabilities for jobs and business development. To enhance the general prosperity and the economic welfare of the people of Orleans County.

  - **Funding**
    - Secured another \$300,000.00 in grant funding for the MAP program grantees.
  - **Training**
    - Fall 2024 Class – 13 Orleans County participants.
  - **Loans**
    - No new loans issued.
  - **Operations**
    - Matt Holland relaunched the new MAP program fall 2024.

- **OLRC-Orleans Land Restoration Corporation**

The OLRC mission is to encourages the establishment or expansion of businesses and investment within Orleans County by making loans to businesses located in Orleans County, acquiring, by purchase, grant, gift or otherwise, real property and improving, maintaining and managing such property within Orleans County in order to create opportunities for the residents of Orleans County and combat community deterioration.

- **Projects**

- No New projects in 2024

- **Community-Staff Involvement**

- Medina Business Association (MBA)-Gabrielle Barone
  - Western Orleans Comprehensive Plan Committee- Gabrielle Barone
  - Sandstone Society-Gabrielle Barone
  - Lyndonville Lions Club- Michael Dobell
  - Medina Lions Club- Matt Holland
  - Albion Rotary Club- Matt Holland
  - Medina Sandstone Society VP- Matt Holland
  - Cobblestone Museum and Society Board President- Matt Holland

# 2025 OLRC Board

Updated: 03/14/25

<u>Member/Office</u>	<u>Address/Email</u>	<u>Telephone</u>	<u>Term</u>
<b>John Fitzak</b> Treasurer	14435 Lakeshore Rd, Kent, NY 14477 <a href="mailto:John.Fitzak@OrleansCountyNY.gov">John.Fitzak@OrleansCountyNY.gov</a>	(585) 682-6330	12/31/25
<b>Jeff Martin</b> Secretary	100 South Main St, Holley, NY 14470 <a href="mailto:jckmartin@msn.com">jckmartin@msn.com</a>	(585) 747-1272	
<b>Merle Draper</b> Vice Chairman	210 Ann, Medina, NY 14103 <a href="mailto:merle.draper@orleanscountyny.gov">merle.draper@orleanscountyny.gov</a>	(585) 329-2207	12/31/25
<b>Craig Tuohey</b> Assistant Secretary	43 Meadowbrook Dr, Albion, NY 1411 <a href="mailto:tuohey.craig@gmail.com">tuohey.craig@gmail.com</a>	(585) 259-1331	
<b>Carol D'Agostino</b> Assistant Treasurer	16887 Roosevelt Highway, Kendall, NY 14476 <a href="mailto:cd4171977@gmail.com">cd4171977@gmail.com</a>	(585) 659-2706	
<b>John Misiti</b> Chairman	10894 Ryan Road, Medina, NY 14103 <a href="mailto:JMisiti@rochester.rr.com">JMisiti@rochester.rr.com</a>	(716) 533-3270	
<b>Edward Urbanik</b>	12365 Platten Rd, Lyndonville, NY, 14098 <a href="mailto:ontariothree@gmail.com">ontariothree@gmail.com</a>	(585) 705-0383	
<b><u>Staff</u></b>			
<b>Michael Dobell</b> CEO/CFO	121 North Main Street, Albion, NY 14411 <a href="mailto:MDobell@orleansdevelopment.org">MDobell@orleansdevelopment.org</a>	(585) 589-7060	
<b>Gabrielle Barone</b> V-P Development	121 North Main Street, Albion, NY 14411 <a href="mailto:gbarone@orleansdevelopment.org">gbarone@orleansdevelopment.org</a>	(585) 589-7060	
<b>Matt Holland</b> Manager Admin	121 North Main Street, Albion, NY 14411 <a href="mailto:Mholland@orleansdevelopment.org">Mholland@orleansdevelopment.org</a>	(585) 589-7060	
<b>Kevin Zanner</b> COIDA Counsel	1300 Liberty Building, Buffalo, NY 14202 <a href="mailto:KJZ@hurwitzfine.com">KJZ@hurwitzfine.com</a>	(716) 849-8900	

# **OLRC 2025**

## **Committee Members**

**Adopted 03/14/25**

### Executive Committee

John Misiti - Chair  
Skip Draper  
Jeff Martin

### Audit Committee

John Fitzak  
Merle Draper  
Carol D'Agostino— Chair  
Craig Tuoehy  
John Misiti  
Ed Ubanik  
Jeff Martin

### Governance Committee

John Fitzak  
Merle Draper  
Carol D'Agostino  
Craig Tuohey  
John Misiti – Chair  
Ed Ubanik  
Jeff Martin

### Finance Committee

John Fitzak  
Merle Draper— Chair  
Carol D'Agostino  
Craig Tuohey  
John Misiti  
Ed Ubanik  
Jeff Martin

Approved:

**2025 New York State Local Public Authority Mission Statement and Measurement Report**  
**Orleans Land Restoration Corporation**

**Local Public Authority Name:** Orleans Land Restoration Corporation (OLRC)

**Fiscal Year:** January 1, 2025 – December 31, 2025

**Enabling Legislation:** The OLRC is a Type B not-for-profit corporation without members formed under Section 402 of the New York Not-for-Profit Corporation Law (“NPCL”) and organized exclusively for the purposes specified in Section 501(c)(3) of the Internal Revenue Code of 1986

**Mission Statement:** The Orleans Land Restoration Corporation (OLRC) encourages the establishment or expansion of businesses and investment within Orleans County by making loans to businesses located in Orleans County, acquiring, by purchase, grant, gift or otherwise, real property and improving, maintaining and managing such property within Orleans County in order to create opportunities for the residents of Orleans County and combat community deterioration.

**2024 Measurements:**

1. Secure project funding commitments for OLRC customers
  - a. Goal: \$ 500,000.00
  - b. Achieved: \$0.00
2. Administering active restoration project
  - a. Goal: 2
  - b. Achieved: 0

**2025 Measurements:**

3. Secure project funding commitments for OLRC customers
  - a. Goal: \$ 500,000.00
4. Administering active restoration project
  - b. Goal: 2

**Authority Stakeholder(s):** Orleans County

**Authority Beneficiaries:** The residents and taxing jurisdictions of Orleans County

**Authority Customers:** The Business Community of Orleans County

**Authority self-evaluation of prior year performance** (based upon established measurements):  
To be provided by March 31, 2026 related to 2025 performance.

**Governance Certification:**

1. Have the board members acknowledged that they have read and understood the mission of the public authority?  
Board of Directors Response: **Yes**



Approved:

2. Who has the power to appoint management of the public authority?

Board of Directors Response: **The Board of Directors**

3. If the Board appoints management, do you have a policy you follow when appointing the management of the public authority.

Board of Directors Response: **Yes**

4. Briefly describe the role of the Board and the role of management in the implementation of the mission.

Board of Directors Response: **The role of the Board regarding the implementation of the public authority's mission is to provide strategic input, guidance, oversight, mission authorization, policy setting and validation of the authority's mission, measurements and results. The role of management is to collaborate with the board in strategy development / strategy authorization and to implement established programs, processes, activities and policies to achieve the public authority's mission.**

5. Has the Board acknowledged that they have read and understood the response to each of these questions?

Board of Directors Response: **Yes**