

Board Meeting Minutes

County of Orleans Industrial Development Agency

September 12th, 2025

121 N Main Street 2nd Floor Albion NY

Board Room

8:00 a.m.

Members Present:

John Misiti, Chairman
Craig Tuohey, Assistant Secretary
Jeff Martin, Secretary
Carol D'Agostino, Assistant Treasurer
Skip Draper, Vice Chairman
John Fitzak, Treasurer

Members Absent:

Ed Urbanik, Member

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

Roll Call---- The meeting was called to order by Chairman John Misiti at 8:00 a.m. Matt Holland called the roll of Board members. All Board members were present except Ed Urbanik, constituting a quorum of the Board.

I. Approval of August 8th, 2025 Board Meeting Minutes (Electronic)

The minutes of the August 8th, 2025 meeting of the Board 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 31st, 2025. The ending balance for the main OEDA account was \$795,544.69.

The balance in the high interest savings account is \$161,998.56. Michael noted that \$200,000 has been transferred from the OEDA account into a CD. At the conclusion of the discussion, Jeff Martin made a motion to accept the COIDA and ORLF financial reports. The motion was seconded by John Fitzak and unanimously carried.

III. Report of Committees/Departments/Sites

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

WNYE – Gabrielle met with representatives from Western New York Energy and Empire State Development about the construction of a 5th rail spur. The project will cost approximately \$400,000. The project could increase rail traffic by 145-200 cars a year.

Comfort Inn and Suites – Gabrielle reported that the owner of the Comfort Inn and Suites Hotel hired a hospitality management company to take over management of the hotel. The new management company is in the process of hiring a general manager.

ARG – Gabrielle shared that ARG completed its loan repayments to the OLRC and that the company is considering an expansion project which may include another OCR project.

Bernzomatic – Gabrielle reported that two companies are looking at leasing space at the Bernzomatic building. One company is local and the other is Canadian.

Hinspergers Poly – Gabrielle reported that Hinspergers Poly has been connected to an employment program through the Medina High School.

231 East Albion – Gabrielle shared that 231 East Albion was purchased by Woodcrest Capital, LLC. The new owner is seeking tenants for the building.

Project Updates

Renewable Energy Projects - Michael reported that there are no new updates pertaining to the renewable energy projects.

Helena - Michael reported that the Helena Agri-Enterprises project is still moving forward.

North Star Ammo & Defense - Michael and Matt met with North Star Ammo & Defense to discuss the company's MAP grant application. There was also

discussion about the possibility of the company proceeding with a larger OCR project after the MAP grant process is completed.

Facilities/Sites-

MBP Wetlands - Michael reported that Clearly Aquatics and BME have been out at the wetlands for invasive species spraying. Michael will go back to the site with BME in late September to take pictures to submit to the Army Corps of Engineers to review and create a wetland delineation.

Office Lease – Michael met with the Village of Albion Mayor to discuss an extension of the existing office lease at 121 N. Main Street. The Village offered a lease renewal with 3% rent increase every year for three years. The lease is still under negotiation.

MAP and LDC Report

Matt Holland reported that Legendary Lawncare LLC has finished their spending for its MAP grant and are ready for reimbursement from OCR. The MAP program has completed its second week of classes.

Legal - No report.

Marketing

Michael shared that there is interest in applying for another grant through National Grid for support with website, video editing and production.

IV. Executive Session

Craig Tuohey made a motion to enter into executive session to discuss personal financial information and the proposed sale of real property. Jeff Martin seconded the motion, which was unanimously carried. At the conclusion of executive session, John Fitzak made a motion to exit the executive session, seconded by Jeff Martin and unanimously carried. No votes were taken during the executive session.

V. Unfinished Business – None.

VI. New Business –

Consider the proposal for video creation and editing for OEDA website

Michael reviewed a proposal to retain Mindful Media to initiate the creation of video of the Medina Business Park for an amount up to \$13,000. Craig Tuohey made a motion to approve the \$13,000 in expenditures for drone video and

marketing video footage. Carol D'Agostino seconded the motion, and it was unanimously carried.

Adjournment

Motion to adjourn subject to Chairman's recall made by Craig Tuohey, seconded by Skip Draper and unanimously carried at 9:16 a.m.

Respectfully submitted,

Matt Holland