

**The Orleans County Local Development Corporation  
Board of Directors Meeting**

**August 7th, 2025**

**121 N Main St., 2<sup>nd</sup> Floor, Albion, New York  
Board Room  
8:30 a.m.**

**Directors Present:**

John Misiti, Chairman  
Bill Eick, Director  
Laura Bentley, Treasurer  
Kathy Blackburn, Secretary  
Skip Draper, Director

**Directors Absent:**

Fred Miller, Vice Chairman

**Also Present:**

Michael Dobell, CEO/CFO OEDA  
Gabrielle Barone, OEDA Vice President Business Development  
Max Radley, Hurwitz Fine P.C., Legal Counsel (via Zoom)

The meeting was called to order by Chairman John Misiti at 8:30 am.

**I. Roll Call**

Michael Dobell called the roll of Board members. John Misiti, Bill Eick, Skip Draper, Laura Bentley and Kathy Blackburn were present, constituting a quorum of the Board.

**II. Approval of Previous OCLDC Board Meeting Minutes June 26th, 2025**

The June 26th, 2025 Board meeting minutes were reviewed by the Board. A motion was made by Kathy Blackburn to approve the meeting minutes as presented. The motion was seconded by Bill Eick and unanimously carried.

**III. Financials**

**Consider the Acceptance of the OCLDC Monthly Financial Report**

Michael Dobell presented the OCLDC financial report for the period ending July 31st, 2025. The money market account has a balance of \$60,484.77.

Motion to accept the financial report made by Bill Eick, seconded by Kathy Blackburn. Motion unanimously carried.

**IV. Legal**

Max Radley reported on the most recent foreclosure matter and how it affects the LDC's judgment.

**V. Executive Session**

None.

**VI. Loans/Grants**

**Loans Aging Report**

Michael Dobell reviewed the status of loan payments and noted that there have not been any changes since the last meeting. Payments have remained in the same pattern since the previous LDC meeting.

**VII. Operations**—Michael Dobell provided updates to upcoming interviews for the next MAP class that is coming up starting in September.

**VIII. Projects**

None.

**IX. Old Business**

None.

**X. New Business**

None.

**XI. Motion to Adjourn**

Motion to adjourn subject to Chairman's recall made by Laura Bentley, seconded by Skip Draper and unanimously carried at 8:45 am.

Respectfully Submitted,

Michael Dobell