

SPECIAL BOARD OF DIRECTORS MEETING

County of Chautauqua Industrial Development Agency
Via Zoom Meeting
May 13, 2022
12:00 p.m.

Dennis Rak	Vice Chairman
Gary Henry	Secretary
Steven Thorpe	Member
Brad Walters	Member
Kevin Muldowney	Member
Jay Churchill	Member
Rhonda Jonson	Member

Also in attendance:

Mark Geise	Administrative Director/CEO
Richard E. Dixon	Chief Financial Officer
Milan K. Tyler, Esq.	Counsel
Carol Rasmussen	CCIDA Staff
Jeanette Lo Bello	CCIDA Staff
Rosie Strandburg	CCIDA Staff
Kayla Strandburg	CCIDA Staff
Jason Toczydlowski	CCIDA Staff

Absent Board Member(s):

Michael Metzger	Chairman
Hans Auer	Treasurer

Meeting was called to order by Dennis Rak, Vice Chairman, at 12:00 p.m.

Dennis Rak

I would like to call to order this Special Board of Directors Meeting of the Chautauqua County IDA. It is May 13, 2022 at noon. Attendance taken. Roll call. Let the record show that there are seven people in attendance. We have quorum. First order of Business – could I get a motion to approve the April 26, 2022 Board Minutes?

Brad Walters

So moved.

Gary Henry

Second.

Dennis Rak

All those in favor say I.

Board

Aye – Unanimous

Dennis Rak

All those opposed. Ok motion carried. Do we need an Executive Session?

Rich Dixon

To discuss the sale of property

Dennis Rak

I would like to have a motion to enter into Executive Session.

Jay Churchill

So moved.

Steven Thorpe

Second.

Dennis Rak

All those in favor?

Board

Aye – Unanimous

Dennis Rak

All those opposed. Ok motion carried.

Executive Session

Start Time: 12:02 p.m.

Executive Session

End Time: 12: 08 p.m.

Dennis Rak

Let the record show that no official actions were taken during Executive Session. So are we going to move this Resolution or there any discussion before we do?

Milan Tyler

Which one are we doing? Sustainable Energy?

Rich Dixon

Yes.

Milan Tyler

I am happy to summarize the resolution if you would like?

Dennis Rak

Yes. Why don't you summarize it and we will move and second it.

Milan Tyler

This is an Authorizing Resolution for mortgage recording tax benefit only for Sustainable Energy who is acquiring a spec building for high tech manufacturing at some point. It is only mortgage recording tax. It will be under \$100,000 in financial assistance and therefore no public hearing was required. This is the beginning and final resolution. There is no SEQRA because it is taking the existing building not doing anything with it. So it is a type two SEQRA that's why there is not separate SEQRA Resolution. If this company does secure a tenant they may or may not choose to come back to the IDA and that would be a separate application and a separate process but that is not a consideration today.

Dennis Rak

Jay could I have you move Resolution A1 please?

Jay Churchill

Ok. Resolution 05-13-22-01 – Authorizing Resolution for Sustainable Energy Jamestown, LLC

Dennis Rak

Do I have a second?

Steven Thorpe

I'll second it.

Dennis Rak

Motion made by Jay and seconded by Steven. Vice Chairman votes I. Roll call vote.

Board

Aye – Unanimous

Dennis Rak

Let the record show the motion passed unanimously. Gary could you read Resolution B2?

Gary Henry

Resolution 05-13-22-02 Authorizing Resolution for Video Conference Meeting Procedures

Dennis Rak

Do I have a second?

Jay Churchill

Second.

Dennis Rak

Motion made by Gary and seconded by Jay. Any discussion?

Mark Geise

Milan, did you want to start out?

Milan Tyler

I will note that the Governance Committee of the IDA met a short time ago and recommended that the full Board adopt this resolution and approving the procedures for implementing this. The NYS budget for this year authorized a change to the Open Meetings Law to allow for video conferencing and there are a number of requirements that have to be done for that including the adoption of procedures which is part of this resolution and adoption of a resolution of the Board authorizing these procedures. There are very specific requirements for public input and the video conferencing at one or more locations. The most important criteria is that the public has to be allowed to attend at both or three or more places where the video conferencing is taking place and that there must be a quorum in person between the two or three or more locations. Mark, do you want to talk about why?

Mark Geise

This is a golden opportunity for us to actually improve access to the public by having in person meetings at two locations in the County – One at the Incubator and one here at the BWB. They will be in person meetings and they will be essentially linked through video conference so the public will have two locations to attend our IDA Board Meetings. Also, it's convenient for the Board Members and also the staff. So we will have both staff and Board Members at both locations in person meetings and linked through video conference.

Dennis Rak

Any further questions or discussion? Roll call vote.

Board

Aye – Unanimous

Dennis Rak

Let the record show the motion passed unanimously. Other action?

Mark Geise

No. Anything else?


Milan Tyler

Nothing on my agenda.

Dennis Rak

The meeting is adjourned. This meeting is adjourned at 12:13 p.m.


(Assistant) Secretary

 05/24/2022
(Vice) Chairman