

BOARD OF DIRECTORS MEETING

County of Chautauqua Industrial Development Agency

BWB Building
201 West Third Street, Jamestown, NY
2nd Floor Board Room
&
Electronically via Live Stream on YouTube & Zoom

February 28, 2023

10:00 a.m.

Gary Henry	Chairman
Brad Walters	Vice Chairman
Sagan Sheffield- Smith	Treasurer
Dan Heitzenrater	Secretary
Steven Thorpe	Member
Rhonda Johnson	Member
Kevin Muldowney	Member

Also in attendance:

Mark Geise	Administrative Director/CEO
Richard E. Dixon	Chief Financial Officer
Milan K. Tyler, Esq.	Counsel
Greg Peterson	Counsel
Chris Canada	Hodgson Russ
Rosie Strandburg	CCIDA Staff
Kayla Strandburg	CCIDA Staff
Jason Toczydlowski	CCIDA Staff
Carol Rasmussen	CCIDA Staff
Kristine Morabito	CCIDA Staff
Crystal Erhard	CCIDA Staff
Jeanette Lo Bello	CCIDA Staff
Jason Toczydlowski	CCIDA Staff
Nate Aldrich	CCIDA Staff
Rebecca Wurster	CCIDA Staff
Monica Simpson	CCIDA Staff
James Feldman	County Executive Staff
Bill Curry	Chautauqua Lake Hospitality
Jill Curry	Chautauqua Lake Hospitality
Greg Bacon	Post Journal
Julia Hanley	WRFA 107.9

Absent Board Member(s):

Jay Churchill	Member
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Meeting was called to order by Gary Henry, Chairman, at 10:00 a.m.

Gary Henry

Good Morning. I would like to welcome everyone to the Board of Directors Meeting of the Chautauqua County Industrial Development Agency Meeting at the BWB Building, 201 West Third Street, Jamestown NY and electronically via YouTube and Zoom. It's February 28, 2023 at 10:00 a.m. We will have a call to order.

Board

Aye – Unanimous.

Gary Henry

You should have already received them previously and had a chance to review those. Do we have a motion to accept the January 24, 2023 minutes?

Kevin Muldowney

I'll make that motion.

Brad Walters

Second.

Gary Henry

Thank you. All in favor say Aye.

Board

Aye – Unanimous.

Gary Henry

Opposed, abstained? Thank you. We will move right into New Business and Rosie I believe you are going to talk about New Business A and B.

Rosie Strandburg

So, before you today, I have a loan and PILOT application for Chautauqua Lake Hospitality who is purchasing and reimagining the historic Hotel Lenhart. Before I get into the details of the loan and the PILOT request, I would like to provide a brief project description to the Board. Chautauqua Lake Hospitality, LLC purposes to acquire the historic Hotel Lenhart located on Chautauqua Lake in the Village of Bemus Point and completely renovate the hotel to create a year round destination. The \$9.8 million dollar budget includes property acquisition, building renovations, site improvements, soft costs, furniture, fixture and equipment, and working capital. The project will revitalize one of the last grand hotels on the lake creating a four season destination that would attract visitors to Bemus Point and generate commercial activity. For the loan application Chautauqua Lake Hospitality is requesting a \$400,000 loan for furniture fixture and equipment and a \$100,000 loan for working capital. Both loans would have an interest rate of 4% - six months deferred. For collateral we would be second to their bank in mortgage, General UCC filing on all furniture, fixture, equipment, and inventory and accounts receivable. Personal guarantee of Mr. & Mrs. Curry and key man life insurance in the amount of the loan. Additionally, the Loan Review Committee did recommend this for approval at the February 9, 2023 Loan Review Committee Meeting. As for the PILOT application the Curry's are requesting a 15 year Tourism Destination PILOT

which would include sales tax and mortgage recording taxes, exemption and property tax abatement. Additionally, the Curry's are looking to create approximately 65 temporary jobs during the construction and renovation period and 46 full time equivalents once the hotel is ready for operation. By year three there should be approximately 58 full-time equivalents. Joining us today we have Bill Curry here in person and Jill Curry is on zoom. They can provide a more detailed description of their project and discuss the drawing that are being shared on the screen and with the Board in the board packet.

Bill Curry

I am a design builder. I have been doing it for over forty years and Jill has been in the hospitality business with the Marriott and Hilton for twenty-five years plus. So, this is ideal for us. Restoration is my specialty, architectural mill work and things of life safety issues and Jill is a professional at two hotels in Pittsburgh. It's all about staff, training providing an environment for people to grow within the business so people outside the business can enjoy the things that we are.

Bill & Jill Curry

Reviewed and discussed Power Point slides related to the project.

Jill Curry

From the standpoint of what we are going to offer – we are going to have an online presence which should honestly help Bemus Point overall. I know that there is a website where we will have a reservation system. So, we will have the forty rooms and then we will have the three houses for rent all the time. That is worth noting. The spa will be incorporated and we anticipate that we would get up to four massage therapists there pretty regularly. It seems like there is some demand for that. We fully know that we need to create some demand ourselves and we are prepared to do that – whether it's through wine dinners which is something we are pretty passionate about once a month, so that guests coming from the Cleveland, Pittsburgh, Buffalo market – and we get a really nice following off season. So, we are prepared to spend some time and hard work getting all of that together. The dining room we are going to rename it the Crystal Room and that is where we expect we will be having most of life celebrations - small weddings, birthday parties, retirements, graduations, births – all of those especial moments. That's the area in which we will utilize as well as the pairing patio whenever it makes sense during the right time of year. The bakery as Bill said will be a stand-alone. We think that that side of the building and that area is a little bit underutilized so I hope that makes that a little more comfortable for people to use. It won't be huge but it will be great quality. Our daughter is a baker so she is the one that is going to put that all together. I think from a service standpoint we are talking about a pretty upscale inside – crystal chandeliers in all of the rooms, really nice amenities in the bathrooms, warm floors in the bathrooms – it will be an experience. I don't know if the people staying there now – I know they haven't had that experience so hopefully we are going to attract some new customers into the market.

Rosie Strandburg

Thank you Jill. Thank you Bill. Are there any questions for the Curry's?

Kayla Strandburg

Will you keep the rockers up front?

Bill Curry

The rockers are staying.

Rich Dixon

Bill can you talk a little about the timeline? - What you are hoping and what you are expecting.

Bill Curry

We are hoping we can close before April 30th. We think the project will take somewhere between six and nine months, most likely nine just because of the environment we work in today. We will try to get up and running as quickly as possible. A project of this size is tough to start and tough to finish. We have to make sure that the two book ends are close to each other.

Mark Geise

Perhaps you can talk about the grants, because as we know this project is contingent upon getting some of that other funding coming from the state and also the bank loan as well.

Bill Curry

Jill can speak to the grant.

Jill Curry

The Village has submitted the Restore New York Grant for the maximum request of \$2 million and I spoke to Diego yesterday. He doesn't have a time line when we would be notified about that but he and the Village will be notified first. The other grant we will request for is due April 15th and that also is twenty percent of the project so that is another \$2 million that we will be requesting. In speaking with Diego again he said that there would be notification it looks like in May or June for that particular grant. We have the understanding that the grants – it's reimbursable so we are working with M&T Bank on all of those components. Also, the IDA – the request for the loan there will assist and our cash in is about \$1.2 million.

Rosie Strandburg

Additionally, the Curry's are working on an OCR Grant application. A few things need to happen before that can go to the OCR Board.

Jill Curry

Thanks Rosie.

Rosie Strandburg

Are there any other questions from the Board?

Rich Dixon

Look fabulous Bill. Amazing.

Bill Curry

I kind of look at the Lenhart as a monument. It speaks to 142 years that it's been standing there but has been underutilized for many years and the Johnson's have done what they could do. We are thrilled to be part of this project and honored actually. One of the reasons why we are very interested in this building hasn't been spoken about yet. I admire the effort of the residents and the businesses of Bemus Point go through every winter – carry winter in the spring, in the summer and then they lose a huge volume of their business and they carry it year, after year, after year. We think that building upon that can make it a year round destination and that is what we are thrilled about because we think it's very possible now and they do too. So, that is our hope.

Rosie Strandburg

If there are no other questions from the Board, we do have an Approving Resolution for you for the \$500,000 loan and then I will have Milan describe the Due Diligence Resolution for the PILOT portion.

Milan Tyler

The Due Diligence Resolution is sort of the standard starting point for the IDA review. The Due Diligence Resolution authorizes and instructs staff and council to start conducting the Due Diligence including a SEQRA review for the environmental impacts, holding a public hearing and starting to work with the applicant and their council to identify any issues. This would obviously be a retail project presumably it qualifies for the Tourism Destination exception, so we would be including that as part of the Due Diligence. If it passes then staff and I would conduct all the due diligence , wrap everything up and then come back to the Board for final approval if we don't find any issues that would prohibit us from doing that.

Rosie Strandburg

Thank you Milan.

Gary Henry

We will go ahead and look at these two resolutions separately, but Brad if you would move resolution A1.

Brad Walters

Resolution 02-28-23-01- Chautauqua Lake Hospitality Due Diligence Resolution

Gary Henry

Do we have a second?

Sagan Sheffield Smith

Second.

Gary Henry

Thank you. We will do a roll call vote.

Board

Aye – Unanimous.

Gary Henry

It's unanimously passed. Now, Rhonda could you move Resolution B1?

Rhonda Johnson

Resolution 02-28-23-02 – RESOLUTION OF THE MEMBERS OF COUNTY OF CHAUTAUQUA INDUSTRIAL DEVELOPMENT AGENCY TO APPROVE AN AL TECH LOAN TO CHAUTAUQUA LAKE HOSPITALITY LLC

Gary Henry

Do we have a second?

Kevin Muldowney

I'll second.

Gary Henry

Thank you. Again, a roll call vote.

Board

Aye – Unanimous.

Gary Henry

It's approved. Very impressive. The expertise that you both have in this field – when your taking on a project this big and this important to the community, it's nice to know that the people that are involved know what they are doing and know that it's something they have been involved in for a long time. We certainly wish you the best with all of these other grants and all of these things can come together and we can move ahead on this.

Bill Curry

Thank you. We are thrilled to have this opportunity to work with you and Mark you spearheaded it from the beginning and we thank you for that.

Mark Geise

Thank you for coming.

Gary Henry

Carol did you want to present New Business C?

Carol Rasmussen

Thank you Mr. Chairman. New Business C is an AI Tech Loan request that went to the Loan Review Committee – they recommended it. It's Alchemy Acres. The project is a purchase of 64 acres of land in the Westfield area. It's located at 7940 Felton Road in Westfield. Ann McIntosh and Nicole Cass were at present at the Loan Committee Meeting. They are very enthusiastic and very qualified to do this. They purchased 64 acres – the property is 29 acres of grapes. The grapes are now being cultivated by the gentleman they bought the property from and who is going to stay on and assist them with the grape farm. Right now there is a contract in place with Niagara Co-op – this will continue. It will be passed along to them. It's probably about 125 tons of grapes- it's about \$350 a ton. So, they have immediate revenue coming in. Now, there project is kind of an Ag Tourist destination. I did send a video. Ann and Nicole have Alchemy Farms in Hamburg New York and they are onsite consumption of wine and beer. There are amenities there like special cheeses, fruits and food. You go into their event center and you can get a board and pick out the foods you want along with the wine, beer or champagne that you want. It's a very comfortable destination. It's a beautiful site. They have done a really good job. They lease this place in Hamburg but the purpose is to mimic this in Westfield as an event center for weddings and showers, and they have been very successful in Hamburg. They were called the 1716 Best Wine Bar. They did get that award two years in a row and they were on the Channel 7 Believe in Buffalo. They have excellent reviews. They are very busy. Another part of their business is Bubble Buses. They travel to events and they will have it on site for events that they have. They grow flowers. If you are going to have an event there you can come in and order everything – even the flowers. I think there have been seventy-five events there in 2022. The project in Westfield actually involves for them to build a barn for storage, have some refrigeration and to build a building for a spirit, wine, beer and event center to come to. They want to go further with the Westfield property and maybe next year just build some cabins on there. They want to make it a tourist destination in that corner of Chautauqua County. There is a need for it. They are certified sommeliers. They have a lot of experience. They left their corporate world behind and they have IT and marketing experience. They are very enthusiastic and want to make this work in Chautauqua County. They do have an AL Tech Loan request for \$177, 720 and \$100,00 in working capital and the rest \$77,720 would be for equipment. They are pairing with Northwest Bank. Right now Northwest Bank approved a \$30,000 line of credit. They did ask them for a little more than that before we went to loan review so it changed a little bit. It puts us actually behind less and they will still have enough to work with. Farm Credit is involved. They purchased property through Farm Credit. Farm Credit also gave them a \$100,000 line of credit and they have an equipment loan out there for \$50,000. They will be buying equipment like a tractor to seed the fields to grow the flowers. Discussed a bond they have and were approved for. The USDA is in there for \$75,000 loan

and there is cash equity – there is \$65,500 but there probably is a little more equity than that they have bought some equipment and such and then it will be combined with cash also. The total project is \$671,220. Discussed collateral. There is going to be a mortgage on the land that they own. We would only be behind – not Northwest but Farm Credit. This is called an Abundance of Caution Mortgage which means it's like filing a mortgage but it gives you a little more collateral and it's less expensive for them to file. So, the Loan Review Committee – there the ones that did bring this up. You file it at the County Clerk's office and it's an abundance of caution if anything happened to the loan. Right now there is probably \$87,000 already between the mortgage and the appraisal – that they owe in the appraisal. So, that looks good there. Their cash flow is a little decent and hopefully they want to bring this experience to Westfield.

Rich Dixon

Thanks Carol.

Carol Rasmussen

Any questions?

Kevin Muldowney

Is it seasonal?

Carol Rasmussen

Once they get going and they mimic their Hamburg facility – their Hamburg facility is year round. They have done a lot of work already. They are getting a well put in there and they have guidance with the grapes so there is automatic revenue coming in immediately. There is some negative cash flow a little bit here and there and our collateral is on the umbrella of their company. They also own land right on the lake in Buffalo and they want to make a Champagne destination out of that. They have done well. Did anybody see that clip?

Gary Henry

Yes. Very impressive. Milan did you have anything you wanted to add to this?

Milan Tyler

That was a very good summary presentation. This was just an AL Tech loan, no PILOT is involved.

Gary Henry

Thank you. Steve, would you mover Resolution C1 for us?

Steven Thorpe

Resolution 02-28-23-03- RESOLUTION OF THE MEMBERS OF COUNTY OF CHAUTAUQUA INDUSTRIAL DEVELOPMENT AGENCY TO APPROVE AN AL TECH LOAN TO ALCHEMY FARMS LLC (dba Alchemy Acres)

Gary Henry

Do we have a second?

Rhonda Johnson

Second.

Gary Henry

We'll do a roll call vote.

Board

Aye – Unanimous.

Gary Henry

It's approved. I was driving down Felton Road and I saw a Wells sign where they are drilling a well –I was wondering if that was the location where this is going in. This is very exciting and certainly watching the video with what they have done up in Buffalo is impressive.

Carol Rasmussen

People love it. I think some of our staff went there and they enjoyed themselves.

Gary Henry

We certainly wish them the best. Are you also presenting New Business D?

Carol Rasmussen

Yes. We have an AI Tech request and we are back to 201 Winchester, the former Lexington Building. ZTS Development who is Allan Steinberg – everyone is familiar with Allan – he has some buildings he leases out to tenants and has been very successful at it. He is back at looking at purchasing the building. He wants to purchase the former Lexington Building. Evans Bank is the major bank. They have a commitment out there for \$825,000 which they did raise - before it was \$525,000 because the price of the building went up. Our loan for \$400,000, the AL Tech loan, at 4% for 20 years they remain the same. Allan also upped his equity amount. Now, he raised it up to \$224,000 which makes the total project cost to \$1,499,000,000.

Mark Geise

Carol, just so the board members realize, we approved this basically what a year ago?

Carol Rasmussen

Yeah.

Mark Geise

He didn't follow through with it so he's back. The terms have changed a little bit, that's what Carol is referring to here.

Carol Rasmussen

Thank you. Except for our loan didn't change. We are still in it for \$400,000. The appraisal went up the bank went up and his equity went up and he is very actively looking for tenants. That's the difference besides the amount that went up. Bush Industries just doesn't need it anymore and they were renting out maybe 75% of the place. Allan has talked to some clients that he has right now that are leasing and he is getting good results. He has a history of that. Also, eventually they do lease and I think with this space he can upgrade it for manufacturing purposes rather than warehousing.

Mark Geise

Probably also not that he has three other loans with us and that he pays.

Rich Dixon

Right on the money.

Mark Geise

He is very current.

Rich Dixon

Allan bought the former Barry Plastic Building, Chadwick Bay Industrial Park, the ConAgra building in Fredonia and he owns the Stoneman Spec building he bought that from us as well – that's not an AL Tech loan that's an IDA loan bond note that we did. We received the money from him, we're paying the county back their bond at one hundred percent and the county is getting good interest on that Kevin.

Mark Geise

He has a lot of connections with a lot of manufacturers that are looking for warehousing.

Carol Rasmussen

We will have a second lien position. The mortgage position on the real-estate behind Evans Bank. We also have his personal guarantee and second lien assignment of rents behind the rent behind Evans Bank also. We are second position lien on all business assets including but not limited to furniture, fixtures, machinery equipment, inventory and account receivable. Besides his unlimited personal guarantee he asked us if we would waive the life insurance requirement assignment, just because he has one life insurance policy and wants to keep it secured for his son. We have been positive to that request on his other loans also. We have a lot of collateral without asking him for his life insurance assignment.

Mark Geise

That building is about 100,000 square ft.? I can't remember off the top of my head.

Rich Dixon

97,000.

Mark Geise

It's in pretty good shape.

Rich Dixon

They put a brand new roof on that building.

Carol Rasmussen

Yeah. The former owners put over one million dollars into it.

Rich Dixon

Just in the roof over one million – it's a great outcome. It's a brownfield. There is no active remediation there. There is just monitoring and that's good. It scared a bunch of people away but it's going well now.

Gary Henry

Was there any questions? If not, Kevin would you move New Business D1?

Kevin Muldowney

Resolution 02-28-23-04 –RESOLUTION OF THE MEMBERS OF COUNTY OF CHAUTAUQUA INDUSTRIAL DEVELOPMENT AGENCY TO APPROVE AN AL TECH LOAN TO ZTS DEVELOPMENT, LLC

Gary Henry

Do we have a second?

Steven Thorpe

Second.

Gary Henry

Roll call vote.

Board

Aye – Unanimous.

Gary Henry

It's approved. Thank you. Carol I think you have a very busy day today.

Carol Rasmussen

Milan and I are partnering on this one. I will briefly say what it is and then I will turn it over to Milan. This is a Due Diligence Resolution for a tax lease and PILOT. It's for the Krog Group. It's a potential purchase of the former Truck-Lite building at 310 East Elmwood in Falconer. Mr. Krog is going to renovate it and maybe look for potential lessee. Asking for mortgage tax and property tax. Mortgage tax is \$43,750, the PILOT would save him \$513,993 in taxes over fifteen years -75%. Milan would you like to say anything else about the resolution?

Mylan Tyler

I would. This is a preliminary Due Diligence Resolution. On this one there is some due diligence that we have to do including the possible lease to manufacturer. We understand that is in the works but not there yet. The other thing is that in the resolution, and again this is just a due diligence resolution, but we included the possibility of a sales tax exemption because if there is a tenant in place when we go and approve this or later on, that tenant may ask for their own sales tax letter, but if not then Krog is going to do the renovation for a tenant, either identified or to come later, then we may give them the sales tax letter. So, again it's going to be part of the due diligence that we do if it's approved today. This and the prior due diligence resolution authorizes a preliminary agreement between the IDA and the applicant which authorizes all of this due diligence and includes and indemnity of the IDA for fees etc. So, again it's sort of the standard preliminary due diligence resolution but in this one there is still some more information that we are going to work on with Krog as to what the ultimate use is going to be.

Gary Henry

So, I know this is one we have been working on for a while and there are still a lot of moving parts it will be good to get this due diligence resolution started and hopefully we can get this across the finish line. Sagan Sheffield Smith would you move New Business E1?

Sagan Sheffield-Smith

Gary Henry

Do we have a second?

Dan Heitzenrater

Second.

Gary Henry

Roll call vote.

Board

Aye – Unanimous.

Gary Henry

It's approved. Very good. Mark.

Mark Geise

I'm going to be really brief today because I want to spend some time during the CREDC Board Meeting talking about the efforts of the Partnership for Economic Growth. We are going to start doing that every month, sort of giving a report on the IDA side and on the CREDC side. I just wanted to mention two things. One is that we talked about this and we all agreed that it was time for us to sort of pump the brakes on taking any new solar project applications and the primary reason being that we've got a number of them that are stacked up right now that have not closed. We want to see some closings on those. I think there are twenty-one altogether and I think we closed on four. Let's get more of those closed. Rich and I gave a presentation to the Planning & Economic Development Committee and the entire legislature was invited. There was an article in the paper about it. We talked about the number of projects that there are, the number of megawatts, I want to say its 350 megawatts of energy that will be created those 21 projects – 2% of farmland to be consumed by those projects, a majority of which is less than optimal soils. They really wanted to know all of those things and also hear about what's in it for the town and what's in it for the landowners. We went through all that. So, unless a community comes to us, really pushing us hard to go ahead with a project, the message out there that we are pumping the brakes. The other thing is that I know there has been articles in the paper people always talk about this especially around election time, about shovel ready sites. We need shovel ready sites. I'm not at a point yet where I want to spill the beans about what we are doing but I wanted to assure the Board that we are working very very hard on a shovel ready site or potentially more than one. It takes a lot of work, a lot of money and it takes a lot of time. We are actively pursuing 150 acre site right now. I am very grateful to the legislature. They have allocated \$4.8 million dollars of the ARPA money. They recognize that this is very important too plus about \$700,000 in Capital Projects money too. The IDA, we have set aside, up to a million dollars and we are also perusing several grants, the biggest of which, is the FAST New York Program that was announced last year. It's in this year's budget for the infrastructure. It's a big project and very expensive but we are working very very hard on it. At a certain point I will be able to talk more about it publicly. I think that is all I wanted to talk about right now.

Gary Henry

Great. Thank you. A lot of exciting things in the works and we will see how those come about. Rich, did you want to do the Treasurers Report?

Rich Dixon

Speaking of exciting. I am going to review our Balance Sheet and P&L-Kayla and I met with Sagan last week and went over this in a little more detail than we present to the Board. Our balance sheet P&L has changed a lot in the last year with

all the grants and things that Mark is getting. This is the preliminary numbers that we gave to the auditors. They are in the midst of their audit. Rich reviewed and discussed the Treasurers Report. Gary, unless there are any questions, I will talk a little about the Audit Committee. Jeanette you put in the audit committee minutes?

Jeanette Lo Bello

Yes.

Rich Dixon

We had an Audit Committee Meeting on February 13, 2023 at 10:00 a.m. It was Mark, myself, Kayla, Gary Henry, Brad Walters, Sagan Sheffield-Smith and the auditors were Dave DiTanna and Justin Isaman and Portia from BWB. I won't go through and read that but it is basically the same thing as the last few years. The only thing that has really changed as far as standards and things go, there is now a requirement to take a look at all your leases. Leases that you have with someone or leases people have with you and whether you need to put them on your balance sheet. It would just be an asset and a liability, it would be a wash but there is this new Gatsby out. We don't have a lot of leases but we have a few, the building being the big one. So, they might take a look at that and they might make a recommendation there.

Mark Geise

The complexity too-I think with the Partnership and all the grants coming in. It's a little more of a task for them to really get their head wrapped around.

Rich Dixon

The Audit Committee will meet again one week before the March Board Meeting. We will then review the draft, there might be some changes there but they will present at the March Board Meeting a final draft and then Kayla and I have the pleasure of compiling all of that information to the Public Authority Reporting Information System and we have about a week to do it. Things are moving along nicely. That's all I have Mr. Chairman unless anybody has any questions.

Gary Henry

It's nice to have BWB working on the Audit for us. There is a lot to go over. Certainly the IDA and all the other agencies do a lot of different things. It's nice to have them looking it over and understanding it. Just sitting in on that realizing how much they know. They've been doing it for years. All these little details that would be very difficult to understand. We trust that the report will come back well and we will have more information on that.

At this time I would entertain a Motion to go into Executive Session, for the purposes of discussing the financial or credit history of a particular person or corporation, and to discuss matters relating to the proposed acquisition, sale or lease of real property. In particular, I would like to discuss the status of our loan portfolio and the financial and credit status of some of our borrowers. Also, we will discuss certain possible property acquisitions and dispositions and I believe that discussing them in open session would substantially affect their value. Do I hear a motion?

Brad Walters

So moved.

Sagan Sheffield-Smith

Second

Gary Henry

All in favor say Aye.

Board

Aye – Unanimous.

Gary Henry

Opposed? Ok we are in Executive Session.

Executive Session

Start Time: 11:02 a.m.

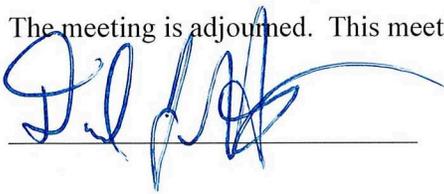
Executive Session

End Time: 11:18 a.m.

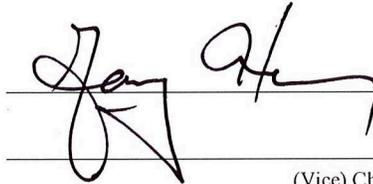
Gary Henry

We are out of Executive Session and I would like to report that no actions were taken during Executive Session. Do we have any Old Business to come before the Board? With that we will adjourn our meeting. Just a note that the next IDA meeting will be March 28, 2023 at 10:00 a.m. We will be meeting in Fredonia. So, make sure that everyone takes note of that. We will be meeting at the Incubator there and of course it will be via livestream on YouTube and Zoom as well.

The meeting is adjourned. This meeting is adjourned at 11:19 a.m.



(Assistant) Secretary



(Vice) Chairman