

County of Chautauqua Industrial Development Agency (CCIDA)

CCIDA Loan Review Committee Meeting

September 14, 2023

10:00 a.m.

Zoom and Live Stream

Re: Weber Knapp Company

Loan Review Members Attending: Gary Henry, Steve Swanson, Scott Crist, James Domagola, Michele Calimeri, and Sagan Sheffield Smith.

CCIDA Attending: Mark Geise, Richard Dixon, Carol Rasmussen, Rosie Strandburg, Kayla Strandburg, Jeanette Lo Bello, and Greg Peterson, CCIDA Attorney.

10:00 a.m.

Gary Henry, Chairman opened the Loan Review meeting by taking a roll call as follows:

Gary Henry is Here, Steve Swanson - Here, Scott Crist - Here, Jim Domagola – Present, Michele Calimeri – Present, Sagan Sheffield Smith – Here.

Gary Henry – Called for a motion to enter into Executive Session:

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. I believe that discussing this in open session would substantially affect their value. Do I hear such a motion?

Sagan Sheffield Smith - Moved to enter into Executive Session.

Michele Calimeri - Second.

Gary Henry – All in favor?

Loan Committee – Aye.

Opposed – No one.

Loan Committee entered into Executive Session at 10:05 a.m.

Returning from Executive Session at 10:28 a.m...

Gary Henry: We have returned from Executive Session, and I would like to report that no vote or action took place. Carol, please read the proposed recommendation for the Loan Review Committee, to go before the CCIDA Board of Directors.

Carol Rasmussen: Thank you Gary.

Read the following proposed recommendation, to go before the board for their consideration.

**COUNTY OF CHAUTAUQUA
INDUSTRIAL DEVELOPMENT AGENCY LOAN REVIEW COMMITTEE
TO Recommend EDA/ AL Tech Funding to Weber Knapp Company**

September 14, 2023

Recommendation to consider an AL Tech Revolving Loan to Weber Knapp Company, in the amount of \$1,000,000.00 to assist in the Stock Purchase of Weber Knapp Company. The purchase includes all real-estate, equipment and assets of Weber Knapp Company.

WHEREAS, the County of Chautauqua Industrial Development Agency (“CCIDA”) Loan Review Committee has been presented with an AL Tech Revolving Loan Fund application from Rhonda Johnson, President, and Wayne Rishell, Chief Financial Officer of Weber Knapp Company.

WHEREAS, the loan is recommended for a term of 20 Years at 4%, and

WHEREAS, the loan is recommended to be secured by Collateral:

- (i) **3rd. Lien Mortgage Position on Real Estate behind Cattaraugus County Bank and Evans Bank located at:**
 - **415 Chandler Street, Jamestown, NY 14701**
 - **441 Chandler Street, Jamestown, NY 14701**
 - **2019 Allen Street, Jamestown, NY 14701**
- (ii) **3rd. Lien Assignment of Rents behind Cattaraugus County Bank and Evans Bank.**
- (iii) **Subordinate lien position behind the lending institutions on all business assets including, but not limited to, furniture, fixtures, machinery, equipment (including future equipment), inventory, and accounts receivable.**
- (iv) **Unlimited Personal Guarantee of Rhonda Johnson and Wayne Rishell.**
- (v) **Assignment of Key Man Life Insurance on Rhonda Johnson and Wayne Rishell. *Special Request of \$250,000 each. \$1,000,000 split between Cattaraugus County Bank and AL Tech Funding (verbal approval from Cattaraugus County Bank).**

WHEREAS, the Company shall maintain fire and hazard insurance on all company assets, with CCIDA listed as assignee and loss payee in an amount equal to the outstanding indebtedness to CCIDA at all times over the course of the loan, and appraisals for the property must be received prior to the loan closing, and

WHEREAS, commitment and financing documents of other lenders are to be satisfactory to the CCIDA. Gary Henry: Do we have a motion to recommend this request to the CCIDA Board of Director’s? Michele Calimeri – So moved. Susan Sheffield Smith – 2nd.

Gary Henry called for a vote:

Gary Henry votes Aye, Steve Swanson abstained because CCB Bank is involved in funding, Scott Crist abstained because he is an employee of CCB Bank involved in the funding, Jim Domagola abstained due

to his employer, CCB Bank's involvement, Michele Compton voted Aye, and Sagan Sheffield Smith voted Aye.

Motion to recommend passed.

Richard Dixon thanked the Loan Committee for their Volunteer time, and Mark Geise echoed the same.

Carol Rasmussen discussed that the resolution will be brought before the board at the September meeting, and thanked Rhonda and Wayne for their time, and presentation.

Rhonda Johnson thanked the committee for having them, and the recommendation.

Gary Henry called the meeting to an end at 10:38 a.m.

Respectively,

Carol Rasmussen
CCIDA Project Manager

Cc: CCIDA Board of Director's