

THESE MINUTES HAVE NOT YET BEEN APPROVED

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**

June 24, 2025

10:30 a.m.

PRESENT:

Gary Henry	Chairman
Dan Heitzenrater	Vice Chairman
Amy Harding	Secretary
John Healy	Member
Daniel DeMarte	Member
Ted Wightman	Member
Kevin Muldowney	Member

Also in attendance:

Mark Geise	Administrative Director/CEO
Shelby Bilskie	Chief Financial Officer
Milan K. Tyler, Esq.	Counsel
Gregory L. Peterson, Esq.	Counsel
Lisa Cole	Counsel
Kristine Morabito	IDA Staff
Rosie Strandburg	IDA Staff
Kayla Strandburg	IDA Staff
Nate Aldrich	IDA Staff
Jeanette Lo Bello	IDA Staff
Jason Sample	IDA Staff
Crystal Erhard	IDA Staff
Paul Wendel	County Executive
Vince DeJoy	City of Dunkirk
Raymond Manning	NY Medical Center
Keith Rogers	Maplevale Farms, Inc.
Bruce Neckers	Maplevale Farms, Inc.
Doug Neckers	Maplevale Farms, Inc.
Lee Crewson	Lakeside Werks LLC
Lpaddelford	Member of the Public
D. Rizzo	Member of the Public
Nicholas Di Tommaso	New York Medical Center
Jonathan Epstein	Buffalo News
Greg Bacon	Post Journal/Observer
Julia Ciesla-Hanley	WRFA 107.9

Absent Board Member(s):

Sagan Sheffield-Smith
Tom Harmon

Treasurer
Member

Meeting was called to order by Gary Henry, Chairman, at 10:30 a.m.

Please Note: Due to technical difficulty the very beginning of this meeting was not recorded.

- The meeting was called to order at 10:30 a.m. by the Board Chairman, Gary Henry.
- There were seven Board Members present for the meeting.
- The last CCIDA Meeting Minutes from May 27, 2025 were approved.

Jeanette Lo Bello

Go ahead Rosie. You are all set.

Rosie Strandburg

Before I get into or before I pass onto Milan to describe the Resolutions that are being presented today, I will give the Board an overview of the project again. So, this is a reconstruction and expansion of Tri-County Holding Clubhouse due to a fire. This project will allow Tri-County to expand their previous floor plan, provide an updated kitchen, bar, and dining area with new modern amenities. I think it's important – the Town Supervisor is in support of the idea of offering a PILOT. This project is requesting a 15- year PILOT on the increased assessment, sales tax abatement, and Mortgage Recording Tax. The PILOT reduced payments to the affected taxing jurisdiction over the life of the project in the amount of approximately \$610,492. The total tax exemption of approximately \$695,695, with sales tax abatement in the amount of \$75,000.

I'm not sure if Dan Jaszka is on the line. If he is, he can provide any updates on the project. If he's not, I will then pass it on to Milan to do the Deviation Hearing and then, of course, go over the Resolution. He did mention he would have spotty service today so it's possible he's not on.

Milan Tyler

Okay. Notice of the Deviation Hearing was sent to all of the affected tax jurisdictions by certified mail on June 2nd so they were all given notice of this hearing. No comments have been received in writing, so this is now the opportunity for any affected tax jurisdictions to give any comments pro or con on the proposed deviation from the UTEP. Hearing none, we will close the Deviation Hearing.

Gary Henry

We'll go ahead and go right into Number two there. Dan Heitzenrater, can you move New Business A2 for us?

Dan Heitzenrater

Yes, I'll move Resolution 06-24-25-01 Tax Deviation Approval - Tri-County Holding Corporation & 06-24-25-02 Approving Resolution - Tri-County Holding Corporation

Milan Tyler

Before we vote can I make a comment or two? The deviation is the one that we just talked about the schedule is in the notice for the purpose of the approving resolution. This is a TYPE 2 under SEQRA, as you will recall often, we have three

Resolutions. This time it's only two, because this is a TYPE 2, they're replacing what they had before. So, under SEQRA, it's thought to be not a substantial impact on the environment. As Rosie mentioned, we held a Public Hearing on May 22nd, and the town has come out in favor.

In the Resolution you will see, as required by the statute, a specific listing of the amounts of financial assistance that we are contemplating. As Rosie mentioned, we estimate the PILOT to be \$695,695, the Sales Tax to be \$75,000, and the Mortgage Recording Tax to be \$10,625. So, between the time that you passed your due diligence, resolution, and now we have looked at the SEQRA aspect, held the Public Hearing, looked at the deviation and looked at some of the other legal issues, and don't have any concerns that this would not go forward. Done.

Gary Henry

Thank you. Any other questions or comments from the Board? So, we have a motion from Dan. Do we have a second?

John Healy

Second.

Gary Henry

Thank you, John. So, we have a first and a second. We'll go ahead and do a Roll Call Vote.

Board

Aye – Unanimous.

Gary Henry

The Resolution has been unanimously approved. Before we move into New Business B, I just want to mention that we had some people hack into our live stream during our Governance. So, we've got everybody muted. We think we got it under control but there may be a little cumbersome. That's why we've had a few technical issues and if somebody does want to speak, that's online, and you're muted. Just feel free to use the chat, and so we'll see your chat pop up. Otherwise, if we know you want to speak, we'll definitely unmute you, but we'll try to be open and let whatever we need to, but keep things under control as well, and appreciate Jeanette trying to react is on the fly to these things.

Next, we'll move into New Business B – Maplevale Farms presented by Rosie and Milan.

Rosie Strandburg

Thank you again. We do have Keith Rogers here with us. He is the COO of Maplevale Farms, Inc. Before I pass the baton onto Keith - a quick overview of the project.

So Maplevale Farms, Inc. has been in business since 1951 as a family-owned independent company. They currently run operations out of their Falconer plant, but are looking to relocate to the town of Mina Findley Lake as they've outgrown their current facility. Maplevale is looking to construct an approximately 150,000 square foot refrigerated food warehouse and distribution facility on approximately 194 acres, located at 3196 Route 426, Findley Lake, New York with the location adjacent to the I-86, and close to the I-90. This will allow Maplevale to upgrade and expand its food distribution operations and provide critical access to its customer base, which extends east towards Rochester, west towards Cleveland and south towards Erie and Pittsburgh. Total project cost is estimated at approximately \$41.3 million.

There is going to be a - your estimated creation of 9 new jobs for professionals, 76 retained, 5, new for administrative, 44 retained and 6 created for new, 68 retained for labor, and then for other 3 new and 25. We are considering a ten-year PILOT on the project for sales tax exemption, mortgage recording tax exemption and property tax abatement. Again, we'll pass it on to Keith. He can provide more details about the project.

Keith Rogers

Excellent, thank you, Rosie. Great to see everyone - joy to be here, and Maplevale Farms, as many of you know, like myself, having grown up here, long story in rural Chautauqua County. We started in French Creek and then Clymer for the majority of the days.

Where we are now in Falconer was a result of many years ago, during one of our famous Western New York winters, a snow load that exceeded the engineering of a part of the warehouse, and there was a roof collapse, and we moved to our Falconer location. Providentially Sysco had been there and had evacuated. So, it was sitting there waiting for us. So, it was been our temporary home since that event.

As such we've been looking - we're a logistics company. We move boxes. Basically, they happen to contain food, and we service 150-mile radius around here. So western New York, North Eastern Ohio, and Northwestern Pennsylvania. So, we're basically looking to get back to our roots and there's a location in Findley Lake. We were actually - and prior to my arrival - I actually am three years now into Maplevale Farms, the Necker's family, the 4th generation, by the way and we have Bruce and Doug here as well to represent that. They made plans, even purchased property in Pennsylvania just across the line, and so since then, because of the fabulous work of the IDA, we're very grateful for, as well as, Empire State Development made it possible for us to actually stay here in Chautauqua County. So, we acquired land, and are very excited to put together a plan, with your assistance to continue to grow. The place in Falconer where we are has been nice, but this positions us first of all more central to our serve our customers as well as room for growth. We've been growing consistently year over year, kind of outgrown where we are now. So, it's looking ahead and it's looking ahead beyond just the next five to ten years. Maplevale Farms is a 4th generation company. There's actually 5th generation working in the company right now. So, this is a legacy build looking to be able to keep families, and jobs intact here in Chautauqua County. So, we're excited and thank you so much for all you guys do.

Rosie Strandburg

Thank you, Keith. Is there any questions for Keith before I pass it on to Milan to go over the Resolutions?

Mark Geise

I just have one comment. We did talk to Janet Bowman, the Town Supervisor in the Town of Ellicott and even, you know, couple of years ago, when they were contemplating this project about this project, and then I called her more recently, a couple of times and left long messages. She didn't get back to me, but she was all in favor of the project. Of course, not happy that they're going to be vacating that facility however, the fact that those jobs are going to stay here in Chautauqua County, and you know a lot of those workers you know they're going to retain a lot of those, I think almost all of them, or if not all of them, in this facility. So, she's well aware of it, and was on board with the whole project. So, I just wanted to mention that as well and then Colleen Meter no, Rebecca Brumagin I'm sorry. Rebecca Brumagin - we've had obviously, she's been involved since really day one - involved in in you know, this project and is on board with you know the incentives that we're offering. So, I wanted to make those two comments.

Ted Wightman

I do have one question, what was the total expected project expenditure?

Rosie Strandburg

We are still in the process of determining those numbers with the Town.

Ted Wightman

I'm sorry but you did give a number.

Rosie Strandburg

We do have numbers.

Ted Wightman

What was the number you said?

Keith Rogers

The project overall?

Ted Wightman

Yes.

Keith Rogers

\$41.3 is the estimate. We're still very much in the design phase right now. Right now, we've awarded a Design and Build Contract so we're in the process of - so the numbers are all being detailed. Part of that has already been expended in the acquisition of the land as well.

Rosie Strandburg

As far as sales tax, mortgage, recording tax and property tax abatement, we have those numbers nearly calculated. We just have to have a conversation with the Town Supervisor.

Milan Tyler

I'd like to add that from a legal perspective this is thought to be a relocation, and even though it's within Chautauqua County, as Mark mentioned, there will be a formal notice given to the jurisdiction that is losing the company, as Mark says, won't come as any surprise, but from a legal perspective we have to give notice just to, you know, to be fair to the jurisdiction that's losing it. In theory they could come and object, let you know their thoughts. If this Resolution is approved, we will start the Due Diligence process. Part of what Rosie was saying is, we would work out the amount and types of financial assistance. We're envisioning Real Estate Tax Sales Tax and Mortgage Recording Tax. At this point we would do the Public Hearing we would look at SEQRA and then start going through some of the other corporate due diligence - just title survey, insurance just to make sure all that is buttoned up before we come back to you with a Final Resolution for final approval. So, this is just a Due Diligence step.

Gary Henry

Very good. Any other questions from the Board?

Dan Heitzenrater

Just a comment, I mean, I know this is the Due Diligence Resolution but Maplevale, of course, is just a great local success story, and being a regional company, appreciate being able to keep it in Chautauqua County and again, you know, as you said, that that legacy built for the future to kind of keep it here, keep it in the family is just great. So, great project.

Gary Henry

Any other comments? Hearing none, Amy can you move New Business B1 for us?

Amy Harding

Sure. Resolution 06-24-25-03 Due Diligence Resolution and Preliminary Agreement - Maplevale Farms, Inc.

Gary Henry

Thank you. Do we have a second?

Dan Heitzenrater

I'll second.

Gary Henry

Thank you Dan. We'll go ahead and do a Roll Call Vote.

Board

Aye – Unanimous.

Gary Henry

The Resolution is unanimously approved. I'd also like to just thank you for keeping this in Chautauqua County. The Board has done a or not the Board, but the whole crew at the IDA has been working on this for a long time, you know we know you had other options, and so I just very thankful to be able to keep you local, and you know it's just a great success, and we look forward to seeing how we might be able to help you in the future, as you continue to grow. So, thank you.

Keith Rogers

The love is mutual.

Gary Henry

Next, we'll move into New Business C – Lakeside Werks LLC presented by Kristine and Milan.

Kristine Morabito

Thank you, Mr. Chairman. Jeanette, although Lee won't be speaking right away if we could unmute, for when the time is that I call on him. Today, we are presenting the Due Diligence Resolution, and Preliminary Agreement for the Lakeside Werks LLC. project, otherwise known as the Macaroni Building Project, a name you'll learn more about later in this presentation this site is located at 23-25 Lakeshore Drive East in the City of Dunkirk.

The Lakeside Werks LLC project is sponsored by Gary Crewson of Development Partners of Buffalo, who is the Managing Member and owns a majority of the company. Members of the project team joining us by Zoom today include Lee Crewson, who is the Manager, and we also have with us Vince DeJoy, the Development Director for the City of Dunkirk, and I'll call on you in a few minutes Vince. Thank you for joining us.

Peak Development has become a familiar name in Chautauqua County this last year. CCIDA approved the 401 Central LLC project in the city of Dunkirk that is now nearly complete. The Lakeside Werks Project Plan includes acquisition and renovation of the 15,060 square foot long, vacant 4 story building in the city of Dunkirk. It's located downtown directly across from the Clarion Hotel, and in the general vicinity of the Boardwalk Market and City Marina. Peak Development will redevelop the building as a mixed-use project, including commercial space and an eleven-unit residential apartment building or short-term rentals.

The application being presented is for Real Property Tax, Sales Tax, and Mortgage Recording Tax Abatements which would be determined through our due diligence process. The total cost of the project is estimated at \$3.2 million dollars. This project was included in the city of Dunkirk's downtown Revitalization Initiative and received a \$500,000 funding award in addition to an Empire State Development \$1 million dollar Restore New York award. Now, I'd like to invite Lee Crewson to present your slides and project overview.

Lee Crewson

Good Morning Everybody. Thank you so much for having me. I'm going to share my screen now. I do have some slides to present.

Discussed and Reviewed PowerPoint Presentation for Lakeside Werks LLC.

Crewson Development - The Dunkirk Apartments – Mixed – Use Development – Dunkirk New York

- Market Opportunity – City of Dunkirk New York
- Project Overview – The Dunkirk Apartments – Rendering - As Is and Completed
- Overview – The Dunkirk Apartments – Address – Program – Options – Use
- The Dunkirk Apartments – Lower Level
- The Dunkirk Apartments – First Floor
- The Dunkirk Apartments – 2nd Floor
- The Dunkirk Apartments – Third & Fourth Floors

That's a very quick overview of the project. Right now, the building is weather tight. It is secure, but it's basically vacant. It was used for storage for many years, and the building has been emptied and so now it's just sitting vacant. The utilities are turned on, and we intend to start construction this fall and open the project for rental next summer. Are there any questions?

Dan Heitzenrater

Curious. What do you envision for the commercial space?

Lee Crewson

So, we plan to market it throughout the construction. We would be looking for any type of a retail operator that could use storefront. There's also been discussions, particularly with a physical therapy practice that could go in this space so potentially medical. But we do not have a signed lease for the space as of yet.

Kristine Morabito

Good question. Any other questions for Lee?

Mark Geise

I just have one comment. You know, we've been talking about the need for housing for so long in this County - new afford you know, afford, when I say affordable, I don't mean in terms of getting affordable tax breaks, but in terms of decent you know, housing that is efficient, that's nice, and you know they're working on the bank building, and it's they're really doing a great job on that and you know, having this housing that's short and long term down in in the heart of Dunkirk and its waterfront is just a great thing. You know. We're trying to attract more people to come live here to fill open jobs and without housing that makes it more difficult. So having this housing is important.

Kristine Morabito

Thank you, Mark. I think Vince may have some remarks as well. Vince.

Vince DeJoy

Thank you, Kristine. I guess I'd like to thank the Industrial Development Agency, and especially Peak Development for their investments that they're making here in the city of Dunkirk. This is a project that I've been working on since my very first day when I joined the City of Dunkirk. We had a Restore New York Grant, but we didn't have a developer that had the wherewithal and experience to pull this project through. I just want to say that Mayor Kate Wdowiasz and the City of Dunkirk are very supportive of this project, and extending the incentives through the IDA. You know, as was mentioned, we have a million dollar Restore New York, fought very hard for a half a million-dollar DRI and this project fits and aligns perfectly with our strategy, our downtown revitalization strategy, and our waterfront strategy that we're working collaboratively with the IDA and Chautauqua County Department of Planning to implement. This will help, I believe, attract additional collateral investment on Lakeshore Drive. We're working very hard with the Clarion to put together a

redevelopment project there, as we're also the City of Dunkirk is trying to redevelop the parcel that's vacant across the street from this Dunkirk Macaroni project. So, creating density with some market rate apartments is a fantastic project, and we appreciate your consideration for extending the incentives that will be discussed. Thank you.

Kristine Morabito

Thank you, Vince. Mr. Chairman.

Gary Henry

Thank you. Very well presented. Any other questions?

Milan Tyler

May I offer one more comment, which is that if it turns the PT Practice that may come to the building, as I understand, is currently in Fredonia - if that is going to be part of the project, we'll do the same thing we did for the last Resolution - give a notice to Fredonia that this project may involve the relocation of a facility. Again, not a big employer, and not going very far but the law says we have to give that notice, and again, this is a Due Diligence Resolution only. If approved, staff and I would go through and look at environmental for SEQRA, hold the Public Hearing, work out the financial assistance and any legal issues that may come up before we come back to the Board for a final approval.

Gary Henry

Thank you. Dan DeMarte, can you move New Business C1 for us?

Daniel DeMarte

Sure. Move to approve Resolution 06-24-25-04 Due Diligence Resolution and Preliminary Agreement - Lakeside Werks LLC

Gary Henry

Do we have a second?

Kevin Muldowney

Second.

Gary Henry

Thank you, Kevin. We'll go ahead and do a Roll Call Vote.

Board

Aye – Unanimous.

Gary Henry

So, the Resolution is unanimously approved.

Kristine Morabito & Mark Geise

Thank you, Lee.

Lee Crewson

If I could just say thank you very much. The CCIDA Mark Geise, Kristine Morabito, Jeanette, you folks have been fantastic to work with, not just on this project, but the previous ones, and Vince DeJoy and the City of Dunkirk, I want to extend that same appreciation to you and your team, because I think the partnership has been very strong, and look forward to continuing it into the future. So, thank you.

Mark Geise

Thank you, Lee,

Gary Henry

Thank you. Next, we'll move into New Business D - CCIDA LEAD Program presented by Mark and Milan.

Mark Geise

So, the LEAD program – the IDA Board approved a Resolution a few years ago that would allow the Transaction Committee to approve projects where the sales and use tax exemption only don't exceed \$100,000. It didn't require it go to the Board for full approval. The Transaction Committee could do that on its own, and it was sort of a you know, a way of not of being able to move quick quickly, and then also not having to have the Board review another project and that was all approved and our auditors, especially the ABO had a problem with, you know there was nothing wrong with it. It wasn't against the law or anything like that, but they flagged it, and they didn't like it, and we push back but so we talked about it internally, and we are thinking that we don't need to do that. The Transaction Committee can review it and recommend its approval to the full Board, and then it will come to the full board for approval. That's in a nutshell. You can put a finer point on it.

Milan Tyler

The law says that if the financial assistance is over \$100,000, you need a Board Resolution and a Public Hearing. This program was designed to not do that, to be very quick and sort of informal getting this done very quickly. Turns out that this has only been used once or twice per year, and the Business Managers feel that the timing is such that in every instance there would have been time to come to the Board. So, while not legally required, and in fact, the Board approved the prior structure the thought is, let's at least try it this way of bringing each of these to the Board. So, the staff and I will review it - what was the Transactions Committee will review for the legal issues, etc. and then bring it to the Board for approval. If it turns out to be too cumbersome, or you don't like this methodology, we can talk about it and change it again, but the change for that's being proposed today, and the Governing Committee met earlier today and made the recommendation that the full Board make this change would only - the only change is that each of these applications would come to the Board (difficulty hearing audio)

Gary Henry

Any other questions from the Board? John, can you move New Business D1 for us?

John Healy

Resolution 06-24-25-05 LEAD Program Amended Approving Resolution

Gary Henry

Thank you. Do we have a second?

Ted Wightman

Second.

Gary Henry

We'll go ahead and do a Roll Call Vote.

Board

Aye – Unanimous.

Gary Henry

The Resolution is unanimously approved. Next, we'll move into New Business E - CCIDA/CREDC/CRC Employee Handbook presented by Mark Geise and Shelby Bilskie

Mark Geise

So, our employee handbook. It's not been updated in quite some time, and when we really looked at it, we internally agreed that it really needed to be basically overhauled. So, we spent a fair amount of time going through it. We actually started with a whole new template. We've revised a number of things.

I guess the big things are like on the vacation policy. In the past, and still until you approve this, they could accumulate, employees could accumulate their vacation without limits, and then, you know, when they either were hired or got a different job, or whatever the IDA would be required to pay that out. Okay, so we're changing that policy so that they can accumulate up to forty hours and carry it over to the next year and we and we can pay out up to forty hours as well. Whatever else they don't use, they lose it, and we think it's really important that the employees don't feel guilty about it, and that they deserve to take vacation, and we think it's good for them to use that vacation versus accumulating it, and then and then getting paid out for it. So, each year we'll pay out up to forty hours carry over up to forty hours and then they would lose the rest if they if they don't use it.

Jeanette Lo Bello

I hate to interrupt. The Employee Handbook is in the back of your binder. I couldn't fit it in the binder.

Mark Geise

Thank you. Then the other thing is I guess the other big thing is that the old policy, Shelby remind me. The old policy was structured different in terms of accruing vacations. I'll let you do that one.

Shelby Bilskie

Yes, so on day one after an employee is hired, they historically had three weeks. We've changed that to be two weeks through five years. After their five-year anniversary they get another week so they're at (difficulty hearing audio) after their 10-year anniversary they get another week. So, it's four weeks, and then, after fifteen years, they have five weeks of vacation.

Historically, I think it was three weeks, and then four weeks after ten years, if I remember correctly. So now it's a little bit, you know better for the longer tenured employees that can get an extra week after fifteen years.

Mark Geise

And so, it grandfathers in anybody that and there's one employee at least, that had more than - has 3 weeks. Even though they haven't worked here 10 years but they're grandfathered in.

Shelby Bilskie

Yup.

Mark Geise

So, then when they hit that ten-year mark, they won't get another week. They won't get another week until the 15-year mark.

Shelby Bilskie

Yeah, until they hit like the 4 - what the new policy says for four weeks or five weeks whatever.

Mark Geise

And then there was also a staff that had been here for more than fifteen years. That only was getting three weeks' vacation I believe, and so they will adjust it to get the extra two weeks - one week. Oh, yeah, it's actually one and a half. Yeah, it's one and a half.

Shelby Bilskie

Yup.

Mark Geise

So, you know, they're sort of grandfathered in but anybody that we hire new will follow this this schedule.

Shelby Bilskie

Given the transition status of 2025 just so that employees that have a lot of vacation accumulated. We're going to pay out the remainder, so we'll roll over one week and then anything left will be paid out. So, they're not going to lose all of that and then starting next year, we'll only pay out up to a week.

Mark Geise

It was a liability on our financial, on our books financially. So right now, we take care of it every year. Then with the sick policy. Sick day policy staff were allowed to accumulate that unlimited. Now they don't get paid out for that or anything but nonetheless, we felt like we should put a limit on that so that they don't have, you know, 500 days when they retire, you know that they could take off that last year and a half. Right. I'm just as an example, right? So now they can max out - they max out at 75 days is the maximum accrual and so they can always have 75 hours of sick days, you know, accrued., but if they go above and beyond that they just it doesn't accrue. Follow me?

Then there was a number of policies, and I won't go into great detail here, but a number of sort of required policies that we didn't have things like Prohibition of Discrimination based on Reproductive Health Decisions and Time for Nursing and Lactation Accommodation, Sexual and Other Unlawful Harassment. You know those types of things. So, we got all that in there and then our Cell Phone Policy - we were paying out for something like per minute use and now it's a 50. It's a just a base rate of \$50 a month that we reimburse

Shelby Bilskie

No change to that policy. It's what we've been doing but we just updating the handbook to match the current policy

Mark Geise

Exactly. Then New York paid Sick and Family Leave Benefits, Airborne Infectious Disease Exposure Prevention Plan is all new. License Juror and Employment of Persons Previously Convicted of One or More Criminal Offenses. We included that, and then also all of the CCIDA policies, and there's over a dozen.

So, the Employee Handbook requires that new employees read through all of that, ask questions if they need to, and then sign off that they read and agreed to all the policies. So, it really is pretty comprehensive now, and you know we took it to the Governance Committee before this meeting and they approved - they recommended approval by the Board of the new Employee Handbook.

Gary Henry

Any questions from the Board? Can I have a motion to approve the Handbook?

Kevin Muldowney

Motion.

Gary Henry

Do I have a second?

Dan Heitzenrater

Second.

Gary Henry

I think we can just say all those in favor say Aye.

Board

Aye – Unanimous.

Gary Henry

Opposed. Ok. The new Handbook has been approved. Next, we'll move into New Business F - 5-Year EDA Revolving Loan Fund Plan Update

Mark Geise

So, you recall, some of you were here, some of you weren't. We were awarded a \$10 million dollar EDA grant. I think it was in 2021 to augment our lending ability, and we created a Revolving Loan Fund that was very similar to the AL Tech but it had different sort of criteria and we had to write a plan up before we received that money, of how we were gonna you know these, how we were gonna use the money and things that we were gonna comply with and the EDA requires that that those plans be updated every five years. So, we updated the plan that we had submitted five years ago - four years ago and the due date is in at the end of July I believe. So, we went through that entire thing. There's really nothing substantive that really changed but there was a lot of sort of reformatting and making it present tense, and you know, grammatical stuff and cleaning it up so we took this to the Governance Committee as well. They recommended for the Board to approve it, and that's it.

Shelby Bilskie

I'll just add that there's really no change, as far as you know, where our limitations are with lending that you know any different industries or anything like that. Nothing's substantial changed, and it's all tied to current EDA regulations with that fund, anyways. So, there really isn't big changes, but it's just brought to current.

Mark Geise

Then we attach the CEDS the Comprehensive Economic Development Strategy from STEDO. This latest plan that they have, we attach that to it as well.

Jeanette Lo Bello

That's also located in your book right after the blue sheet after the resolutions.

Gary Henry

Any questions from the Board? Do we have a motion to approve?

Ted Wightman

I'll make that motion.

Gary Henry

Thank you. Do we have a second?

Dan Heitzenrater

Second.

Gary Henry

All those in favor say Aye.

Board

Aye – Unanimous.

Gary Henry

Opposed? It has been approved. I inadvertently skipped over to start, but like to welcome PJ Wendel here with us. Is there anything that you wanted to share with us?

County Executive Wendel

Pleased to see all the progress.

Gary Henry

Thank you. We appreciate the support. Next, we'll move into the Executive Director's Meeting.

Mark Geise

I really have just one thing that I could think of to report and that's on Thursday the White Inn is having an Official Ribbon Cutting and prior to that is Empire State Development is doing a workshop. So, in the afternoon I believe - what time is that workshop?

Kristine Morabito

12:30 p.m.

Mark Geise

Starts at 12:30 p.m. and then the Ribbon Cutting is at 4:00 p.m. and so I'm really excited about that and there'll be a lot of people there, a lot of contractors, a lot of State people there. We did it purposely on that same day so that the ESD folks could be there and see the fruits of their labor. So, we're excited about that. I really don't have anything else right now.

Gary Henry

Ok. Thank you. Next, we'll have the Treasurer's Report.

Shelby Bilskie

I will also be quick. There really isn't a lot that has changed since that last month, as far as the Financials, I would say primarily, we had a lot of I think we had a couple of solar closings happen in May.

Shelby reviewed and discussed the Treasurer's Report.

Gary Henry

At this point 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. In particular, I would like to discuss the status of our loan portfolio and the financial and credit status of some of our borrowers. Do I hear such a motion?

Kevin Muldowney

So moved.

Gary Henry

Thank you, Kevin. Do I have a second?

Ted Wightman

Second.

Gary Henry

Thank you, Ted. All those in favor say Aye.

Board

Aye – Unanimous.

Gary Henry

Opposed? Ok. We will now go into Executive Session.

Executive Session

Start Time: 11:21 a.m.

Executive Session

End Time: 11:47 a.m.

Milan Tyler, Greg Peterson & Jason Sample

Brief discussion regarding the Tarp Skunks.

Gary Henry

We are back in open session. I would like to report that there were no actions or votes were taken during Executive Session and therefore no minutes of the meeting were taken. Is there any Old Business to come before the Board? Hearing none we will consider the meeting adjourned.

The next CCIDA Board Meeting will be July 22, 2025 at 10:30 a.m. again here at the BWB Building.

The meeting is adjourned at 11:50 a.m.

(Assistant) Secretary

(Vice) Chairman