

## CCIDA LOAN REVIEW COMMITTEE MEETING

County of Chautauqua Industrial Development Agency  
BWB Building  
201 W. 3rd Street, 2nd Floor Lawrence R. Taylor Board Room  
Jamestown, NY 14701  
Live Streamed via YouTube and Zoom  
October 9, 2025  
11:00 a.m.

Applicants: Tri-County Country Club LLC

CCIDA Staff: Mark Geise, Shelby Bilskie, Rosie Strandburg, Kayla  
Strandburg, Kristine Morabito, Jeanette Lo Bello

Loan Committee Members: Gary Henry, Michele Calimeri, Kevin Brombacher & Greg  
Noon

Loan Committee Members Absent: Jim Domagola, Scott Crist & Sagan Sheffield-Smith

CCIDA Counsel:

Guests: PJ Azzarella, Tri-County Country Club LLC

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### Gary Henry

Good Morning. I'd like to welcome everybody to the CCIDA Loan Review Committee. We are at the BWB Building, 201 West Third Street, Jamestown NY. We are also streaming Live via YouTube and Zoom. It's October 9, 2025 at 11:00 a.m. We'll go ahead and start with Roll Call.

### Loan Review Committee - (4 Members Present)

Gary Henry, Michele Calimeri, Kevin Brombacher, Greg Noon

### Gary Henry

You should have already received the minutes from the May 8, 2025 minutes and had a chance to review those, do we have a motion to accept those minutes?

Michele Calimeri

So moved.

Gary Henry

Thank you. Do we have a second?

Greg Noon

So Moved.

Gary Henry

Thank you. All those in favor say Aye.

Loan Review Committee

Aye (Unanimous)

Gary Henry

Opposed? The minutes have been approved. Do we have a motion to go into Executive Session.

Michele Calimeri

So moved.

Gary Henry

Thank you. Do we have a second?

Greg Noon

So moved.

Gary Henry

Thank you. All those in favor say Aye.

Loan Review Committee

Aye (Unanimous)

Gary Henry

Opposed? Ok, we will enter into Executive Session.

Executive Session In: 11:01 a.m.

Executive Session Out: 11:22 a.m.

Gary Henry

We'll move into New Business A, an AL Tech, EDA CARES Act funds, or CRLF loans to Tri-County Holding Corp, and Rosie, if you could share that with us?

Rosie Strandburg

Yes, thank you. I'm asking the, loan committee members today to recommend for approval a resolution to amend Resolution 04-22-25-01, which authorized an AL Tech Revolving Loan Fund, EDA CARES Act fund, or CRLF loan for Tri County Holding Corporation, in the amount of \$250,000. The loan request, would be a term of 20 years at 4%, with principal and interest payments made monthly. Prior approval is hereby amended to that the loan shall be secured by a third lien mortgage position on the real estate located at 540 Route 39, Forestville, New York, 14062, behind the SBA's first and behind the private lender's second, an aggregate amount of up to \$675,000, with a subordinate lien position on all business assets, including, but not limited to, furniture fixtures, machinery, equipment, inventory, and accounts receivable behind the SBA and private lender. Key Man life insurance to be waived, personal guarantee to be waived, and the company would maintain fire and hazard insurance on all company assets, with the CCIDA listed as an assignee and lost payee in the amount equal to the outstanding indebtedness to CCIDA at all times over the course of the loan. And of course, this loan request is contingent upon the financing of other lenders and commitment of financing documents of other lenders that are satisfactory to the CCIDA.

Gary Henry

Thank you. Do we have any questions? Do we have a motion to make this recommendation for the loan for Tri-County Holding Corporation?

Greg Noon

So moved.

Gary Henry

Thank you. Do we have a second?

Michele Calimeri

Second.

Gary Henry

We'll do a roll call vote.

Loan Review Committee

Aye (Unanimous)

Gary Henry

The recommendation is unanimously approved. Do we have any other old business to come before committee? Hearing none, we'll consider the meeting adjourned. Thank you.

Meeting Adjourned – 11:25 a.m.

Respectfully submitted by:

Rosie Strandburg, Project Manager