

Chautauqua Region Economic Development Corporation (CREDC)

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

October 28, 2025  
12:18 p.m.

PRESENT:

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

Also in attendance:

Mark Geise	Administrative Director/CEO
Shelby Bilskie	Chief Financial Officer
Milan K. Tyler, Esq.	Counsel
Lisa Cole	Counsel
Kristine Morabito	IDA Staff
Rosie Strandburg	IDA Staff
Kayla Strandburg	IDA Staff
Nate Aldrich	IDA Staff
Josiah Lamp	CCPEG Staff
Jeanette Lo Bello	IDA Staff
Jason Sample	IDA Staff
Crystal Erhard	IDA Staff
Rebecca Wurster	Chautauqua County Planning
Paul Wendel	County Executive

Absent Board Members:

Sagan Sheffield-Smith      Treasurer

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Meeting was called to order by Gary Henry, Chairman, at 12:18 p.m.

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Gary Henry

At this point I would like to welcome everybody to the Board of Director's Meeting for CREDC, the Chautauqua Region Economic Development Corporation. We're still at the BWB Building, 201 West Third Street and we're streaming live via YouTube. It's October 28, 2025 at 12:18 a.m. We'll go ahead and do Roll Call.

Board

Aye – Unanimous. (8 Members in Attendance)

Gary Henry

You should have already received minutes from the June 24, 2025 meeting. Do we have a motion to approve those?

Kevin Muldowney

So moved.

Gary Henry

Do we have a second?

Tom Harmon

Second.

Gary Henry

Thank you. All those in favor say Aye.

Board

Aye – Unanimous

Gary Henry

Opposed? The minutes have been approved. We'll move into New Business A – CREDC Resolution accepting Grant funds presented by Nate.

Nate Aldrich

So actually Mr. Chairman, since we have Rebecca here, I'll kick this over to her to discuss. Okay. But before I do that, I just wanted to recognize, again, Rebecca, Emma Cook, Stephanie Nick from the County Planning and Development Department side for initiating this project over the summer, and we got three small grants recently, and Rebecca will describe that.

Rebecca Wurster

Thank you Nate. This Resolution is for accepting our remaining Grant Funds for the Paint CHQ program. It was a four-mural program across Chautauqua County. We've completed three out of the four, and in spring of 2026, we'll finish Dunkirk's site with our artists, had some delays in getting here, and we'll be here in the spring. Crystal just passing around some before and after's. You know, Mark talks about this all the time, but quality of life is so important. We all know this, but ultimately, when you're thinking about attracting young professionals, families to your communities' people aren't just locating because a job is available anymore. It's quality of life, its outdoor recreation, its public art, it's all of those pieces coming together and playing an important part of attraction.

You know, these projects were really based on that quality-of-life enhancement, downtown revitalization, facade improvements, improving our public art access, tourism attraction, and that placemaking, kind of keyword, and we've been really talking about the importance of placemaking, but what does that really mean? It's really improvement projects that create unique feelings or specific destinations in your community that are unique, to Chautauqua County, unique to our municipalities.

You know, the three before and after's that I've passed out, Sherman's is a great example of kind of a placemaking project. You have our mural project, Route 76, as it goes highly trafficked, so you're seeing that mural right away as you come into the village. French Creek, the Rails to Trails, is on the back of that building. A whole new parking pavement improvement project was just completed there. The image in the after doesn't show the paved area yet, but it was just completed and along Route 76, complete streets and drainage project was just done.

So, you have all these three projects really working together to create, like, this unique sense of place a new destination through the Rails to Trails, and then you see that really great mural. You know, you gotta think about social media as well, and those Instagram-worthy moments, attract people, the young people especially. So, that's the goal. Westfield, very similar project. It's right on Portage Street, as you're coming off the 90 to the village you see that site clear as day, but it also goes hand-in-hand with the site next door, which is the amphitheater location that will be coming to the village and it kind of tells a story. It was the old Portage Inn site, that the Land Bank acquired and demoed, then ultimately the County helped with funding some stairs down to the back part of the property, where the Welch's Trail is.

So, it all plays into each other as this unique destination. Falconer's Main Street, if you look at that before, that's probably one of the ugliest facades in the village and as you're coming into the village along Main Street, you have that new Welcome to the Village of Falconer sign. So, such, an impact that really, is it for its downtown revitalization.

City of Dunkirk's is going to be really, really, you know, a big change for Central Avenue as well. We thought about that site because when you're at the Dunkirk Pier and Waterfront, which is a huge asset, you can see the building from the pier, from the waterfront. It attracts you up Main Street, really, we want to revitalize Central Avenue as well.

So, those are kind of the reasons behind – it's the locations and the importance of a project like this.

Gary Henry

Thank you. Very well done. Is there any questions about this Resolution to accept these grants? John Healy, can you move New Business A1 for us?

John Healy

Yes. Resolution 10-28-25-07 of the Members of the Chautauqua Region Economic Development Corporation Accepting Various Grants

Gary Henry

Do we have a second?

Amy Harding

Second.

Gary Henry

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

Board

Aye. Unanimous.

Gary Henry

The Resolution is unanimously approved, accepting these grants. Next, we have to do a Resolution to accept the same policy for Video Conferencing that we did for the IDA. So, that will be Resolution 10-28-25-01 of CREDC Accepting this Video Conferencing Policy that was presented earlier by Harris Beach.

Milan Tyler

It's probably 08, if the last one was 07. Okay, you're right, it'd be 08.

Mark Geise

No, I think she thought it was the same.

Jeanette Lo Bello

It would just be the same resolution number, same resolution for each agency.

Mark Geise

Yeah, we could have almost not done it for each agency, but it would just be...

Jeanette Lo Bello

So, it will be 01.

Milan Tyler

So, for CRC it will be 01.

Jeanette Lo Bello

Correct.

Gary Henry

Everybody familiar, remember what we were talking about?

Milan Tyler

It was hours ago.

Gary Henry

It's been a while; it's been a lot. I've made that, motion. Do we have a second?

Ted Wightman

Second.

Gary Henry

Thank you. All those in favor say Aye.

Board

Aye. Unanimous.

Gary Henry

Opposed? Okay, it has been accepted. Do we have an Executive Director's Report?

Mark Geise

Can I just say one thing? Rebecca and her team did a great job on those murals. I just want to say that it was a lot of -it was a fair amount of work, and, you know I really think that, like Rebecca said, improving our main streets is key and, you know, it's one little... one... one thing, right? If we can continue to do those things to create unique places, we're going to do - be far more successful in attracting people to our downtown. So, thank you, Rebecca.

Gary Henry

I know it's - we're running really late, but just to highlight that, there's other things that come about from doing things like these murals that we'll never know. As one example, the one in Falconer happens to be right next to, you know, my company. If you look at the mural closely, it actually has an old picture of Fancher on it. Well, one of my customers was in town and, you know, there's a new place across the street for PersNikkity Pie, they stop, they get a cup of coffee on their way in, they're looking at the mural, how nice it is, they notice our companies there. So, when they come over to our building, they're like, it's so impressive to see a company that's been around for hundreds of years, you're still involved with the community, the community recognizes it. It's just - it goes a long way to enticing these customers to come in and want to do business with us. That's never going to show up anyplace on paper. You know, you can't make that direct correlation, but it does make a

difference. People notice. So, you know, I appreciate it as well. Thank you. How about the Treasurer's Report? Kayla or Shelby?

Kayla Strandburg

Reviewed and Discussed the Treasurer's Report.

Shelby Bilskie

Reviewed and Discussed the 2026 Budget.

Gary Henry

Do we have a motion to accept the CREDC Budget for 2026?

John Healy

Motion.

Gary Henry

Ok do we have a second?

Tom Harmon

Second.

Gary Henry

All those in favor say Aye.

Board

Aye. Unanimous.

Gary Henry

Opposed? The Budget is accepted. Do we have a motion to accept the Treasurer's Report?

Kevin Muldowney

So moved.

Gary Henry

Thank you Kevin. Do we have a second?

Ted Wightman

Second.

Gary Henry

Thank you Ted. All those in favor of accepting the Treasurer's Report say Aye.

Board

Aye. Unanimous.

Gary Henry

Opposed? The Treasurer's Report is accepted as well. Anything else to come before CREDC? Hearing none, we will consider the meeting adjourned.

Meeting adjourned at 12:32 p.m.

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Amy S. Harder

(Assistant) Secretary

Gary Henry

(Vice) Chairman

STATE OF NEW YORK )  
 ) SS.:  
COUNTY OF CHAUTAUQUA )

WE, the undersigned officers of the County of Chautauqua Industrial Development Agency (the "Agency"), DO HEREBY CERTIFY that we have compared the foregoing extract of the minutes of the meeting of the members of the Agency, including the Resolution contained therein, held on December 16, 2025 with the original thereof on file in our offices, and that the same is a true and correct copy of said original and of such Resolution set forth therein and of the whole of said original so far as the same relates to the subject matters therein referred to.

WE FURTHER CERTIFY that (A) all members of the Agency had due notice of said meeting; (B) said meeting was in all respects duly held; (C) pursuant to Article 7 of the Public Officers Law (the “Open Meetings Law”), said meeting was open to the general public at both locations at which members of the Agency were present, and due notice of the time and place of said meeting was duly given in accordance with such Open Meetings Law; (D) there was a quorum of the members of the Agency present throughout said meeting; and (E) the meeting was recorded and the recording has been or will be posted on the public website of the Agency pursuant to the Open Meetings Law.

WE FURTHER CERTIFY that, as of the date hereof, the attached Resolution is in full force and effect and has not been amended, repealed or rescinded.

IN WITNESS WHEREOF, we have hereunto set our hand this 16<sup>th</sup> day of December, 2025.

Amy S. Hardy  
[Assistant] Secretary

  
[Vice] Chairman