

**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  
2<sup>nd</sup> Floor Board Room**

**&  
Electronically via Live Stream on YouTube & Zoom**

November 19, 2024

10:30 a.m.

**PRESENT:**

Gary Henry	Chairman
Bradley Walters	Vice Chairman
Sagan Sheffield-Smith	Treasurer
Daniel Heitzenrater	Secretary
Amy Harding	Member
Daniel DeMarte	Member
Kevin Muldowney	Member

**Also in attendance:**

Mark Geise	Administrative Director/CEO
Richard E. Dixon	Chief Financial Officer
Shelby Bilskie	Successor CFO
Milan K. Tyler, Esq.	Counsel
Gregory L. Peterson, Esq.	Counsel
Kristine Morabito	IDA Staff
Rosie Strandburg	IDA Staff
Carol Rasmussen	IDA Staff
Kayla Strandburg	IDA Staff
Nate Aldrich	IDA Staff
Jeanette Lo Bello	IDA Staff
Jason Sample	IDA Staff
Crystal Erhard	IDA Staff
Lauren Sharp	County Planning Staff
Rebecca Wurster	County Planning Staff
Paul Wendel	County Executive
Ellen Ditonto	BPU
Janet Ward	SL Jamestown LLC and SL Jamestown II LLC
Brandon Cottrell	Hodgson Russ
Dan Leary	Our Generation
Matt Effler	Catalyze
Spencer Donahue	Wells Enterprises, Inc.
Lesley Bartholomew	Wells Enterprises, Inc.
Adam Baumgartner	Wells Enterprises, Inc.
Julia Ciesla-Hanley	WRFA 107.9

Absent Board Member(s):

Tom Harmon

Member

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

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Gary Henry

Good Morning. I would like to welcome everybody to the Board of Director's Meeting for the Chautauqua County Industrial Development Agency. We are at the BWB Building, 201 West Third Street, Jamestown, NY. We are also streaming live via YouTube and Zoom. It's November 19, 2024 at 10:30 a.m. We'll start with Roll Call.

Board

Aye – Unanimous. (7 Members Present)

Gary Henry

You should have all received the October 22, 2024 minutes and had a chance to review those. Do we have a motion to accept the minutes?

Kevin Muldowney

I'll make that motion.

Gary Henry

Who was that?

Kevin Muldowney

Kevin.

Gary Henry

Thank you Kevin. Do we have a second?

Sagan Sheffield-Smith

I'll second.

Gary Henry

Thank you Sagan. All those in favor say Aye.

Board

Aye – Unanimous.

Gary Henry

Opposed? The minutes have been approved. We'd like to welcome PJ Wendel the County Executive here this morning. Is there anything you would like to share with us?

County Executive Wendel

No. Quiet today.

Gary Henry

Thank you for coming. We'll go ahead and move into New Business A - AL Tech/ EDA/ CRLF Funding for Artone, LLC  
- Presented by Carol Rasmussen

Carol Rasmussen

Thank you Mr. Chairman. The Loan Review Committee voted to recommend to the County of Chautauqua Industrial Development Agency on their November 14, 2024 meeting to authorize an AL Tech Loan EDA Cares Act Funding or CRLF funding to Artone, LLC. The amount of the loan is \$240,000. It's for a term of 6 years and the funds will be used to purchase equipment. The new equipment will allow for Artone to keep competitive - keep their competitive edge and the market is heading toward a new type of equipment - there are, and their market being the hotel industry. They also have requirements on edging so the new equipment goes along with that. It's a \$600,000 project. They are putting in equity into the project of \$60,000 and \$240,000 is our loan and the remainder is a lease with Biesse Company. It's a \$1 buyout so the lease – they actually will own the equipment on the lease.

The Loan Review Committee also recommended for security a subordinate lien position on all business assets, including, but not limited to, furniture, fixtures, machinery, and equipment including new and future equipment, that they purchase inventory and accounts receivable. There is an unconditional corporate guarantee of Artone Holdings LLC which owns all the companies that go out and the arm of it. They have - the Loan Review Committee recommended that personal guarantees and life insurance assignments are to be waived. So, they also recommended that the commitment and financing documents of other lenders are to be satisfactory with the CCIDA. So, at this time are there any questions? There's three -If you're thinking about the machinery that will keep the competitive edge there's three of them - One the markets are heading to curve molding shapes -they need to do that -that is actually recommended by the hotel industry now. Artone just celebrated 50 years and they also in just the past few days, after the Loan Review Committee, we're awarded a very big Disney contract and this machinery is about to be ordered will be beneficial to that contract. So at this time, I guess, are there any questions from the board or anyone?

Gary Henry

Thank you. Brad would you go ahead and move New Business A1 for us?

Brad Walters

Resolution 11-19-24-01 of the Members of the County of Chautauqua Industrial Development Agency to Approve an AL Tech, EDA CARES Act, and/or CRLF Loan to Artone LLC

Gary Henry

Thank you. Do we have a second?

Dan Heitzenrater

I'll second.

Gary Henry

Thank you Dan. I'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 B – Wells Enterprises, Inc. presented by Rosie and Milan.

Rosie Strandburg

Thank you. Back in October the Board approved a Resolution for Due Diligence for Wells Enterprises. We're considering this project Phase 3 of all the projects they brought before the IDA. As a refresher, this is a multimillion dollar addition to their facility totaling 133,000 square feet. This expansion will include a segregated compound facility, a chocolate plant and increased production space with the creation of 20 new jobs and the retention of 388 jobs. Total project cost is a hundred seventy-five million. They are requesting a 10 year PILOT for this project which would include sales tax exemption and (difficulty hearing audio). The PILOT will produce payments to the affected taxing jurisdictions over the life of the project in the amount of \$2.2 million with the total tax exemptions at \$5.5 million and sales tax savings of \$6 or just over 6 million. I do believe Spencer from CBRE is on the line as well as Leslie and Adam. Would you guys like to provide any updates to the project? If there are any.

Adam Baumgartner

Hi. This is Adam Baumgartner on behalf of Wells. I think I appreciate the opportunity here. We are on track with our project. Everything continues to be moving forward very well and we couldn't be more excited about what's to come. We're looking forward to hopefully seeing our first new product rolling off the lines in August approximately of 2025. So, just sincere appreciation to the CCIDA for your support for what we're doing and we look forward to celebrating that with you when we get into next year.

Rosie Strandburg

Thank you Adam. Before I pass it on to Milan to go over the Resolutions I do want to note that we did have a Public Hearing on November 12, 2024 at SUNY Fredonia. There were no public comments and if there's no questions I'll go ahead and pass it on to Milan to go over the Resolutions.

Milan Tyler

Okay, there's actually two Resolutions. The first is the SEQRA Resolution, the second is the Authorizing Resolution. Since this is pursuant to your UTEP there's no deviation. So, this is going to be your straight out of your UTEP for the 10 Year real estate tax exemption if approved and it would only apply to the addition and this is a vertical additions, was going to be on top of what they're building now. So it's going to go straight up. So, it doesn't increase the footprint and that's important in terms of the SEQRA Resolution. The SEQRA Resolution is technically a Type One because it's more than 100,000 square feet. However, since the Board has twice looked at this project already in terms of most of the environmental effects, many of the documents that we reviewed you've reviewed before. So, the SEQRA is a type one which requires a quote coordinated review. Now, usually that's a long lead time because we have to give notice to all of the other municipalities and others that have to make a decision. In this case, Wells is far enough down the line, they have all the permits and approvals so we are the last agency. So, there's no one else to notify, even though it's a Type One. The resolution goes through each of the possible environmental effects and staff and council recommend that the Board pass the Resolution which includes a Negative Declaration meaning that any negative environmental effects have been mitigated to the extent possible.

Then the second is the Authorizing Resolution authorizing us to move forward with the sales tax and real estate tax exemption, as Rosie mentioned. Again, no deviation - public hearing was held. We don't see any issues from a financing or legal documentation perspective. Again, we've been through this twice before. The only interesting thing here is that this PILOT will be for 10 years, so it'll be a slightly different term than the existing PILOT but that's really for the Assessor to sort of worry about assessing the two halves of the building, and I think that's it.

Gary Henry

Any questions from the Board?

Rich Dixon

You can call me 10 years from now and see (difficulty hearing audio).

Milan Tyler

Yeah, and I will put in the required clause that once a year the new chocolate has to be delivered to the IDA for quality assurance, and you know, don't worry we'll slip that in someplace. Thank you.

Gary Henry

Sagan, can you move New Business B1 for us?

Sagan Sheffield-Smith

Yes, absolutely. Resolution 11-19-24-02 Wells Enterprises, Inc., SEQRA Resolution and Resolution 11-19-24-03 Wells Enterprises, Inc. Authorizing Resolution

Gary Henry

Thank you. Do we have a second?

Brad Walters

Second.

Gary Henry

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

Board

Aye – Unanimous. (6 Board Members) One Board Member Abstained – Kevin Muldowney

Gary Henry

The Resolution is approved with one abstention. So, certainly want to thank wells for the expansion that they're doing. It's certainly exciting to see these new lines and to hear they're going to be coming on next year, and so we wish you the best.

Adam Baumgartner

Thank you so much, and we'll do our best to deliver on the chocolate and ice cream request that was shared. Ice cream for all. We love it.

Mark Geise

Thank you so much.

Adam Baumgartner

We appreciate it.

Gary Henry

Next we'll move into New Business. C. Dunkirk, Solar One LLC and Dunkirk Solar Two LLC again presented by Rosie and Milan.

Rosie Strandburg

Thank you. Before I get into the project I do want to note that the Agenda you have in front of you Resolution number wise is correct, but you may notice the Resolutions in your packets are slightly off. I overestimated the number of Resolutions that would be required for these two projects, but we will make sure those are corrected after the fact.

The Board approved Due Diligence Resolutions for Dunkirk, Solar One and Dunkirk Solar Two LLC, but as a refresher these two projects are in combination a 9.8 Megawatt A/C. Solar Farm on approximately 56 point acres located in the Town of Dunkirk at 3761 East Lake Road in Dunkirk. Total project costs for these combined is over \$22 million. We are seeing a 25 year PILOT which is a deviation from our standard UTEP. No mortgage recording tax, but there is sales tax, of course, property tax abatement. The PILOT will produce payments to the affected taxing jurisdictions over the life of the project in the amount of \$1.3 million, with exemptions totaling \$2.4 million and sales tax abatement at \$900,000. On November 12th there was a Public Hearing for both these projects, with no public comment.

I do have Dan Leary, Matt Effler, and I also have Brandon Cottrell on the line from Catalyze. They can provide any updates. If the Board has any questions. If not, I would then pass it on to Melan to discuss the Resolutions we present.

Dan Heitzenrater

Yeah, I'd just like to ask - usually the local municipalities in favor of the project?

Rosie Strandburg

Yes, thank you for asking Dan. Yes, the town is in support of these two projects. This has been in the works with them for a number of years. Thank you for asking.

Milan Tyler

Okay, let's do the Deviation Hearings on both of them. Notice was sent on November 1, 2024 to each of the affected municipalities. We've not received any written comments, so now is the time for any representative of any of the affected tax jurisdictions to comment on these two applications. Hearing none, will close the public hearing.

To explain why the Resolution numbers are a little bit confused - in this case since the town did SEQRA on both of them together our seeker folks thought that we should do the same thing and again, this is much similar to Wells in that, because of the number of acres being quote disturbed this qualifies as a Type 1 which requires a coordinated review and yet again, the town didn't notice the IDA which would have been great, because then we would be bound by their SEQRA determination because we weren't we have to do our own independent SEQRA determination. So, that means - and you can see in the SEQRA Resolution the list of documents that we've looked at, etc., and you won't be surprised to hear that we recommend coming to the same conclusion that the town did, which is that you should pass the SEQRA Resolution and issue a negative declaration, concluding that any environmental effects have been satisfactorily mitigated, but again, there's one for both projects and that's why the numbering is off typically to be one for each.

So, there's two Deviation Resolutions. You'll see the notice letters in your packets. This amounts to, you know similar range of the PILOT that we've seen for other solar projects - 4,150 per megawatt and again we had the public hearing the deviation hearing a minute ago, and have not received any negative feedback from any of the affected tax jurisdictions. Then there is one SEQRA Resolution for both projects. Again, that's in your package, and finally an Approving Resolution for each of the 2 projects, because from our perspective, we document them separately, they're separate entities. They're separate projects, SEQRAS the only reason that they are sort of tied together. So, those are the five Resolutions that are currently before the Board.

Gary Henry

Any questions from the Board? Hearing none, Dan DeMarte can you move New Business C2 for us?

Daniel DeMarte

All five?

Gary Henry

Yes, please.

Daniel DeMarte

Move to approve Resolution 11-19-24-04 Dunkirk Solar One LLC Deviation Approval Resolution, Resolution 11-19-24-05 Dunkirk Solar One LLC and Dunkirk Solar Two LLC SEQRA Resolution, Resolution 11-19-24-06 Dunkirk Solar One LLC Authorizing Resolution, Resolution 11-19-24-07 Dunkirk Solar Two LLC Deviation Approval Resolution, Resolution 11-19-24-08 Dunkirk Solar Two LLC Authorizing Resolution

Gary Henry

Well done. Thank you. Do we have a second?

Sagan Sheffield-Smith

Second.

Gary Henry

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

Board

Aye – Unanimous.

Gary Henry

The Resolutions are unanimously approved. Just reading through that long list as long as that resolution was -you know it does point out - I'd like to thank the Staff and the Council for all the work that goes into these projects. There's a lot involved in them, and certainly you do an excellent job. We'll go ahead and move into New Business D – SL Jamestown LLC and SL Jamestown II LLC presented by Rosie and Milan.

Rosie Strandburg

Thank you. So, SL Jamestown and SL Jamestown Two LLC have been in the works with the town for over two years. The town is in support of these 2 solar projects. For an overview, SL Jamestown is a 4.75 Megawatt A/C Solar Farm and SL Jamestown Two is a 3 Megawatt Solar A/C Farm located on 28.2 acres in the town of Busti at 1192 Orr street Jamestown, New York. Total project cost combined is \$19.6 million. They are asking for a 25 year PILOT which again is a deviation from our standard UTEP policy for sales tax abatement and property tax. The PILOT will produce payments to the affected taxing jurisdictions over the life of the project in the amount of \$868,822.00 with a total exemption of \$2.1 million and sales tax abatement of a \$ 1.2 million. Resolutions before you, I will let Mellon explain but I do have Janet Ward and Brandon Cottrell on the line if you guys would like to provide an overview of your project and address if there is a decommissioning bond in place with the town.

Janet Ward

Yes, this is Janet Ward from Catalyze. The project is as you said two separate solar projects co-located on 1192 Orr Street. The point of interconnection is an overhead distribution line that runs through the middle of the property, so the poles that are added are located close to that line and not near the Ore Street driveway entrance. The site does have an

existing natural gas pipeline and natural gas well head and the solar projects have been designed to take these into account and the agreements are all in place with the natural gas company. A landscaping visual buffer has been added in the project design. There is an existing vegetative buffer on the Northern property line and a landscaping buffer was added and then expanded at the request of the town of Busti and the town has approved that plan.

A decommissioning plan and decommissioning bond in the value of \$780,012.00 has been approved by the Town of Busti and the town of Busti is in possession of the decommissioning bond and has confirmed the acceptance. We anticipate commercial operation in Q2 of 2025 and this is due to a utility interconnection that needs to be completed on the utility scale or utility side of the project.

Rosie Strandburg

Thank you Janet. Are there any questions for Janet? Milan, if you're ok with going over the Resolutions.

Milan Tyler

Sure. There are two resolutions, one for each project. Again, this is just the Due Diligence Resolution which is the start of the process and it authorizes and instructs staff and council to start doing the due diligence, including the requisite public hearing, the requisite notice to the affected tax jurisdictions, if there will be a deviation, and since I think all of your solar projects have been deviations, I expect it to be the same thing here but we'll negotiate what the actual PILOT amount would be discussing it with the affected tax jurisdictions before we send that notice out and doing SEQRA. I don't know if this is going to be a combined SEQRA, just like we just saw a minute ago, or they will be separate but we will do all that due diligence, if the resolutions pass, before bringing it back to the to the board as a nice little package all wrapped up and ready for your approval. So, again this doesn't commit the IDA to anything other than it authorizes, instructs staff and council to do the due diligence required.

Gary Henry

Any questions? Hearing none, Kevin can you move New Business D1 for us?

Kevin Muldowney

Sure. Resolution 11-19-24-09 SL Jamestown LLC Due Diligence Resolution and Preliminary Agreement and Resolution 11-19-24-10 SL Jamestown II LLC Due Diligence Resolution and Preliminary Agreement

Gary Henry

Thank you. Do we have a second?

Daniel DeMarte

Second.

Gary Henry

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

Board

Aye – Unanimous.

Gary Henry

The Resolutions are unanimously approved.

Mark Geise



Can I say one thing?

Gary Henry

Yes.

Mark Geise

Mr. Chairman, I just wanted to make a comment here about these renewable energy projects or any other project for that matter. There was an editorial yesterday in the Post Journal about, you know, why is the IDA you know, offering incentives to these renewable energy projects. They don't create jobs, etc., and again, you know, we are a tool of the municipalities. If the municipalities don't want us to provide these incentives, we won't. So again, we're agnostic on these all these projects, you know and you know again, if the municipality comes to us says, yeah, we really want this project, and we want you to offer the incentives then, we're obliged to do so. So, we're not picking these, you know, we're not reaching out to these developers. They're coming to us through the municipalities and asking for us to do these projects. So, I just wanted to make that clear and try to clear the air a little bit on that.

Gary Henry

Good point. Thank you.

County Executive Wendel

Mr. Chairman if I could...

Gary Henry

Yes.

County Executive Wendel

I think this project isn't really intended as such but I think it's something that I wish we can get cleared through to the Governor and open her eyes and start to look at these as energy fields. If you're going to take up acre upon acre of what some would argue is farmland or viable, if not, then in this case you have a natural gas well on the property. Why not start looking at renewable as well as, you know, the fossil fuel. I think we're - it's inherent we have an abundance of natural gas. Start tapping into creating what they call would be an energy project or energy field where you've got solar along with fossil fuel. I think we realize that you know gas can be clean burning. It can be much more efficient than it has in the past, but I think it doubles the value, if not starts to expand these projects. Right now that property is going to be utilized with solar, whereas, you know, if you were able to tap into, you know, we spoke of this last week at the Project meeting, I think there's this opportunity. Getting that through to the eyes of Albany to realize, you know, unique prospect but I think there's ways to expand -you know these - because again, my biggest fear respectfully of all these developers is what happens when these things go down in 15, 20, or 30 years. See these solar fields that are just there. Yes, I know we talk about decommissioning plans but it just, it's a great concern of mine, and I just wish we could expand, you know what we're doing for energy - not only renewable but also our current fossil fuels. Thank you.

Gary Henry

Thank you. Next we'll move into New Business E1 Monofrax Track Expansion and Rehabilitation Project - Presented by Rich, Rosie and Milan.

Rosie Strandburg

Thank you. In October 2023 we became aware of the New York State Community Passenger and Freight Rail Assistance Program with approximately two weeks before its application deadline, Monofrax reached out to us with their interest to access that grant in order to make improvements to their existing rail, but needed the assistance of the IDA to apply for the

grant, because it could not flow directly through the company. It had to go through either a rail company, government, (difficulty hearing audio) or public authority, etc. So, with a lot of hard work on our end and some crucial assistance from Western New York and Pennsylvania Railroad Corporation we were able to get the application submitted within the deadline. In early 2024 we received notice from New York State DOT that we were awarded the 1 point. - I'm sorry \$1,082,011.94 requested that Monofrax needed in order to move forward with their project. So these funds will be used towards the rehabilitation and expansion of their existing track. This will increase railcar access and reduce road traffic which aligns with the State's goals to reduce emissions. Currently Monofrax averages 54 rail cars per year. This project will help meet their need to support about 1,500 rail cars per year. Additionally, this project will help increase productivity and efficiencies at the plant and provide the means of growth which supports job retention and job creation. Does anyone have any questions before I pass it on to Rich and Milan? Rich do you have anything?

Rich Dixon

No. Great job.

Rosie Strandburg

Milan, do you want to go over the Resolution?

Milan Tyler

Sure. This is a combined SEQRA and Approving Resolution. The approving part is easy. Let's take the money. That's easy. The SEQRA is also fairly easy. It's an unlisted action. As the SEQRA Resolution points out, it disturbs 1100 square feet or point 0 2 acres. You know, this is not a big lift in terms of environmental, and it's to refurbish an existing rail line. So, you know, it's not going to have a tremendous effect on the environment other than more rail cars in, but that's, you know sort of transient. So, that's the SEQRA Resolution we recommend it's an unlisted action and that it does not have a substantial negative adverse effect on the environment and the resolution, as I said, also approves accepting the Grant money.

Rosie Strandburg

Thank you.

Rich Dixon

Also Milan, according to the company, the more rail they use the less trucks they use, which is very environmental friendly - but getting all those truckloads off the road - rail is lot more friendly. They're environmentally per pound then a semi.

Gary Henry

Did you say they currently use 50 and they want to go to 1,500?

Rosie Strandburg

They're averaging 54 rail cars per year for 1,560.

Gary Henry

So that's pretty dramatic.

Rosie Strandburg

Yes.

Kevin Muldowney

Definitely helps the railroad, too.

Rosie Strandburg

Yes.

Gary Henry

Any other questions from the Board? Hearing none, Amy can you move New Business E1 for us?

Amy Harding

Resolution 11-19-24-11 Monofrax Rail Grant - SEQRA and Approving Resolution

Gary Henry

Thank you. Do we have a second?

Kevin Muldowney

Second.

Gary Henry

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

Board

Aye – Unanimous.

Gary Henry

The Resolution is unanimously approved. Again, like to thank the staff, you know, on very short notice. You know, these things come up and they always respond quickly, and you know great benefit to our community

Mark Geise

Especially Rose. Nice job on that.

Rosie Strandburg

Thank you.

Gary Henry

Thank you. Next, we'll move into the Executive Directors Report.

Mark Geise

Yeah, I'm going to be very quick here, because we got a lot on our agenda. So, I'm going to fly through these. Last week the White and had their soft opening. I was out of town, but Rich and Nate both attended and it was wonderful. So, we're really thrilled about that being open and what a great addition to downtown Fredonia and all the work that we all did collectively to make that happen. Kudos to everyone.

Electrovaya last week announced that they received \$52 million dollars in financing from the export import bank, which means that they're going to be able to start up operations there. That's going to create 252 jobs in the old Acu-Rite facility that's sat vacant for four or five years and PJ was part of been a part of all that and that's thrilling.

Yesterday, we held LIVE CHOOSE CHQ Event at the Harbor Hotel. We sort of well, we invited a number of businesses - their HR people - We had about 84, I believe HR representatives from different businesses and we sort of rolled out what it is, and how they can use it, and how we can help them in the recruitment efforts and it's really to sort of tell the story about what a great place this is to live, work, and learn. So, that went really, really well. Nice job, Jason and staff on that.

We're supporting a New York State Economic Development Council is doing a IDA's impact report, if you will. They're working with a professional firm. That's going to really look at the collective impact of all the IDA's across the State and what type of you know, job creation and economic development and have that report in hand, because every year they're trying to push back on the IDA's and you know I'm glad that we can support that. I think that's very important.

Right now, with our - in our loan fund we're very low. We're very tight on money, which is a good and a bad thing right? Got that all lend out lent out. It's doing very well, but unfortunately we don't have a lot of money to lend right now. So, we moving forward on that.

There was a nice article in the Buffalo Business First last week about Chautauqua County, very, very positive. Talked about Cummins, I think, Electrovaya, Wells Interviewed - we had a meeting here the week before last with the Buffalo Business First - a Director and some of his staff, and we had you know, the Development Director, Vince DeJoy from Dunkirk and Crystal Surdyk from Jamestown, and Greg Edwards and Ellen Ditonto and us - and we talked about all the stuff we have going on. So, that went really well. I'm excited about that.

Oh, I meant to say, up there with our LIVE CHQ Campaign we also – version 3 of the Relocation Guide - w printed 3,000 more of those. So, we keep tweaking it and making it better. We also now have an Ambassador Program where there's about a dozen ambassadors that can help businesses with sort of wining and dining, if you will, prospective candidates for job positions based on what their likes and dislikes are. So, that's kind of cool, and also working with the Chamber on gift baskets and, by the way, Brad was there yesterday Kevin was there Dan was there, Dan. Heitzenrater - so thank you all for coming and I guess, last, but not least, great work by the staff. I mean this doesn't just happen - all this stuff and our legal counsel, Milan. Everybody. Awesome work. Thank you. Any questions?

Gary Henry

I noticed in – I don't know about the rest of you, but I always enjoy on the weekend reading the Commentary by Rolland Kidder, and so I don't know if anybody else reads that but I think we ought to hire him, you know, to help promote the County - that you know live work in Chautauqua County, because he pretty much - all the same points, you know, he brought up, maybe from a little different perspective but there's a lot we have to offer, and we just have to get the word out there.

Next, we'll go ahead and move into the Treasurer's report by Rich. ,

Rich Dixon

So, I will be doing October's report and I will be doing November's report and then Shelby will be doing December's report and so forth. Rich reviewed and discussed the Treasurer's Report.

Gary Henry

Do we have a motion to approve the Treasurer's Report?

Sagan Sheffield-Smith

So moved.

Gary Henry

Thank you Sagan. Do we have a second?

Brad Walters

Second.

Gary Henry

Thank you Brad. All those in favor say Aye.

Board

Aye – Unanimous.

Gary Henry

Opposed? The Treasurer's Report has been accepted.

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 we have a second?

Dan Heitzenrater

Second.

Gary Henry

Thank you Dan.

Gary Henry

All those in favor say Aye.

Board

Aye – Unanimous.

Gary Henry

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

Executive Session

Start Time: 11:15 a.m.

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Gary Henry

We are back in open session. I would like to report that there were no actions or votes taken during Executive Session and therefore no minutes of the meeting were taken.

I have one more item. I'd like to have a New Business and so I would like to move a Resolution. This is Resolution number 11-19-24-13 Chautauqua County Industrial Development Agency. We would like to authorize a contract - Mark Geise is the Chief Executive Officer of the IDA, whereas the County IDA wishes to contract with Mark Geise to serve as the CEO of the IDA and an annual amount of \$79,301.00 payable and bi-weekly installments, plus a mileage allowance of \$1,000 per month and reimbursement for gasoline used while driving for work. Do I have a second on that motion?

Sagan Sheffield-Smith

Motion.

Gary Henry

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

Board

Aye – Unanimous.

Gary Henry

So, the Resolution is unanimously approved.

The Board asked me to share with you how much they appreciate what you're doing. It's a phenomenal - not only what you're doing for our County - the way you work with the staff - the way you deal with the Board - just everything you do is just really appreciated by the Board and we don't always tell you enough how much we appreciate you.

Mark Geise

Thank you so much everybody. I really appreciate it and you know we have such a great staff -and such a hopefully - I'd like to think we have a really good culture, and we continue to build that culture. We have a lot of really good young talent. So, the future looks bright. We've got great legal representation. We have great leadership at the County level and at the Board level. So, I really appreciate everybody, and thank you so much for approving this contract with me.

Gary Henry

Do we have any Old Business to come before the Board? Hearing none we will consider the meeting adjourned. The next IDA Board Meeting will be December 17, 2024 at 10:30 a.m. We will be meeting in Dunkirk at the Center for Innovation and Economic Development. If you could make sure to send us out a reminder on that so we all show up at the right place we would appreciate it.

Jeanette Lo Bello

Yes.

Milan Tyler

I'm sorry Gary did you say next month's meeting is in Dunkirk?

Gary Henry

That's what my notes say.

Jeanette Lo Bello

December 17, 2024.

Milan Tyler

That's different then maybe on the website, right?

Jeanette Lo Bello

The website has been corrected so that might just be an older version.

Milan Tyler

Thank you.

The meeting is adjourned at 11:56 a.m.

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(Assistant) Secretary

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(Vice) Chairman