

Wayne County IDA
Minutes – June 27th, 2008
Regular Meeting

The regular meeting of the Wayne County IDA was called to order at 9:30 a.m. on June 27th, 2008, by Chairman David Spickerman. The meeting was held at 16 William Street, Lyons. Members present: David Spickerman, James Hoffman, Robert Havrilla, Willard Milliman and Marvin Decker. Also present: P. Churchill, D. Richards, J. VanDusen and M. Leisenring.

On motion of Mr. Decker, seconded by Mr. Havrilla and carried the minutes of the previous meetings, held 5/23/2008 and 6/23/2008, were approved.

June 27, 2008 Resolutions

Resolution A—Final resolution for Halstead PILOT (provided by attorney, attached)

Moved: Mr. Decker

Second: Mr. Havrilla

Ayes: Messrs. Decker, Havrilla, Hoffman, Spickerman and Milliman

Nays: None

Resolution B—Whereas, a building loan note and a building loan mortgage were entered into in June 2006 by Canandaigua National Bank, Parkwood Heights, LLC, and the WCIDA for purposes of developing Parkwood Heights; and

Whereas, the Lender, the holder of the Note and Mortgage, and the Borrower and Mortgagor, the owner and lessee of the premises covered by the Mortgage, have mutually agreed to modify the terms of the Mortgage and of the Note secured thereby; be it hereby

Resolved, that the Executive Director is authorized and directed to execute the note and mortgage modification and extension agreement as described in the agreement and reviewed by the Agency's attorney.

Moved: Mr. Milliman

Second: Mr. Havrilla

Ayes: Messrs. Decker, Havrilla, Hoffman, Spickerman and Milliman

Nays: None

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Resolution C-- Whereas, the Agency has participated in and is anxious to see success in the Western Erie Canal Alliance National Trust Main Street program; and

Whereas, one community in Wayne County will be designated the Main Street project under the program, requiring commitment of approximately \$40,000; and

Whereas, the WCIDA has Main Street funding, outside the microenterprise loan fund, dedicated to the support of downtown development; be it hereby

Resolved that the WCIDA commit to funds not to exceed \$40,000 for the support of the community selected as the WECA NT Main Street under the regional program. And it is hereby

Resolved that financial support for the program is rescinded should the community not be selected by September 30th, 2008.

Moved: Mr. Milliman

Second: Mr. Decker

Ayes: Messrs. Decker, Havrilla, Hoffman, Spickerman and Milliman

Nays: None

Resolution D—Whereas, the WCIDA is entering its second year of an organized Business Retention and Expansion program; and

Whereas, the system of contracting with individuals to serve as BRE “team members” to assist WCIDA staff, along with the Business Representative of Workforce Development and the County Agricultural Specialist, has proven an effective way to advance the program; therefore, be it

Resolved, that the Executive Director is hereby authorized to enter into contracts for BRE services with Joan Delaro and John Strait.

Moved: Mr. Milliman

Second: Mr. Hoffman

Ayes: Messrs. Decker, Havrilla, Hoffman, Spickerman and Milliman

Nays: None

Resolution E –Whereas, recent New York State reports have placed Wayne County at the top of the “best of the worst” list regarding real property taxes nationwide; and

Whereas, such status is harmful to the perception of and future growth of the County; be it hereby

Resolved, that the Executive Director is authorized to solicit requests for proposals for facilitation of one large meeting in September 2008 of all the taxing jurisdictions in order to determine the possible necessity of and focus for a study on the methodology, processes and taxing decisions that make Wayne County different from other counties resulting in the harmful rating; and for facilitation of a follow-up meeting at the presentation of the report on the data by an outside entity; and be it further

Resolved, that the Executive Director is authorized to enter into an agreement for such services following review of the proposals by a team composed of the Chairman of the Board of Supervisors, Chairman of the IDA board, Current and in-coming head of the Wayne County Superintendents and head of the Village Elected Officials.

Moved: Mr. Havrilla

Second: Mr. Hoffman

Ayes: Messrs. Decker, Havrilla, Hoffman, Spickerman and Milliman

Nays: None

Resolution F – Whereas the WCIDA previously authorized a loan to Complete Foot Care of Newark; and

Whereas, circumstances associated with the project have changed due to the death of one of the partners; be it hereby

Resolved, that the loan is confirmed based on the review by the Chief Finance Officer and Agency attorney of any changes and commitments.

Moved: Mr. Milliman

Second: Mr. Havrilla

Ayes: Messrs. Decker, Havrilla, Hoffman, Spickerman and Milliman

Nays: None

Resolution G – Whereas, the proposed subdivision of the Zimmerman property has been approved by the Town of Ontario planning board, and environmental review done by Lu Engineers; be it hereby

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Resolved, that the Executive Director is authorized to execute the purchase contingent upon final walk-through by the engineers and review of documents by the Agency attorney.

Moved: Mr. Decker

Second: Mr. Havrilla

Ayes: Messrs. Decker, Havrilla, Hoffman, Spickerman and Milliman

Nays: None

Ms. Churchill discussed the Ontario County IDA's Annual Report and the Wayne County IDA's Annual Report as prepared by the Authority Budget Office in Albany. (Copies attached.) It was the consensus of the Board that more publicity is needed to highlight the positive accomplishments of the Wayne County IDA. Mr. Hoffman offered to include any news items of interest in the newspaper column he writes.

Jared VanDusen gave a presentation on the new website. Using the laptop and projector, he walked the board members through the new website. The Board was very pleased with the progress that has been made and thanked Jared for his work on this.

Ms. Churchill discussed some potential projects that may be presented to the board at future meetings.

The Board went into executive session at 11:20 a.m. to discuss real property.

The Board resumed their regular meeting at 11:30 a.m. There being no further business, the meeting was adjourned.

Respectfully submitted,

Marvin Decker
Secretary

