

FINGER LAKES ECONOMIC DEVELOPMENT CENTER
1 Keuka Business Park, Suite 100
Penn Yan, NY 14527
Telephone: 315-536-7328

MINUTES OF THE REGULAR BOARD MEETING OF THE FINGER LAKES ECONOMIC DEVELOPMENT CENTER

August 16, 2023

FLEDC MEMBERS PRESENT: Ryan Hallings
Dr. Tim Cutler
Janice Gaub
Sirene Garcia
Dr. Kim Pinkey
Amy Storey

FLEDC MEMBERS ABSENT: Mary Anne Rogers

FLEDC LEGAL COUNSEL via ZOOM: Russ Gaenzle, Harris Beach, PLLC

FLEDC STAFF: Steve Griffin
Mike Lipari
Doreen Jensen

GUESTS: Steve Maier, Harris Beach, PLLC
Taylor Fitch
Jim Moon

Chair R. Hallings called the meeting to order at 8:33 A.M.

Roll call was taken, a quorum was present. R. Hallings introduced guests.

A motion was made by S. Garcia and seconded by Dr. K. Pinkey to go into Executive Session at 8:33 A.M. to discuss the proposed sale of real property. Motion passed.

A motion was made by S. Garcia and seconded by Dr. T. Cutler to come out of Executive Session at 8:44 A.M. Motion passed.

There was no action taken in Executive Session.

MINUTES

A motion was made by Dr. T. Cutler and seconded by S. Garcia to approve the July 19, 2023 minutes as written. Motion passed.

AGENDA CHANGES

Please table pending loan.

FINANCE COMMITTEE

D. Jensen reviewed all the bills to be paid, the total bills to be paid today is \$43,762.59 and consists of Check #6300-6324, e134-e136 from the checking account and check #1291 for \$1,729.08 from the Revolving Loan Fund. Also presented today was Check #361 for \$10,270.76 from the Finger Lakes Horizon EDC and Check #101 for \$25,000 from the Yates County Capital Resource Corp. ***A motion was made by Dr. T. Cutler and seconded by Dr. K. Pinkey to pay all bills submitted totaling \$43,762.59, from the checking account and \$1,729.08 from the Revolving Loan Fund. with the check numbers presented. Motion passed.***

STATUS REPORT

D. Jensen reported she is working on updating the Capital Projects for 2024-2028 and the 2024 budgets. D. Jensen requested suggestions and comments on the Capital Projects and the 2024 budgets.

M. Lipari reported he had a meeting with Regional Representatives from the Small Business Administration. The Regional Reps met with the Yates Chamber of Commerce after their meeting with Mike. The three organizations will work together to host a small business resource event in November. More information will be forthcoming as the details of this event move forward.

M. Lipari reported that the Community Dinner sold out in 4 minutes. The Committee is already discussing plans and changes for next year. The Chefs are finalizing the menu and are working to tie the menu into Yates County's Bicentennial theme. There was discussion on the Community Dinner.

S. Griffin reported the Regional Council had their meeting at Seasons Conference and Banquet Center in Penn Yan on August 10th. The feedback from this meeting has been positive. A number of meeting attendees brought their spouses and stayed for the weekend. Laurentide and True Roots hosted roughly 60 attendees for an invitation only lunch and they did a phenomenal job. S. Griffin reported M. Lipari and the Yates Chamber of Commerce worked hard to put promotional materials together to hand out at the meeting. This was the first meeting that materials were distributed.

S. Griffin reported based on the above he is on a new steering committee.

S. Griffin reported that he will be reaching out to the United Way of Northern Yates County to learn about their organization.

S. Griffin reported on attending the Stork Award Luncheon and participating in Community Day at Keuka College.

ACTION ITEMS

D. Jensen reported that the HVAC bids were sent to 5 local contractors and to TRANE. Joe and I met with two of the contractors. The bid was for a 15-ton replacement HVAC unit. Bids were opened at this time. Bids received were from M2 Heating, Cooling and Electric for \$48,871.87 and JR's Heating & Cooling for \$37,389.52. ***A motion was made by Dr. T. Cutler and seconded by Dr. K. Pinkey to award the HVAC bid to the lowest bidder of JR's Heating & Cooling as presented. Motion passed.***

S. Griffin reported Hawk Custom Construction, LLC and Verminx Pest Control, LLC would like to lease Suite 133, 134 and 135 which is 2,840 square feet for one year at \$1,630 per month and \$150 per month utility charge.

S. Griffin reported Aqua Source, Inc. would like to lease Suite 207 which is 375 square feet for \$465 a month. This is a six-month lease.

A motion was made by S. Garcia and seconded by Dr. T. Cutler to approve the leases with Hawk Custom Construction, LLC, Verminx Pest Control, LLC and Aqua Source, Inc. as presented. Motion passed.

Chair R. Hallings reported the next meeting is scheduled for September 20, 2023.

A motion was made by Dr. K. Pinkey and seconded by S. Garcia to adjourn the meeting at 9:33 A.M.

Respectfully submitted,

Doreen J. Jensen