

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**

May 17, 2023

FLEDC MEMBERS PRESENT: Ryan Hallings  
Dr. Tim Cutler  
Amy Storey  
Dr. Kim Pinkey  
Sirene Garcia  
Mary Anne Rogers

FLEDC MEMBERS EXCUSED: Janice Gaub

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

FLEDC STAFF: Steve Griffin  
Mike Lipari  
Doreen Jensen

GUESTS: Steve Maier, Harris Beach, PLLC

Chair R. Hallings called the meeting to order at 8:37 A.M. immediately following the Finger Lakes Horizon EDC's suspension.

Roll call was taken, a quorum was present.

*A motion was made by M. A. Rogers and seconded by A. Storey to go into Executive Session at 8:37 A.M. to discuss the financial history of a particular company. Motion passed.*

Dr. K. Pinkey joined the meeting at 8:38 A.M.

S. Garcia joined the meeting at 8:43 A.M.

*A motion was made by S. Garcia and seconded by Dr. K. Pinkey to come out of Executive Session at 8:52 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 April 19, 2023 minutes as written. Motion passed.*

## AGENDA CHANGES

There were no agenda changes.

## FINANCE COMMITTEE

D. Jensen reviewed all the bills to be paid, the total bills to be paid today is \$89,867.61 and consists of Check #6213-6246 and e125-e127 from the checking account. ***A motion was made by Dr. T. Cutler and seconded by A. Storey to pay all bills submitted totaling \$89,867.61 from the checking account with the check numbers presented. Motion passed.***

## STATUS REPORT

D. Jensen reported no updates unless there are questions?

M. Lipari reported on grant opportunities for Restore NY and NY Main St. that were just released. NY Main St. applications are due the end of July. There are opportunities in Penn Yan and Dundee.

M. Lipari reviewed the Community Table that will take place on September 9th. Tickets will go on sale on August 1<sup>st</sup>. The Committee received 18 applications from nonprofits and this year's beneficiary is the Yates County Community Center.

S. Griffin reported he is still working on the housing development.

S. Griffin reported that the CFA's are being announced.

S. Griffin reviewed the Regional Economic Development Council meeting regarding New York State regulatory reform concerns i.e., receiving approvals from NYS agencies quicker. There was discussion on this and the PILOT program.

S. Griffin reported Keuka College did the 10<sup>th</sup> Annual Who is Penn Yan project with local residents.

## ACTION ITEMS

D. Jensen reported that Dr. Arnold Shapiro would like to renew his lease for one year lease. Rent would be \$765 a month with a monthly utility charge of \$225.

M. Lipari reported Insight Financial Services would like to lease Suite 119 for two years which is 460 square feet for \$400 a month which includes the utility charge.

S. Griffin reported Voorhes Chiropractic would like to lease Suite 101 which is 265 square feet for \$300 a month for one year. The price includes utilities.

***A motion was made by A. Storey and seconded by Dr. T. Cutler to approve the leases as presented. Motion passed.***

S. Griffin reported the CD summary was emailed out to the board. S. Griffin recommended that we do a 60-day CD with Five Star Bank at 4.95%. ***A motion was made by A. Storey and seconded by S. Garcia to approve the CD at Five Star Bank for 60 days at 4.95%. Motion passed with R. Hallings abstaining.***

D. Jensen reviewed the roof specifications. Bids were sent to 7 contractors. One called and declined and we received two bids. The bids were opened and reviewed. Bids were received from D. E. Miller Co. and Spring Sheet Metal & Roofing, LLC. ***A motion was made by Dr. T. Cutler and seconded by Dr. K. Pinkey to award the roof bid to D. E. Miller Co. as they were the low bid. Motion passed.***

D. Jensen reviewed a quote from Shuttleworth Asphalt Sealing for asphalt repair in the parking lot. Another company never came to look. The quote was for \$16,530. ***A motion was made by A. Storey and seconded by Dr. T. Cutler to authorize the parking lot repair as presented. Motion passed.***

M. Lipari reviewed the loan request for Jeremy Weaver They have requested a loan in the amount of \$80,000 to assist with an organic grass-fed beef operation. The loan would be a five-year term at 2.00% reduced to 1.00% with automatic payments. Collateral would be a mortgage on 1442 Earls Hill Road, a UCC filing on all assets and personal guarantees from Jeremy Weaver, Kenneth & Pauline Weaver. The loan is contingent upon the RLF Committee approving there is operating funds available. ***A motion was made by A. Storey and seconded by Dr. T. Cutler to approve the loan to Jeremy Weaver with the contingency of the RLF Committee approval as presented. Motion passed.***

S. Griffin reviewed the Benton Ridge Trusses PILOT needed to be modified to remove the house from the original PILOT. ***A motion was made by Dr. T. Cutler and seconded by M. A. Rogers to approve the PILOT modification as presented.***

**The question of the adoption of the foregoing Resolution was duly put to a vote on roll call, which resulted as follows:**

	<i>Yea</i>	<i>Nay</i>	<i>Absent</i>	<i>Abstain</i>
<b>Ryan Hallings</b>	[ X ]	[   ]	[   ]	[   ]
<b>Janice Gaub</b>	[   ]	[   ]	[ X ]	[   ]
<b>Sirene Garcia</b>	[ X ]	[   ]	[   ]	[   ]
<b>Dr. Kim Pinkey</b>	[ X ]	[   ]	[   ]	[   ]
<b>Dr. Timothy Cutler</b>	[ X ]	[   ]	[   ]	[   ]
<b>Amy Storey</b>	[ X ]	[   ]	[   ]	[   ]
<b>Mary Anne Rogers</b>	[ X ]	[   ]	[   ]	[   ]

**The Resolutions were thereupon duly adopted.**

Chair R. Hallings reported the next meeting is scheduled for June 21, 2023.

***A motion was made by Dr. T. Cutler and seconded by Dr. K. Pinkey to adjourn the meeting at 9:27 A.M.***

Respectfully submitted,

Doreen J. Jensen

