

**OEDA Board Meeting Minutes**

**May 10th, 2024**

**121 N Main Street 2<sup>nd</sup> Floor Albion NY  
Board Room  
8:00 a.m.**

**Members Present:**

John Misiti, Chairman  
John Fitzak, Treasurer  
Jeff Martin, Secretary  
Carol D'Agostino, Assistant Treasurer

**Members Absent:**

Skip Draper, Vice Chairman  
Craig Tuohey, Assistant Secretary  
Ed Urbanik, Member

**Also Present:**

Michael Dobell, CEO/CFO OEDA  
Gabrielle Barone, Vice President Development  
Matt Holland, OEDA Admin/MAP Manager  
Kevin Zanner, Hurwitz Fine P.C., Legal Counsel

**Roll Call**---- The meeting was called to order by Chairman John Misiti at 8:00 a.m. Matt called the roll of Board members. Board members John Misiti, John Fitzak, Carol D'Agostino, and Jeff Martin were present, constituting a quorum of the Board.

**I. Approval of April 12<sup>th</sup> 2024 Board Meeting Minutes (Electronic)**

The April 12th, 2024 Board meeting minutes were reviewed by the Board. A motion was made by Jeff Martin to approve the meeting minutes as presented, seconded by John Fitzak. Motion unanimously carried.

**II. Financial Reports**

**COIDA/ORLF Accept Monthly Financials**

Michael Dobell presented the COIDA and ORLF financial reports for the month ending April 30, 2024. The ending balance for the main OEDA account was \$48592.51. The balance in the high interest savings account is \$161,134.52. The Board discussed the monthly financials. At the conclusion of the discussion, John Fitzak made a motion to

accept the COIDA and ORLF financial reports. The motion was seconded by Jeff Martin and unanimously carried.

**PILOT Report** – Matt Holland reported that all PILOT payments are current and noted that Village PILOT payments will be processed at the end of May.

### **III. Report of Committees/Departments/Sites**

**Business Development**-- Gabrielle presented the Business Development update on the following matters:

#### **Town of Kendall-**

Gabrielle discussed housing opportunities with the town supervisor of Kendall, which could benefit future OEDA projects.

#### **Thrive-**

The deadline for the OCR grant submission is coming to a close and hiring is still behind schedule. The project could miss the final deadline.

#### **Bernzomatic-**

Kyle Brent will receive certification for remediation work performed at the Bernzomatic site, which will open up opportunities for projects on that parcel of land.

#### **Niagara Orleans BOCES-**

Gabrielle attended Niagara Orleans BOCES open house which showcased their new advanced manufacturing program. This program was created with a \$250,000 grant. The OEDA Board has been invited to tour these new facilities.

#### **Stockham Lumber-**

OEDA continues to work with Stockham Lumber to help support their efforts for railway transportation for its products.

**Project Updates** – Michael Dobell presented the following project updates:

#### **Hemlock Ridge Solar Project-**

The project administration fee has been agreed upon with the developer, as well as Town PILOT pay structures. The next step is to reach agreement with the School Districts and County and their PILOT payment structure. Once these are

agreed upon, public hearings will be scheduled in each corresponding municipality.

### **Housing Projects-**

Michael has been discussing possible housing projects with an interested, local private developer.

**Facilities/Sites-** No report.

### **MAP and LDC Report**

Matt Holland discussed the completion of purchasing for the Reborn Fitness \$35,000 grant, which will finish this round of CDBG MAP funding. H. Sicherman and Co. is preparing another request for \$300,000 in MAP funds in 2024. Michael and Matt reviewed the grant application with H. Sicherman and Co. and assisted them in adding program details that increase grant application thoroughness and grantee reporting requirements. The 2024 grant application will be more comprehensive than in previous years. Matt is now searching for and identifying MAP course lecturers to round out the current syllabus. There are two public hearings on May 28<sup>th</sup>. One hearing is to wrap up the 2022 CDBG MAP block grant and a second one that discusses the next application for 2024.

### **Legal**

Kevin Zanner reported on a legislative bill that seeks to regionalize IDAs throughout New York State.

### **Marketing**

Michael reviewed Mindful Media Group's marketing report with the Board. Matt Holland and Mindful Media Group have been working together on several grants including programs that can assist the MAP program. New OEDA branding is now visible in the office and more branding materials will follow. Social media engagement is up from previous years. Mindful Media and Michael Dobell are working on getting the properties updated on the new Empire State Development webpage, which is now more comprehensive and allows for more marketing materials to be linked.

## **IV. Executive Session**

Jeff Martin made a motion for the Board to enter into executive session to discuss the finances of a particular corporation. The motion was seconded by John Fitzak and unanimously carried. A motion to exit the executive session was made by John Fitzak, seconded by Jeff Martin and unanimously carried. No votes were taken during executive session.

**V. Unfinished Business –**

**Board Member IDA Training**

Michael followed up with a previous inquiry about required board member training. He shared a link with the Board for them to access required training materials.

**VI. New Business- None.**

**Adjournment**

Motion to adjourn subject to Chairman's recall made by Carol D'Agostino, seconded by Jeff Martin and unanimously carried at 9:15 a.m..

Respectfully submitted,

Matt Holland

**RESOLUTION OF THE COUNTY OF ORLEANS INDUSTRIAL DEVELOPMENT AGENCY AUTHORIZING THE RENOVATION OF A 68,000+/- COLD STORAGE FACILITY BUILDING BY RPB BAKER FRUIT LLC, TO BE LOCATED AT 101 CADBURY WAY IN THE VILLAGE OF HOLLEY, NEW YORK FOR LEASE TO THE AGENCY AND SUBSEQUENT LEASE TO RPB BAKER FRUIT LLC, THE EXECUTION OF LEASE AGREEMENTS, A MORTGAGE AGREEMENT AND THE TAKING OF OTHER ACTIONS.**

**WHEREAS**, the County of Orleans Industrial Development Agency (the "Agency") is authorized under the laws of the State of New York, and in particular the New York State Industrial Development Agency Act, constituting Title 1 of Article 18-A of the General Municipal Law, Chapter 24 of the Consolidated Laws of New York, as amended, and Section 901-b of the General Municipal Law, as amended (collectively, the "Act"), to promote, develop, encourage and assist in the acquiring, constructing, reconstructing, improving, maintaining, equipping and furnishing of industrial, manufacturing, warehousing, commercial and research facilities and thereby advance the job opportunities, general prosperity and economic welfare of the people of the State of New York and to improve their prosperity and standard of living; and

**WHEREAS**, RPB Baker Fruit LLC, for itself or for related individuals or entities, including H.H. Dobbins Inc. (the "Company"), has entered into negotiations with officials of the Agency with respect to the development, construction and equipping by the Agency without the proceeds of a bond issue of a project (the "Project") consisting of: (i) the renovation and equipping of an existing 68,000+/- square foot cold storage facility and related site improvements (the "Improvements"); (ii) the acquisition and installation therein, thereon or thereabout of certain machinery, equipment and related personal property (the "Equipment"); and (iii) the conveyance of the Project pursuant to a lease of the Project to the Company, such Project to be located at 101 Cadbury Way in the Village of Holley, New York (the "Premises"); and

**WHEREAS**, the Company has submitted an application and other materials and information (collectively, the "Application") to the Agency to initiate the accomplishment of the Project; and

**WHEREAS**, the Application sets forth certain information with respect to the Company and the Project, including the following: that the Company desires Agency financing for the renovation and equipping of an approximately 68,000 square foot facility in order to increase its apple storage capabilities, all at a cost of approximately \$2,958,000.00; that the Company anticipates that six (6) full-time jobs will be retained and four (4) full-time jobs will be created as a result of the Project at the end of three (3) years of operation thereof; and that if Agency financing is disapproved, the Company would likely not proceed with the Project; and that, therefore, Agency financing is necessary to encourage the Company to proceed with the Project in the Village of Holley; and

**WHEREAS**, the Agency has reviewed the Application and prepared a cost-benefit analysis with respect to the Project, and has considered the extent to which the Project will create permanent, private-sector jobs, the value of tax exemptions to be provided, the amount of private sector investment generated or likely to be generated by the Project, the likelihood of accomplishing the proposed Project in a timely fashion, and the extent to which the proposed Project will provide

additional sources of revenue for the municipalities and school district and other public benefits that might occur as a result of the Project; and

**WHEREAS**, after the giving of all required notices (including published notice), the Agency held a public hearing on the Project on April 2, 2024, and has considered all oral and written presentations made at or in connection with said public hearing; and

**WHEREAS**, the Company will finance the Project with funding from a third party lender and has requested that the Agency execute any and all documents required by the parties, including any collateral mortgages on the Project given to secure a loan(s) obtained by the Company to finance the cost of the Project; and

**WHEREAS**, the Company has completed and submitted to the Agency Part 1 of an Environmental Assessment Form ("EAF") in accordance with the provisions of the State Environmental Quality Review Act and regulations adopted pursuant thereto (collectively, "SEQRA"); and

**WHEREAS**, the Agency must satisfy the requirements contained in SEQRA prior to making a final determination whether to undertake the Project; and

**WHEREAS**, based on the Agency's review of the Application and the EAF, the Project qualifies as a Type II action under SEQRA and therefore no further environmental review is required.

**NOW, THEREFORE, THE COUNTY OF ORLEANS INDUSTRIAL DEVELOPMENT AGENCY HEREBY RESOLVES AS FOLLOWS:**

**Section 1.** The Agency, based upon the representations made by the Company to the Agency in the Application and EAF, hereby finds and determines that the Project qualifies as a Type II action pursuant to Sections 617.5(c)(1), 617.5(c)(2) and 617.5(c)(31) of the SEQRA regulations and no further environmental review is required.

**Section 2.** The Project is described in the recitals to this Resolution. The financial assistance (the "Financial Assistance") to be provided by the Agency in connection with the Project includes (i) an exemption from sales and use taxes for building materials and machinery, equipment, fixtures and furnishings purchased for incorporation into or use at the Project location having a total cost not to exceed \$1,186,000.00, and (ii) an exemption from mortgage recording tax for one or more mortgages having a principal amount not to exceed \$2,958,000.00.

**Section 3.** The Agency hereby determines that the Project and the financing thereof by the Agency pursuant to the New York State Industrial Development Agency Act will promote and is authorized by and will be in furtherance of the policy of the State as set forth in said Act.

**Section 4.** Reserved.

**Section 5.** The Agency hereby authorizes the Company, as an agent for the Agency, to proceed with the Project as herein authorized. The Agency is hereby authorized to acquire an interest

in the Project site and the buildings thereon, if any, and to make renovations or additions thereto. The Company is authorized to proceed with the acquisition and construction of the Project as set forth in the Project Agreement, the Agency Lease Agreement or Installment Sale Contract (as hereinafter defined).

**Section 6.** The Chairman, Vice Chairman, Secretary, Treasurer, and any Assistant Secretary of the Agency, the CEO/CFO and other appropriate officials of the Agency and its agents and employees, are hereby authorized and directed to do and cause to be done any and all acts and things necessary or proper for carrying out this Resolution and to complete the Project in cooperation with the Company.

**Section 7.** The Company is authorized, as agent of the Agency, to initiate the construction of a building or building addition constituting the Project, and the acquisition of machinery and equipment which will be a part thereof or will be used in connection therewith, and to advance such funds as may be necessary to accomplish such purposes. The designation of the Company as agent hereunder is limited to purchases of sales-taxable tangible personal property and services in connection with the Project which do not exceed a total cost of \$1,186,000.00 and shall not apply to any other purchase by the Company or any operating expenses of the Company. The Company shall report to the Agency, at such times as the Agency shall require, or as may otherwise be prescribed by the Commissioner of the New York State Department of Taxation and Finance (the "Commissioner"), the value of all sales and use tax exemptions claimed by the Company or agents of the Company or any operators of the Project, including, but not limited to, consultants or subcontractors of such agents or Project operators under the authority granted pursuant to this Resolution. A failure to report may result in the revocation of the designation of the Company as agent and repayment of any sales and use tax exemptions claimed.

**Section 8.** The Agency is hereby authorized to enter into a Project Agreement with respect to the provision of the Financial Assistance authorized herein (the "Project Agreement"), to acquire an interest in the Project site and construct a facility thereon, and execute and deliver a lease by the Company to the Agency (the "Company Lease"), an Agency Lease Agreement (the "Agency Lease Agreement") or Installment Sale Contract (the "Installment Sale Contract") between the Agency and the Company, and such other documents as may be necessary to fulfill the intent of the parties to the transaction (collectively, the "Project Documents"), in a form satisfactory to Agency counsel. The Chairman, Vice Chairman, Secretary, Treasurer, any Assistant Secretary, or the CEO/CFO are each authorized to execute such documents and to make or approve such amendments or modifications to the Project Agreement, Company Lease, the Agency Lease Agreement, Installment Sale Contract and such other documents executed and delivered in connection therewith as they deem necessary under the circumstances provided, however, that such modifications do not materially alter the risk to the Agency.

**Section 9.** The Agency is hereby authorized to execute and deliver to the lender(s) one or more collateral mortgages ("Mortgage Agreement") on the Project given to secure such loans, and such other documents as may be necessary to fulfill the intent of the parties to the transaction in form satisfactory to Agency counsel, provided that the aggregate amount of such mortgages subject to the Agency exemption shall not exceed \$2,958,000.00. The Chairman, Vice Chairman, Secretary, Treasurer, any Assistant Secretary, and CEO/CFO are each authorized to execute such collateral

mortgages and to make or approve such amendment(s) or modifications to such collateral mortgages and other documents executed and delivered in connection therewith as they may deem necessary under the circumstances, provided, however, that such modifications do not materially alter the risk to the Agency.

**Section 10.** Any such action heretofore taken by the Company initiating the acquisition, installation and construction of the Project is hereby ratified, confirmed and approved.

**Section 11.** Any expenses incurred by the Agency with respect to the Project and the financing thereof shall be paid by the Company. By acceptance hereof, the Company agrees to pay such expenses and further agrees to indemnify the Agency, its members, employees and agents and hold the Agency and such persons harmless against claims for losses, damage or injury or any expenses or damages incurred as a result of action taken by or on behalf of the Agency with respect to the Project and the financing thereof.

**Section 12.** In the event the Project Documents are not executed between the Company and the Agency by the expiration date of this Resolution (as such date may be extended as provided herein) or the termination of this Resolution, the Company shall then be required to pay all sales taxes which would have been levied in connection with the acquisition, construction and installation of all improvements of the real property and the machinery and equipment which constitute the Project, as if the Agency did not have an interest in the Project from the date the Company commenced its acquisition, construction and installation. In addition, in the event, because of the involvement of the Agency, the Company claims an exemption from state sales or use tax in connection with the Project, and such exemption is claimed with respect to property or services not authorized hereunder, or which exemption is in excess of the amounts authorized hereunder, or is otherwise not permitted under this Resolution, or if the Company shall fail to comply with a material term or condition regarding the use of property or services acquired by the Company as agent for the Agency as set forth in this Resolution or in any document authorized hereunder, then the Company shall be required to remit to the Agency an amount equal to the amount of state sales and use taxes for which such exemption was improperly claimed. A failure to remit such amounts may result in an assessment against the Company by the Commissioner of state sales and use taxes, together with any relevant penalties and interest.

In addition to the foregoing, in the event the Agency determines that Company is in violation of a material term, or in the event that the Company closes the Project or relocates its operations to a location outside of the Village of Holley within the time period during which the Company is receiving Financial Assistance from the Agency or in the event the Agency determines, in its judgment, that the Company knowingly and intentionally submitted false or intentionally misleading information in its application to the Agency or in any report or certification submitted to the Agency for the purpose of obtaining or maintaining any Financial Assistance from the Agency (each referred to herein as a "Recapture Event"), the Agency may, in accordance with its policies and procedures then in effect, (i) revoke the designation of the Company and any agents of the Company (including, but not limited to, consultants, sub-contractors or equipment lessors of the Company) as agents for the Agency in connection with the Project and terminate the exemption from New York State and local sales and use taxes conferred with respect to the Project and/or (ii) require that the Company pay to the Agency an amount equal to all or a portion (as determined by the Agency in its discretion) of the total value of (x) all sales



tax exemptions claimed by the Company and any agents of the Company, including, but not limited to, consultants, sub-contractors, or any equipment lessors of the Company under the authority granted under this Resolution and the Project Agreement and/or (y) any exemption from mortgage recording tax received by reason of the Agency's involvement with the Project. If the Agency makes any of the foregoing determinations and requires a repayment of all or a portion of the Financial Assistance received by the Company, the Company shall (i) cooperate with the Agency in its efforts to recover or recapture any or all Financial Assistance obtained by the Company and (ii) promptly pay over any or all such amounts to the Agency that the Agency demands in connection therewith. Upon receipt of such amounts, the Agency shall then redistribute such amounts to the appropriate affected tax jurisdiction(s) unless otherwise agreed to by any affected tax jurisdiction.

**Section 13.** The Agency has made and makes no representation or warranty whatsoever, either express or implied, with respect to the merchantability, condition, environmental status, fitness, design, operation or workmanship of any part of the Project, its fitness for any particular purpose, the quality or capacity of the materials in the Project, or the suitability of the Project for the Company's purposes or needs. The Company is satisfied that the Project is suitable and fit for its purposes. The Agency shall not be liable in any manner whatsoever to anyone for any loss, damage or expense of any kind or nature caused, directly or indirectly, by the Project property or the use or maintenance thereof or the failure of operation thereof, or the repair, service or adjustment thereof, or by any delay or failure to provide any such maintenance, repairs, service or adjustment, or by any interruption of service or loss of use thereof or for any loss of business howsoever caused, and the Company hereby indemnifies and holds the Agency harmless from any such loss, damage or expense.

**Section 14.** Should the appropriate officers of the Agency determine, in their absolute discretion, that there is reason to believe that the activities of any past or present owner or operator of the Premises have resulted in the generation of any "hazardous substance" (as the term has been defined from time to time in any applicable federal or state law, rule or regulation), or that any party has stored, disposed or released any such substance on the Premises or within a one (1) mile radius thereof, the Agency shall be under no obligation to enter into a lease as contemplated by this Resolution.

**Section 15.** No covenant, stipulation, obligation or agreement herein contained or contained in the Project Documents, Mortgage Agreement or other documents, nor the breach thereof, shall constitute or give rise to or impose upon the Agency a pecuniary liability or a charge upon its general credit, nor shall be deemed to be a covenant, stipulation, obligation or agreement of any member, officer, agent or employee of the Agency in his or her individual capacity.

**Section 16.** Should the Agency's participation in the Project be challenged by any party, in the courts or otherwise, the Company shall defend, indemnify and hold harmless the Agency and its members, officers and employees from any and all claims, liabilities, damages or losses arising from any such challenge including, but not limited to, the fees and disbursements of the Agency's counsel. The Company shall promptly reimburse the Agency for all such costs and expenses within thirty days of the Agency's submission of an invoice to the Company. Should any court of competent jurisdiction determine that the Agency is not authorized under Article 18-A of the General Municipal Law to participate in the Project, this Resolution shall automatically become null, void and of no

further force and effect (except for the obligations in this Section 16), and the Agency shall have no liability to the Company hereunder or otherwise.

**Section 17.** This Resolution shall take effect immediately and shall continue in full force and effect for one (1) year from the date hereof and on or after such one (1) year anniversary, the Agency may, at its option (a) terminate the effectiveness of this Resolution (except with respect to the obligations of the Company pursuant to Sections 11, 12 and 16 of this Resolution which shall survive any expiration or termination) or (b) allow the Company additional time in which to close the transactions contemplated by this Resolution based upon affirmative actions taken by the Company to complete such transactions.

**Section 18.** This Resolution is subject to compliance with all local building and zoning requirements.

The above resolution was moved for adoption by Craig Tuohey  
and seconded by John Fitzak.

ROLL CALL VOTE:

	<u>Yes</u>	<u>No</u>	<u>Absent</u>	<u>Abstain</u>
Carol D'Agostino	[ ]	[ ]	[ x ]	[ ]
Merle Draper	[ x ]	[ ]	[ ]	[ ]
John Fitzak	[ x ]	[ ]	[ ]	[ ]
Craig Tuohey	[ x ]	[ ]	[ ]	[ ]
John Misiti	[ x ]	[ ]	[ ]	[ ]
Ed Urbanik	[ ]	[ ]	[ x ]	[ ]
Jeffrey Martin	[ ]	[ ]	[ ]	[ x ]

ADOPTED: April 12, 2024