

Wayne County Industrial Development Agency
Regular Meeting – June 23, 2021
MINUTES

The regular meeting of the Wayne County Industrial Development Corporation (WCIDA) was called to order by David Spickerman, Chairman at 9:45 a.m. on Wednesday, June 23, 2021. Members were in attendance in person and on a Zoom, which was recorded. Members Present were Chairman David Spickerman, Ken Miller, Robert DeBadts, Pam Heald, and Julie DiLella. Absent at roll call were Kaye Stone-Gansz and Jeannie Brockmyre, Also present were John P. Morell, Esq., Brian Pincelli, CEO; Kathleen Bronson, COO; Jamie Corteville, CFO; and Deb Hall, Clerk. Joining the call at 9:50 a.m. was Justin Miller of Harris Beach.

Minutes from the May 26, 2021 board meeting were presented for approval as a motion by Ms. Heald and second by Mr. Miller. These were accepted with unanimous approval.

A Resolution Authorizing Deborah Hall as the New Assistant Secretary and Records Management Officer was presented as a motion by Mr. DeBadts and second by Ms. Heald. The resolution was accepted with unanimous approval.

Ms. Bronson reported on the Governance meeting that reviewed goals and achievement. Next meeting is in July.

Ms. Corteville, CFO, reported on account balances and financial status.

On a Motion by Mr. Pincelli and second by Mr. DeBadts, the board moved to Executive Session at 9:48 a.m. to discuss the purchase or sale of property and personnel issues.

At 10:06 a.m. on a Motion from Mr. Miller and second from Ms. DiLella, the board resumed regular session.

On a Motion from Ms. DiBella and second by Mr. DeBadts, a Resolution was offered that authorizes the Executive Director to enter into a Land Development Agreement (LDA) with A.P. Enterprises, or an LLC to be established by said company, with completion of a sale contingent on conditions described in the LDA, at a priced agreed to by WCIDA Board of Directors. The Motion was approved by unanimous vote of the board.

Upon a Motion by Mr. DeBadts and second by Ms. DiBella, the WCIDA Board approved a Resolution for the sale of the entire 10-acre parcel at 360 Timothy Lane to Harbec at a priced agreed to by WCIDA Board of Directors.

Mr. Justin Miller, IDA counsel, reported contact from counsel to NewChem in Newark regarding the sale and transfer of the operating concern to a new LLC entity. The ownership of the building where the operating concern (NewChem LLC) is now a guarantor to the PILOT agreement has been converted to new LLC as landlord, named 401 West Shore Holdings LLC. There are five (5) more years on PILOT. Mr. Miller asked the board for a cover resolution to allow Mr. Pincelli to amend the lease to reflect these changes and show NewChem LLC to assume the obligations from old corporation NewChem Inc.

Moved: Mr. DeBadts Ayes: 5

Seconded: Mr. Ken Miller Nays: 0

	Yea	Nay	Absent	Abstain
David Spickerman, Sr.	X			
Jeannie Brockmyre			X	
Julie Dilella	X			
Kaye Stone-Gansz			X	
Ken Miller	X			
Pamela Heald	X			
Robert DeBadts	X			

Other Business: The board did not discuss any other business at this time. The next WCIDA Board Meeting is July 28, 2021 at 9:00 am.

Motion to adjourn at 10:14 am by Mr. DeBadts and second by Ms. Heald.

Respectfully submitted,



Deborah Hall, Assistant Secretary

Wayne County Industrial Development Agency

Resolution Authorizing New Assistant Secretary and Records Management Officer

Whereas, the Assistant Secretary and Records Management Officer positions with Wayne County Industrial Development Agency (WCIDA) are currently vacant; and

Whereas, WCIDA determines Deborah Hall, Senior Clerk Typist, is selected to serve as Assistant Secretary and Records Management Officer for Fiscal Year 2021; be it hereby

Resolved, that WCIDA Board approves and authorizes Deborah Hall, Senior Clerk Typist, to serve as Assistant Secretary and Records Management Officer for Fiscal Year 2021.

Moved: Mr. DeBadts


Ayes: All

Second: Ms. Heald

Nays: none

	Yea	Nay	Absent	Abstain
David Spickerman, Sr.	X			
Jeannie Brockmyre			X	
Julie Dilella	X			
Kaye Stone-Gansz			X	
Ken Miller	X			
Pamela Heald	X			
Robert DeBadts	X			

The above resolution is certified and true and was passed at the Wayne County Industrial Development Agency board meeting on June 23, 2021.


Katie Bronson, COO (in absence of the Assistant Secretary)

Wayne County Industrial Development Agency

Resolution Approving the Sale of Real Property Owned by WCIDA

Whereas, the Wayne County Industrial Development Agency (WCIDA) owns a 32.36 acre parcel at Route 104 in the Town of Ontario, NY with the parcel number 61117-00-341810; and

Whereas, A.P. Enterprises has presented the WCIDA with a letter of intent to purchase and develop the property; and

Whereas, WCIDA has agreed accept the purchase offer, contingent on development of the property and local approvals and financing; be it hereby

Resolved, that WCIDA Board of Directors authorizes the Executive Director to enter into a Land Development Agreement (LDA) with A.P. Enterprises, or an LLC to be established by said company, with completion of a sale contingent on conditions described in the LDA, at a priced agreed to by WCIDA Board of Directors

Moved: Julie Dilella

Ayes: all

Second: Robert DeBadts

Nays: none

	Yea	Nay	Absent	Abstain
David Spickerman, Sr.	X			
Jeannie Brockmyre			X	
Julie Dilella	X			
Kaye Stone-Gansz			X	
Ken Miller	X			
Pamela Heald	X			
Robert DeBadts	X			

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Deborah Hall, Assistant Secretary

Wayne County Industrial Development Agency

Resolution Approving the Sale of Real Property Owned by WCIDA

Whereas, the Wayne County Industrial Development Agency (WCIDA) owns a 10.09 acre parcel at 360 Timothy Lane in Ontario, NY, with the parcel number 61117-00-341669; and

Whereas, the WCIDA has an existing lease agreement with Harbec for a portion of the property which includes an option to purchase at a previously agreed to price; and

Whereas, WCIDA and Harbec have agreed to a sale price for the remaining portion of 360 Timothy Lane not covered by the lease agreement; be it hereby

Resolved, that WCIDA Board approves the sale of the entire parcel at 360 Timothy Lane to Harbec at a priced agreed to by WCIDA Board of Directors.

Moved: Robert DeBadts

Ayes: all

Second: Julie Dilella

Nays: none

	Yea	Nay	Absent	Abstain
David Spickerman, Sr.	X			
Jeannie Brockmyre			X	
Julie Dilella	X			
Kaye Stone-Gansz			X	
Ken Miller	X			
Pamela Heald	X			
Robert DeBadts	X			

The above resolution is certified and true and was passed at the Wayne County Industrial Development Agency board meeting on June 23, 2021.



Deborah Hall, Assistant Secretary