

**Wayne Economic Development Corporation**  
**Board Meeting – September 27, 2023**  
**MINUTES**

A regular meeting of the Wayne Economic Development Corporation (WEDC) was called to order by Chairman Scott Johnson at 9:17 a.m. at 9 Pearl Street, Lyons, Second Floor Conference Room. Other Board members present were Vice-Chairman Phil Eygnor, Treasurer Julie DiLella, Kenneth VanFleet, Amanda McDonald, and Pamela Heald. Board member absent was Secretary Kaye Stone-Gansz. Also in attendance was John Morrell, Agency Counsel, along with staff members Brian Pincelli, CEO; Katie Bronson, COO; Jamie Corteville, CFO; Ariel Camp, Economic Development Specialist; and Cadie Meehan, Assistant Secretary. Guests in attendance were Kyle Kennedy and Lori Kennedy of K2 Brewing.

Mr. Johnson asked for a motion to approve the minutes from the August 23rd, 2023 Board Meeting. Mr. Eygnor made the motion with a second from Ms. McDonald. All approved.

Mr. Johnson introduced the Resolution Authorizing Loan to 4320 Canandaigua Rd LLC (K2 Brewing, Inc.). At 9:19 a.m., Ms. DiLella made a motion to enter into Executive Session to discuss personal financial matters. Mr. Eygnor seconded. All approved. After discussion, at 9:49 a.m., Ms. Heald made a motion to return to Regular Session with a second from Mr. Eygnor. All approved.

At 9:50 a.m., Kyle Kennedy, owner of K2 Brewing, and Lori Kennedy, Kyle's mother and financial assistant, joined the meeting. Mr. Kennedy explained to the Board that he and Ms. Kennedy did not realize property taxes would be due on their PILOT this year and a late fee of approximately \$6,000 will be added if not paid by September 30th. As a result, The Kennedy's submitted a loan application for financial support. Mr. Kennedy provided the Board with updates regarding the project, stating that the taproom and restaurant portion are expected to be up and running by Thanksgiving. Mr. Kennedy also discussed a recent purchase of 1225 Empire Blvd in Penfield. He mentioned the purchase of a property next door to the current facility in Penfield will significantly increase the amount of parking spaces. The Kennedy's are optimistic this new venue will be just as successful as the one in Rochester. To conclude the discussion, Ms. Corteville requested that monthly financial statements and project updates be submitted to the WEDC directly from Canandaigua National Bank. Mr. Kennedy agreed and gave verbal permission. Mr. Kennedy also approved of a site visit at the request of Mr. Johnson. At 10:38 a.m., The Kennedy's thanked the Board for their time and exited the meeting. Directly following, Ms. Heald made a motion to enter into Executive Session to further review personal financial matters with a second from Mr. Eygnor. All approved. After discussion, at 10:55 a.m., Mr. Eygnor made a motion to return to Regular Session with a second from Ms. Heald. All approved. It was decided by the Board to amend the Resolution with the following conditions added:

- Applicant provides consent to WEDC to contact Canandaigua National Bank (CNB) for updates on the loans and construction reports;
- The loan amount will not exceed \$108,000;
- WEDC will schedule a site visit to the 4320 Canandaigua Road Property during the construction period;
- Applicant provides Monthly Bank Statements & Financial Reports to WEDC for the term of this loan;
- All Real Estate taxes and PILOT bills are paid by applicant before or at closing; and Corporate guarantee from K2 Brewing, Inc;
- Corporate guarantee from 4320 Canandaigua Road, LLC;
- Corporate guarantee from 3584 Ontario Center Road, LLC.

Ms. Heald made a motion to adopt the Resolution as amended with a second from Mr. VanFleet. All approved.


Mr. Johnson introduced the Resolution Authorizing Contract for Qualified Environmental Professional (QEP) Services for Brownfield RLF Program. Mr. Pincelli described the RFP process for Brownfield QEP services and he discussed the evaluation process that identified Montrose as the QEP consultant for the Wayne County Brownfield Program. Ms. DiLella made a motion to accept the Resolution as proposed with a second from Ms. Heald. All approved.

Ms. Corteville reminded the Board that one loan was previously past due but is now paid in full. All other accounts are current.

The Board discussed the recent selling of Sodus Bay Outfitters, the Kickstart Wayne County 2021 Pitch Competition winner. It was suggested that the grant disbursement agreement be changed to indicate grant recipients must inform the WEDC of any significant business plan changes.

Hearing no other business, Mr. Johnson stated that the next WCIDA Board Meeting is scheduled for October 28th, 2023 at 9:00 a.m. Preceding that is an Audit and Finance Committee Meeting at 8:00 a.m. Mr. Eynor offered a motion to adjourn and was seconded by Ms. Heald. All approved. Meeting adjourned at 11:03 a.m.

Sincerely,

A handwritten signature in black ink, appearing to read "Cadie Meehan". The signature is written in a cursive, flowing style.

Cadie Meehan, Assistant Secretary