

February 23, 2018
Regular IDA Board Meeting
Special WEDC Board Meeting

9 Pearl Street, Lyons, New York 14489; 2nd floor ED/P Conference Room

Board Members Present: Steve LeRoy, Chair David Spickerman and member Jim Hoffman via Skype. Member Bob Havrilla and Secretary Marie Leisenring were absent. Others present: Peg Churchill, executive director, Brian Pincelli, CEO and Dirk Biemans, owner Intergrow. As Ms. Leisenring was absent, Ms. Churchill agreed to take minutes.

Chairman Spickerman called the meeting to order at 9:30 am. Items 10 (resolution authorizing public hearing for leasing land and PILOT benefits) and 12 (establishment of a pipeline for filling future board seats) were taken off the agenda for this meeting, to be addressed by committee and board in the future.

Mr. LeRoy moved and Mr. Hoffman seconded adoption of the previous minutes.

Ms. Churchill did a report of the public hearing on the Intergrow East Project, held in the Town of Ontario on February 21st, report attached.

Mr. Pincelli went through the description of the Intergrow East Project as the board considered the authorizing resolution and SEQR. He went through the EAF Part 1; as there were no questions, he moved on to Part 2, identification of potential impacts. As wetlands were brought up by the Town representative following the public hearing on February 21st, Mr. Pincelli noted that, although there were potential wetland impact, mitigation has been approved by the Army Corps of Engineers (USACE) and is being undertaken by the owner. Mr. Biemans commented that the issue had been a small, often dry, creek which has now been re-directed in conjunction with the USACE mitigation.

As part of the authorizing resolution and as Part 3 of the EAF, the WC IDA determines there will be no significant impact. Mr. LeRoy moved and Mr. Hoffman seconded the RESOLUTION ADOPTING NEGATIVE DECLARATION UNDER SEQRA AND AUTHORIZING PROJECT as follows:

**RESOLUTION ADOPTING NEGATIVE DECLARATION UNDER SEQRA
AND AUTHORIZING PROJECT**

RESOLUTION OF THE WAYNE COUNTY INDUSTRIAL DEVELOPMENT AGENCY (i) APPOINTING INTERGROW EAST, INC. (THE "COMPANY") AS ITS AGENT TO UNDERTAKE THE PROJECT (AS MORE FULLY DESCRIBED BELOW); (ii) AUTHORIZING THE EXECUTION AND DELIVERY OF AN AGENT AGREEMENT, LEASE AGREEMENT, LEASEBACK AGREEMENT, PAYMENT-IN-LIEU-OF-TAX AGREEMENT AND RELATED DOCUMENTS WITH RESPECT TO THE PROJECT; (iii) AUTHORIZING THE PROVISION OF CERTAIN FINANCIAL ASSISTANCE

TO THE COMPANY (AS FURTHER DEFINED HEREIN); (iv) ADOPTING FINDINGS WITH RESPECT TO THE STATE ENVIRONMENTAL QUALITY REVIEW ACT (“SEQRA”); AND (v) AUTHORIZING THE EXECUTION OF RELATED DOCUMENTS WITH RESPECT TO THE PROJECT.

WHEREAS, by Title 1 of Article 18-A of the General Municipal Law of the State of New York, as amended, and Chapter 916 of the Laws of 1969 of the State of New York, (the “Act”), the **WAYNE COUNTY INDUSTRIAL DEVELOPMENT AGENCY** (the “Agency”) was created with the authority and power to promote, develop, encourage and assist in acquiring, constructing, reconstructing, improving, maintaining, equipping and furnishing industrial, manufacturing, warehousing, commercial, research, and recreational facilities as authorized by the Act, and in connection therewith to issue its revenue bonds, and/or enter into straight lease transactions and provide other forms of financial assistance; and

WHEREAS, **INTERGROW EAST, INC.** and/or a related entity or entity to be formed (collectively, the “Company”), has submitted an application to the Agency requesting the Agency’s assistance with a certain project (the “Project”) consisting of (i) the acquisition by the Agency of a leasehold interest in approximately 122 acres of real property located at Timothy Lane, Ontario, New York (the “Land”, being more particularly described as all or portions of tax parcels 61117-00-433805, 61117-00-524965, 61117-00-577783, 61117-00-657785, 61117-00-656761, as may be merged); (ii) the planning, design, and construction of approximately 1,101,626 square feet of greenhouse building improvements and approximately 113,296 square feet of packing house and office space for use by the Company as an indoor vegetable growing, packing and office facility, along with utility and site improvements, parking lots, loading docks, access and egress improvements, signage, curbage, sidewalks, landscaping and stormwater retention improvements (collectively, the “Improvements”); (iii) the acquisition of and installation in and around the Improvements by the Company of machinery, equipment, fixtures and other items of tangible personal property (the “Equipment” and, collectively with, the Land, the Existing Improvements and the Improvements, the “Facility”); and (iv) entering into a straight lease transaction (within the meaning of subdivision (15) of Section 854 of the Act), pursuant to which the Agency will retain a leasehold interest in the Facility for a period of time and sublease such interest in the Facility back to the Company (the “Straight Lease Transaction”); and

WHEREAS, on January 25, 2018, the Agency adopted an initial resolution (the “Initial Project Resolution”) which (i) accepted the Company’s application, (ii) authorized the scheduling and conduct of a public hearing in compliance with the Act, (iii) described the contemplated forms of financial assistance to be provided by the Agency (the “Financial Assistance”, as described herein); (iv) authorize the transmission of notice of the Agency’s intent to act as lead agency for the review of the Project pursuant to the New York State Environmental Quality Review Act, as codified under Article 8 of the New York Environmental Conservation Law and Regulations adopted pursuant thereto including 6 NYCRR Part 617.1 et seq. (collectively, “SEQRA”); and (v) authorized the negotiation of an Agent Agreement (the “Agent Agreement”), Lease Agreement (the “Lease Agreement”), Leaseback Agreement (the “Leaseback Agreement”) and Payment-in-lieu-of-Tax agreement (the “PILOT Agreement”) to be entered into with respect to the Project; and

WHEREAS, in accordance with the Initial Project Resolution, the Agency published and forwarded a Notice of Public Hearing to the Town of Ontario (the “Town”), the County of Wayne (the “County”), and the Wayne Central School District (the “School”, and together with the Town and County, the “Affected Tax Jurisdictions) at least ten (10) days prior to said Public Hearing are attached hereto as **Exhibit A**; and

WHEREAS, as a component of the Notice of Public Hearing delivered to the Affected Tax Jurisdictions, the Agency delivered a notice of proposed deviation (the “Deviation”) from the Agency’s Uniform Tax Exemption Policy (“UTEP”) regarding the proposed PILOT Agreement being considered by the Agency; and

WHEREAS, the Agency has identified the Project as a Type I Action pursuant to SEQRA and previously issued notices of intent to serve as lead agency to involved agencies for purposes of conducting a coordinated review of the Project pursuant to SEQRA, such notices having been issued by the Agency on January 24, 2018 along with Part 1 of the Full Environmental Assessment Form (“EAF”), a copy of such Part 1 and notices are attached hereto as **Exhibit B** and the statutory time period for any involved agency to object to the Agency acting as lead has lapsed, and certain involved agencies have consented to the Agency acting as lead agency and no involved agency has objected to the Agency as lead; and

WHEREAS, pursuant to Section 859-a of the Act, the Agency held a public hearing on Wednesday February 21, 2018 at the Town of Ontario Town Hall with respect to the Project (the “Public Hearing”) and the proposed Financial Assistance (as further defined herein) being contemplated by the Agency whereat interested parties were provided a reasonable opportunity, both orally and in writing, to present their views, a copy of the minutes of the Public Hearing also being attached hereto within **Exhibit A**; and

WHEREAS, in furtherance of the foregoing, the Agency has undertaken and pursuant hereto shall complete the SEQRA review for the Project, including as reflected in more detail below, and based on the Agency’s completion of the SEQRA review it has determined to issue a negative declaration determining the Project will not result in any significant adverse impact to the environment, and in light of such determination the Agency desires to: authorize (i) the appointment of the Company as agent of the Agency to undertake the Project; (ii) the execution and delivery of the Agent Agreement, Lease Agreement, the Leaseback Agreement, the PILOT Agreement, and related documents; (iii) the provision of the Financial Assistance to the Company, which shall include (a) an exemption from all state and local sales and use taxes with respect to the qualifying personal property included in or incorporated into the Facility or used in the construction and equipping of the Facility and (b) a partial real property tax abatement through the execution of an agreement with the Agency regarding payments in lieu of real property taxes to be made for the benefit of the Affected Tax Jurisdictions..

NOW, THEREFORE, BE IT RESOLVED BY THE MEMBERS OF THE WAYNE COUNTY INDUSTRIAL DEVELOPMENT AGENCY AS FOLLOWS:

Section 1. Based upon the representations made by the Company to the Agency in the Application, the Agency hereby finds and determines that:

(A) By virtue of the Act, the Agency has been vested with all powers necessary and convenient to carry out and effectuate the purposes and provisions of the Act and to exercise all powers granted to it under the Act; and

(B) The Agency has the authority to take the actions contemplated herein under the Act; and in light of the negative declaration herein adopted following the SEQRA review of the Project with such review and negative declaration issued and completed prior to any authorization of the Project (as further detailed below); and

(C) Based upon a review of the Application, the completed EAF, including parts 1, 2 and 3 of it, including the EAF Mapper the previous review completed under the National Environmental Policy Act (hereafter "NEPA Review") including the Finding of No Significant Impact associated with the Project pursuant to such NEPA review, the Project Plans and related materials submitted to the Agency, the Agency hereby:

(i) affirms the status of Agency as Lead Agency for review of the Project, within the meaning of, and for all purposes of complying with SEQRA;

(ii) ratifies the prior finding of the Agency that the Project constitutes a Type I Action as defined by SEQRA for which the Agency has conducted a coordinated review; and

(iii) finds that the Project will result in no significant adverse environmental impact and therefore preparation of an environmental impact statement for the action associated with the Project is not required or appropriate.

(iv) acknowledges that Agency has considered the Project pursuant to the parameters and criteria set forth in applicable law and regulations, including but not limited to those set forth in 6 NYCRR §§617.1, 617.6(b)(1) and 617.3.

(v) acknowledges that the Agency has considered the significance of the potential environmental impacts of the Project by: (i) carefully reviewing and examining the responses to the Full EAF, including the information in Part 1 of the Full EAF and the EAF Mapper results and various database results assessing impacts or potential impacts associated with the Project, and completing the analyses for Parts 2 and 3 of the EAF, together with examining other available supporting information and documents concerning the Project, as well as reviewing the environmental review conducted for the Project under the NEPA, including as previously referenced the Finding of No Significant Impact under NEPA, and other documents referenced previously concerning the Project to identify the relevant areas of environmental concern with respect to potential impacts to land, stormwater and groundwater, wetlands, historic, archaeological and other recognized and/or protected resources, threatened or endangered species, community character and cumulative impacts, if any, and other potential impacts as

required by applicable regulation; (ii) considering the criteria set forth in 6 NYCRR § 617.7(c); and (iii) thoroughly analyzing the identified areas of relevant environmental concern.

(vi) finds that the Agency has not identified any significant adverse environmental impacts associated with the Project. Based on its review, the Agency approves, adopts and incorporates by reference the responses to the Full EAF, including Parts 1, 2 and 3 with its supporting written elaboration, and finds that the Project will not result in any significant adverse impact on the environment, including for the following reasons summarized herein:

Impacts to Land:

The Project will not have any significant adverse impact on land. The Project includes construction of a greenhouse, packing house, and offices on approximately 122 acres at Timothy Lane, off NYS Route 104 in Ontario New York to include over 1,101,626 square feet of improvements associated with those uses (hereafter the area where the Project is to be constructed shall be referred to as “the site,”) as well as various access and egress improvements (site access roads), signage, curbing, sidewalks, landscaping and storm water retention improvements. The Project is consistent with the Town of Ontario’s Commerce Center Master plan area developed to supplement the Town of Ontario’s Comprehensive Plan, and the site is located on the east side of an industrial park surrounded by agricultural fields and wooded areas. The agricultural uses associated with the Project are considered to be appropriate for the area where the Project is to be developed, constructed and operated. Further as discussed below, any potential impacts to resources such as wetlands, from storm water etc. will be fully addressed and any impacts avoided or fully mitigated with measures built into the Project including stormwater retention and other measures..

Groundwater/Stormwater Impacts, Wetlands, and Associated Impacts and Critical Environmental Area Impacts:

There will be no significant adverse impact from groundwater or associated with stormwater, nor will there be any significant adverse impact to wetlands or any identified critical environmental area. The site contains certain limited wetlands (.25) that will be disturbed (filled) as part of construction of the Project, but as indicated, such wetlands are limited and the filing of them has been approved by the United States Army Corps of Engineers (USACOE) as it has approved wetland mitigation measures, including creation of wetland areas. To address stormwater impacts and groundwater issues, stormwater management facilities are being constructed along with other stormwater improvements. In addition, Project construction will be undertaken pursuant to stormwater construction permit under the New York State Pollutant Discharge Elimination System Permit (SPDES) program, including the SPDES construction permit for stormwater which includes requirements to implement measures during construction to prevent stormwater impacts, including measures such as silt fencing and other measures. The Project will not

result in any significant adverse impact to any identified critical environmental areas, as no such areas are identified pursuant to the EAF mapper results for the site.

Impacts on Health and Safety:

There will be no significant adverse impact from the Project on Health or Safety. As detailed in the Full EAF, including the EAF Mapper results, the property at issue is not identified as being located within 2000 feet of sites identified in the DEC Environmental Site Remediation database. Further, the property at issue has not been identified in the DEC spills or remediation database as currently subject to any remediated or investigation.

Impacts to Plants and Animals including to Threatened or Endangered Species:

There will be no significant adverse impact from the Project on plants and animals, including to threatened or endangered species. As detailed in the Full EAF completed for the Project including the EAF Mapper no threatened or endangered species or their habitats were identified on the site. The NEPA review identified the Northern Long Eared Bat as located or potentially located in some proximity to the site, but there is no information to indicate such species would be adversely impacted by the Project.

Impacts to Historic and Archeological Resources:

There will be no significant adverse impact from the Project on any historical or archeological resources. The EAF Mapper and other available information and documentation (including correspondence from the New York State Office of Parks Recreation and Historic Preservation) do not indicate that the site has been identified as containing any archeological or historic resources of significance.

Impacts on Open Space and Recreation, and Aesthetic Resources:

There will be no significant adverse impact to open space and recreation or aesthetic resources resulting from the Project. Available information does not indicate that the Project will have any impact on open space and recreation or aesthetic resources as the site is located in an industrial park slated for the kinds of uses associated with the Project.

Impacts on Transportation (Traffic):

There will be no significant adverse impact from the Project on transportation in the area. The Project encompasses a significant parcel of property and will feature over 1,101,600 square feet of built features and will employ numerous persons when constructed and operating as well as construction jobs associated with construction of the Project. That having been said, there is no indication that the Project construction or operation will result in the generation of a volume of vehicles or vehicle trips that would

result in a significant adverse impact to transportation facilities (roads etc.) in the area of the site or nor are negative impacts from pedestrian traffic Anticipated..

Impacts on Air, Noise, Odor and Light

The Project will not have any significant adverse impacts on or from air, noise, odor or light. Construction of the Project will result in the usual impacts from operation of equipment and transporting materials etc., to the site including noise, and odor impacts, but given the location of the site and uses surrounding it, such impacts are not anticipated to be significant. There are no anticipated significant adverse impacts to air resources or to air quality from the Project. There will be some impact from construction of the Project including from operation of construction equipment and construction vehicles, but no such impacts are anticipated to have a significant adverse impact to air quality. In addition, no such significant impacts to air quality are anticipated from operation of the Project including from vehicle trips associated with employees coming to the site. No significant adverse impacts from light are anticipated from operation of the Project, as outdoor lighting to be used on site for the Project will be dark sky compliant.

Impacts on Local Utilities and Energy:

The Project will be a significant consumer of utilities and energy and as referenced above, the Project includes build out of certain needed utilities to serve the Project and its operation. The Project will be served by existing wastewater infrastructure and water resources. There is no indication that once developed and built, the utilities proposed will not be able adequately serve the Project. Further, there is no indication that there is inadequate energy supply available to serve the Project. For these reasons, the Project is not anticipated to have any significant adverse impact on local utilities or energy.

Consistency with Community Plans and Character

The Project consists of the construction of a significant multi-use facility that will encompass a large indoor growing area, packing, administrative offices and other uses. As discussed above concerning impacts to land, the Project is consistent with community plans, including the Town Comprehensive Plan.

For the same reasons as stated above, no impact to community character is anticipated from the Project, and the Project is otherwise consistent with community character. The Project is proposed to be located in an industrial park surrounded by agricultural uses and wooded areas, and as such it is consistent with uses in the area and in the community..

Cumulative Impacts and Subsequent Review:

There will be no significant adverse environmental impacts associated with any potential cumulative impact. The Agency has considered cumulative impacts, including that it has not been informed of any other simultaneous or subsequent actions which are included in any long range plans of which the Project under consideration is a part; likely to be undertaken as a result of the Project; or dependent on the Project.

(D) The Foregoing findings shall constitute the adoption of a Negative Declaration, as defined pursuant to SEQRA. This Negative Declaration has been prepared in accordance with Article 8 of the New York Environmental Conservation Board by the Wayne County Industrial Development Agency with offices located at 9 Pearl Street, Lyons New York 14489

(E) The Agency and/or the persons whom it may designate or has designated for such purpose are authorized to file the Negative Declaration in accordance with applicable provisions of the law and this component of this Resolution shall also constitute a Notice of Negative Declaration as well as a summary of same which shall be prepared. The requirements of SEQRA have been satisfied and

(F) It is desirable and in the public interest for the Agency to (i) acquire title to or other interest in the Land, the Existing Improvements, Improvements and the Equipment constituting the Facility, (ii) lease or sell the Agency's interest in the Land, Existing Improvements, Improvements and Equipment constituting the Facility to the Company pursuant to a lease agreement or sale agreement, and (iii) enter into a Straight Lease Transaction with the Company; and

(G) The action to be taken by the Agency will induce the Company to undertake the Project, thereby increasing employment opportunities in the Town of Ontario, which is located within Wayne County, New York, and otherwise furthering the purposes of the Agency as set forth in the Act; and

(H) The Project will not result in the removal of a facility or plant of the Company or any other proposed occupant of the Project from one area of the State of New York (the "State") to another area of the State or result in the abandonment of one or more plants or facilities of the Company or any other proposed occupant of the Project located within the State; and the Agency hereby finds that, based on the Company's Application, to the extent occupants are relocating from one plant or facility to another, the Project is reasonably necessary to discourage the Project occupants from removing such other facility or plant to a location outside the State and/or is reasonably necessary to preserve the competitive position of the Project occupants in their respective industries; and

I) Upon consideration of the Deviation, as outlined within the Public Hearing Notice and Deviation letter issued to the Affected Tax Jurisdictions, and upon consideration of the Project and comments received from the Affected Tax Jurisdictions, the Agency hereby authorizes the undertaking of the Deviation based upon the following factors: (i) the Company's significant proposed investment in the Facility, (ii) the Company's job creation within the Town and County, (ii) the retention and expansion of job opportunities within the Town and County. In addition, the Agency's consideration of the foregoing includes the economic condition of the

Land, Existing Improvements, and surrounding area at the time of the Company's application and the economic multiplying effect that the Project will have on the County, including the retention and creation of permanent, private sector jobs.

Section 2. Subject to (i) the Company executing the Agent Agreement and Leaseback Agreement, and (ii) the delivery to the Agency of a binder, certificate or other evidence of liability insurance policy for the Project satisfactory to the Agency, the Agency hereby authorizes the Company to proceed with the acquisition, renovation, construction, reconstruction, rehabilitation and equipping of the Project and hereby appoints the Company as the true and lawful agent of the Agency: (i) to acquire, construct and equip the Project; (ii) to make, execute, acknowledge and deliver any contracts, orders, receipts, writings and instructions, as the stated agent for the Agency with the authority to delegate such agency, in whole or in part, to agents, subagents, contractors, and subcontractors of such agents and subagents and to such other parties as the Company chooses; and (iii) in general, to do all things which may be requisite or proper for completing the Project, all with the same powers and the same validity that the Agency could do if acting in its own behalf; *provided, however*, the Agent Agreement shall expire on December 31, 2019 (*unless extended for good cause by the Executive Director of the Agency*).

Section 3. Based upon the representation and warranties made by the Company the Application, the Agency hereby authorizes and approves the Company, as its agent, to make purchases of goods and services relating to the Project and that would otherwise be subject to New York State and local sales and use tax in an amount up to approximately **\$1,260,000.00**, which result in New York State and local sales and use tax exemption benefits ("sales and use tax exemption benefits") not to exceed **\$100,800.00**. The Agency agrees to consider any requests by the Company for increase to the amount of sales and use tax exemption benefits authorized by the Agency upon being provided with appropriate documentation detailing the additional purchases of property or services, and, to the extent required, the Agency authorizes and conducts any supplemental public hearing(s).

Section 4. Pursuant to Section 875(3) of the Act, the Agency may recover or recapture from the Company, its agents, consultants, subcontractors, or any other party authorized to make purchases for the benefit of the Project, any sales and use tax exemption benefits taken or purported to be taken by the Company, its agents, consultants, subcontractors, or any other party authorized to make purchases for the benefit of the Project, if it is determined that: (i) the Company, its agents, consultants, subcontractors, or any other party authorized to make purchases for the benefit of the Project, is not entitled to the sales and use tax exemption benefits; (ii) the sales and use tax exemption benefits are in excess of the amounts authorized to be taken by the Company, its agents, consultants, subcontractors, or any other party authorized to make purchases for the benefit of the Project; (iii) the sales and use tax exemption benefits are for property or services not authorized by the Agency as part of the Project; (iv) the Company has made a material false statement on its application for financial assistance; (v) the sales and use tax exemption benefits are taken in cases where the Company, its agents, consultants, subcontractors, or any other party authorized to make purchases for the benefit of the Project fails to comply with a material term or condition to use property or services in the manner approved by the Agency in connection with the Project; and/or (vi) the Company obtains mortgage recording tax benefits and/or real property tax abatements and fails to comply with a

material term or condition to use property or services in the manner approved by the Agency in connection with the Project (collectively, items (i) through (vi) hereby defined as a “Recapture Event”).

As a condition precedent of receiving sales and use tax exemption benefits and real property tax abatement benefits, the Company, its agents, consultants, subcontractors, or any other party authorized to make purchases for the benefit of the Project, must (i) if a Recapture Event determination is made by the Agency, cooperate with the Agency in its efforts to recover or recapture any sales and use tax exemption benefits, mortgage recording tax benefits and/or real property tax abatements abatement benefits, and (ii) promptly pay over any such amounts to the Agency that the Agency demands, if and as so required to be paid over as determined by the Agency.

Section 5. The Chairman, Vice Chairman and/or Executive Director (or Deputy Executive Director) of the Agency are hereby authorized, on behalf of the Agency, to execute and deliver the Agent Agreement, Lease Agreement, Leaseback Agreement, PILOT Agreement, PILOT Mortgage, and related documents with such changes as shall be approved by the Chairman, Vice Chairman, the Executive Director and counsel to the Agency upon execution.

Section 6.

The officers, employees and agents of the Agency are hereby authorized and directed for and in the name and on behalf of the Agency to do all acts and things required and to execute and deliver all such certificates, instruments and documents, to pay all such fees, charges and expenses and to do all such further acts and things as may be necessary or, in the opinion of the officer, employee or agent acting, desirable and proper to effect the purposes of the foregoing resolutions and to cause compliance by the Agency with all of the terms, covenants and provisions of the documents executed for and on behalf of the Agency.

Section 7. These Resolutions shall take effect immediately upon adoption.

Moved:

Second:

	<i>Yea</i>	<i>Nay</i>	<i>Absent</i>	<i>Abstain</i>
David Spickerman, Sr.	XX			
James Hoffman	XX			
Steven LeRoy	XX			
Robert Havrilla			XX	

Mr. LeRoy moved, seconded by Mr. Hoffman and carried, that the board adjourn from WC IDA and go into WEDC.

WHEREAS, Q’s Landscape has been efficient and effective in grounds maintenance, as outlined per contract, for the property at Silver Hill owned by WEDC; and

WHEREAS, the WEDC has requested 2018 costs which Q’s has provided; be it hereby

RESOLVED, that the WEDC authorizes the executive director to enter into the contract, running April 1 through October 31, 2018 for a sum of \$11,930 or 7 payment of \$1,704.29 per month.

Ms. Churchill did an overview of Q's services at the Silver Hill Technology Park, owned by the WEDC, having been transferred from the WISP in 2017.

Mr. Hoffman moved and Mr. LeRoy seconded, the resolution authorizing the 2018 contract with Q's; resolution was carried.

Mr. Hoffman then moved, seconded by Mr. LeRoy and carried, that the board enter into executive session for the purpose of discussing real estate negotiations, the public knowledge of which could be harmful to process and project. Motion was carried.

Mr. Hoffman moved and Mr. LeRoy seconded, that the board move back into session of the WC IDA at 10:47. Motion carried.

Ms. Churchill reviewed upcoming dates and events including the Wayne Finger Lakes BOCES Open House and Career and College Fair on March 15th, which Mr. LeRoy and Hoffman plan on attending; the FAME Annual Event on March 21st, which Mr. Hoffman and Ms. Churchill plan on attending. The next regular board meeting on March 23rd will be preceded by an Audit Committee meeting at 9 am the same morning and presentation by EFPR, the Agency's auditors, at the board meeting at 9:30.

As there was no additional items, Mr. LeRoy, seconded by Mr. Hoffman, moved adjournment at 10:52.