

A regular meeting of the Victor Local Development Corporation (VLDC) was held on Tuesday, May 25, 2021 at the Town Hall, 85 East Main Street.

MEMBERS PRESENT: President Rebecca Melton
Vice President
& Treasurer Liz Biehler (*via Telephone call-in*)
Secretary Joe Corsi
Director Mike Guinan
Director Scott Thon
Director Vince Pettrone
Director Ted Rund Jr.
Executive Director Kathy Rayburn
Minutes Clerk Debby Trillaud

GUESTS: Chris Thomas

The meeting was called to order by President Rebecca Melton at 8:01 am.

Salute to the flag.

(Within this report Victor Local Development Corporation will often be referred to as VLDC)

Resolution #19-21VLDC

Acceptance of Minutes

On a motion made by Ted Rund Jr., seconded by Mike Guinan, the following resolution was ADOPTED 7 AYES 0 NAYS.

Resolved, that the Victor Local Development Corporation accepts the minutes from the meeting dated April 27, 2021 and the Special Meeting minutes dated May 11, 2021.

Financial Report

Payment of Bills – Abstract #5

The Board reviewed the invoices to be paid from the Victor Local Development Corporation. The invoices totaled \$963.37.

Resolution #20-21VLDC

Payment of Bills -VLDC

On a motion made by Scott Thon, seconded by Vince Pettrone, the following resolution was ADOPTED 7 AYES 0 NAYS

Resolved, that the Victor Local Development Corporation has reviewed and approved invoices for payment that appear on the balance sheet totaling \$963.37.

Privilege of the Floor

Kathy Rayburn introduced Chris Thomas, owner of Twin Elder Brewery. Kathy stated that Mr. Thomas came to her requesting a VLDC loan and she gave his information to Scott Thon and Liz Biehler who are the Loan Committee. (*VLDC Directors were given a copy of the Loan Application*) The Loan Committee did approve a loan of \$20,000.00. The request was originally \$35,000.00 but based on what is available in the VLDC Village Loan Fund and keeping with other loans granted recently the amount was determined to be \$20,000.00 for 48 months.

The loan is for the purchase of a building and operating costs. Mr. Thomas is still working out the details of the purchase so the address will not be disclosed. Mr. Thomas attended to answer questions and talk about his business venture.

Mr. Thomas announced that three and a half years ago he bought, with a partner at the time, VB Brewery, an existing brewery. In 2019 his partner had personal things going on so he decided to get out of the organization. The building Twin Elder Brewery resides in is under contract to be sold so Mr. Thomas started looking for other space. The end of his lease is the end of 2022. He has found a building he is interested in so he is going to move forward and is excited to do so. He should get approvals for financing very soon and once that happens then he will announce where the business is moving to and when.

Scott Thon, VLDC Director, mentioned that it was good to continue to have the business in Victor and complimented Chris Thomas for providing the details of his business. The Loan Committee felt it was a sound investment for the VLDC.

Chris Thomas said the timing on financing would be the end of July to the beginning of August. He also thanked the Board for their time.

There were questions regarding the loan process from directors who had not yet gone through a loan process. Basically because of confidentiality the Board members need to trust the Loan Committee decision. It was decided that a third person should sit on the loan committee. Joe Corsi volunteered to be on the Committee. Scott Thon explained that the Loan Committee followed the SBA (Small Business Association) process and what is required by the bank. Therefore, if the VLDC approves a loan the SBA and the bank would also. Scott felt confident that in the limited time that the loan committee had to review the application, the proper steps and accountability were in place.

Resolution #21-21VLDC

Decision regarding VLDC Loan for Twin Elder Brewery

On a motion made by Liz Biehler, seconded by Mike Guinan, the following resolution was ADOPTED 7 AYES 0 NAYS.

Resolved, that the Victor Local Development Corporation will grant Twin Elder Brewery a 48 month loan of \$20,000 for the purchase of a building and operating costs.

Open Discussion

Kathy and the Board members decided they needed to meet with the business owner of a Town loan that is not paying his loan. Also, possibly, they could help him receive small business loan money to help pay off the VLDC loan.

The Village Loan Fund dates back to 1999 from Senator Nozzolio who gifted \$250,000.00 to the VLDC to use for Main Street revitalization. At the time the VLDC Board took a part of those monies to use for a revolving loan fund to loan out to Village businesses. Those monies are earmarked for Village business loans and do not affect VLDC operating expenses. It is in a separate bank account. The loans for Town businesses originated with an Ontario County loan of \$50,000.00. We pay the County back for this loan and therefore, when a business does not pay us what we loaned them it hurts our bottom line as we always pay the County.

The VLDC is very hopeful that the American Rescue Plan Act monies will be able to be used for economic development but the uses will be restricted. There will have to be a committee and specific criteria to decide which business will get the money that is available. The money must be used within a year or it has to be given back.

The directors of the VLDC Board all received copies of the draft purchase agreement for 14 Railroad Street. There was a discussion regarding the purchase agreement. It was decided that the Board would determine a value of the FF&E (Furniture, Fixtures, & Equipment) that was at the location. Some of the equipment could be kept, sold, donated, or the present owner would need to remove obsolete equipment. The value of the contents of the building would be subtracted from the purchase price and would decrease the future real property tax. The County IDA (Industrial Development Agency) will be applied to for future tax relief and monies for the project.

Resolution #22-21VLDC

Decision regarding submission of purchase contract for 14 Railroad Street

On a motion made by Liz Biehler, seconded by Scott Thon, the following resolution was ADOPTED 6 AYES, 1 NAY (Rebecca Melton).

Resolved, that the Victor Local Development Corporation approved and will submit the purchase contract for 14 Railroad Street.

Adjournment

Meeting was adjourned on a motion by Ted Rund Jr., seconded by Rebecca Melton and unanimously approved at 9:04 am.

Debby Trillaud, Minutes Clerk