

**Watertown Local Development Corporation**  
**Thursday, June 19, 2014**  
**Minutes**

The Watertown Local Development Corporation (WLDC) held its board meeting on Thursday, June 19, 2014 at 82 Public Square, Watertown, New York.

**MEMBERS PRESENT** – Jeffrey Graham, President; Mike Lumbis (Designee for Kenneth Mix); Erika Flint, Jeffrey Fallon, RoAnn Dermady, Kenneth Mix, John Vanderloo (Designee for Rose Anne Murphy), Dave Zembiec (Designee for Donald Alexander)

**MEMBERS EXCUSED** – Roseanne Murphy, James Mills (Designee for Jeffrey Graham), Donald Alexander

**OTHERS PRESENT** – Donald Rutherford, CEO; Kim Taylor, Executive Assistant; Craig Fox, Reporter, Watertown Daily Times

**I. CALL TO ORDER** – President Graham called the meeting to order at 8:25 a.m.

**II. MINUTES** – Mr. Mix made a motion to adopt the minutes of May 15, 2014, seconded by Mrs. Flint. All in favor, approved.

**III. FINANCIAL REPORTS** – A motion was made by Mr. Zembiec to adopt the financial statements for the month of April and May, seconded by Mrs. Flint. All in favor, approved.

**IV. CORRESPONDENCE** – None

**V. LOAN REVIEW COMMITTEE**

**Travis Corliss d/b/a Watertown Airsoft League** – A motion was made by Mrs. Flint to approve a three month (June, July, August) principal mortitorium to Travis Corliss d/b/a Watertown Airsoft League seconded by Mr. Fallon. All in favor, approved.

**Jefferson County CFA Application (CCIP Lot 21)** – Mr. Rutherford explained the energy redistribution project which would reduce energy costs for clients located in the CCIP. Roth Industries, Renzi Brothers, Inc, and Current Applications, Inc. have expressed interest to participate in the project. Each company would have its own generation facility located on their parcel with the energy facility proposed on Lot 21 in the CCIP. Mr. Rutherford asked President Graham if the land could be cleared with city resources. Mr. Zembiec stated the city owns the land and if the brush scrub and trees were removed the site would have more development potential. President Graham stated he would inquire with the DPW to consider removing scrub from the site.

Mr. Rutherford requested the Board to exercise its option with the City of Watertown on CCIP Lot 21. Mrs. Flint made a motion to approve and authorize the CEO to exercising the WLDC's option on Lot 21 located in the City Center Industrial Park if and when the energy project moves forward, seconded by Mr. Fallon. All in favor, approved.

**Vonnette Monteith** – A motion was made by Mr. Fallon to approve a \$137,500 loan to Olde World Pottery, LLC to be consolidated with existing LDC debt at 5% fixed for 5 years, rate may be adjusted after 5 years, 15 year term, guarantee of Vonnette T. Monteith, 2<sup>nd</sup> mortgages on 65 Public Square, 309 Ten

Eyck Street, 2<sup>nd</sup> collateral mortgage on 308 Howk Street, Watertown, NY, subject to appraisal on 65 Public Square, NY, seconded by Mrs. Flint. The loan proceeds will be used to renovate 65 Public Square, Watertown, NY. All in favor, approved.

**Romalato's Delicatessen, Inc.** – Mr. Rutherford stated the loan payments from Romalato's Delicatessen, Inc. have been brought current and the bank has agreed to sell the existing equipment in release of Todd Badalato's guarantee. The property is in the name of Gus Romeo and the business assets are in the name of Romalato's Delicatessen, Inc. Mr. Rutherford stated the Loan Review Committee recommend releasing Mr. Badalato as guarantor. Mr. Rutherford stated it was a difficult decision to consider releasing a guarantor as a public agency and stated Watertown Savings Bank has agreed to provide 20% of the proceeds from the sale of the equipment which would be used to pay down the WLDC debt.

Counsel Heary stated the loan is in participation with the North Country Alliance, therefore the NCA would have to consent to the release of the guarantor. Mr. Rutherford will contact NCA to seek approval.

A motion was made by Mrs. Flint to authorize the release of Todd Badalato as guarantor of the loan between the WLDC and Romalato's Delicatessen, Inc. in receipt of 20% of the equipment proceeds, contingent upon the North Country Alliances consent to release Mr. Badalato, seconded by Mr. Fallon. Mrs. Dermady abstained, all others in favor. Approved.

**V. NEW BUSINESS**

**Activity Report of CEO** – None

**VI. OLD BUSINESS** - None

**VII. NEXT MEETING:** The next Board meeting will be held on August 21, 2014 at 8:30 a.m.

**VIII. ADJOURNMENT** – Mrs. Flint made a motion to adjourn the board meeting at 9:11 a.m., seconded by Mr. Zembiec. All in favor, approved.