

Watertown Local Development Corporation
Thursday, September 17, 2015
Minutes

The Watertown Local Development Corporation (WLDC) held its board meeting on Thursday, September 17, 2015 at 82 Public Square, Watertown, New York.

MEMBERS PRESENT - Jeffery Graham, Jeffrey Fallon, Steve Hunt, RoAnn Dermady, Erika Flint, Donald Alexander, Kenneth Mix

MEMBERS EXCUSED – John VanDeLoo (Designee for Steve Hunt), Dave Zembiec (Designee for Donald Alexander) James Mills (Designee for Jeffrey Graham)

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

- I. **CALL TO ORDER** – President Graham called the meeting to order at 8:35 a.m.
- II. **MINUTES** – A motion was made by Mr. Fallon seconded by Mr. Mix to approve the minutes of July 16, 2015. All in members in favor, carried.
- III. **FINANCIAL REPORTS** – A motion was made by Mr. Alexander, seconded by Mr. Mix to approve the financial statements for the months of July and August. All members in favor, approved.
- IV. **CORRESPONDENCE** – there was no correspondence.

V. COMMITTEES

Loan Review Committee

Edirin Igbo-Akiti d/b/a Eddy's Caribbean Cuisine – A motion was made by Mrs. Flint, seconded by Mrs. Dermady to approve a loan in the amount of \$30,000 to Edirin Igbo-Akiti to be used for working capital for 5 years at 5% fixed, 1st collateral position on business assets located at 126 Franklin Street, Watertown, NY. Further requirement of the approval is to request Mr. Igbo-Akiti to submit accountant prepared financial statements annually to the LDC. All members in favor, carried.

Kingdom Strongholds, Ltd. – A motion was made by Mrs. Flint, seconded by Mr. Fallon to approve a loan in the amount of \$192,000 to Kingdom Strongholds, Ltd to be used to purchase equipment, furniture, fixtures, renovations, and working capital and to purchase the business of Page Fitness Athletic Club for 10 years at 5% fixed interest rate, 2nd position on business assets, guarantee of Jamie Wood contingent upon bank financing, evidence of equity, receipt of executed lease agreement. The approval is based on the following WLDC exceptions to the lending policy: 1:1 collateral of the loan and the term exception from 7 to 10 years. Mrs. Dermady abstained. All other members voting “aye”, carried.

VI. **NEW BUSINESS** – There was no new business.

VII. OLD BUSINESS

Downtown Website – Mr. Rutherford stated arrivedowntown.com is the name of the website. Coughlin Company is currently working on filming a short video and photography for the website.

Fort Drum Storage, LP – Mr. Rutherford stated he will be attending the public auction to acquire five vacant lots owned by Mr. and Mrs. Sanchez, Jr. on November 4, 2015 in Prescott, AZ. The value of the five properties is estimated to be worth \$25,000. Mr. Rutherford stated it would cost \$600-\$700 on the two day trip to Prescott. Mr. Rutherford stated he will obtain the names of the other people bidding and enlist in a real estate agent in Prescott to sell the properties if they are acquired by the LDC. Mr. Alexander questioned what the liability of the LDC would be if we acquired the properties and the cost of liability insurance and whether the LDC would have to obtain a quick claim deed on the properties. Mr. Alexander asked what the cost of engaging an AZ real estate agent would be and how the properties would be paid for at the auction. Mr. Rutherford stated he will contact Mr. Heary for legal advice.

North Country Arts Council – Mr. Rutherford stated the Arts Council has completed Phase I of the Screen on the Square and anticipates the theater opening in October.

VIII. NEXT MEETING – The next meeting will be held on Thursday, October 22, 2015 at 8:30 a.m.

IX. ADJOURNMENT – A motion was made by Mr. Mix seconded by Mrs. Flint to adjourn the meeting at 9:09 a.m. All in favor, approved.