

Watertown Local Development Corporation
Thursday, May 25, 2023
Meeting Minutes

The Watertown Local Development Corporation Board of Directors monthly meeting was held on Thursday May 25, 2023, at 8:30 AM at 82 Public Square.

Present – President Jeff Smith, Dave Zembiec, Michael Pierce, Steve Hunt, Dawn Cole

Excused – Michael Lumbis, Charles Capone

Others- Jennifer Voss, designee; Peter Walton, Kendall, Walton & Burrows

Staff - Donald Rutherford, CEO; Kylee McGrath, Executive Assistant

Call to Order –President Smith called the meeting to order at 8:30 AM.

Minutes –Minutes of the April 27, 2023, meeting were presented. Motion made by Mr. Pierce to accept the minutes, seconded by Mr. Zembiec. All in favor. Carried.

Financial Report- Mr. Rutherford reviewed the April 2023 financials and the customer loan report. The board was updated on past due accounts. Mr. Pierce made a motion to accept the April 2023 financials and the April 2023 customer loan report.

8:44 am Mr. Zembiec made a motion to enter an executive session to discuss real estate purchase and customer financials, seconded by Mr. Hunt. All in favor.

9:44 am Mr. Pierce made a motion to exit executive session, seconded by Ms. Cole. All in favor.

Loan Review-

The loan review committee recommended a loan to Chrissy Beans LLC for \$225,000 to be amortized over 7 years with a 6% fixed interest rate. The WLDC will have a 1st position co-equal position with Community Bank NA. The loan proceeds will be used to renovate a new location in Watertown and working capital. Mr. Zembiec made a motion to approve the loan as presented, seconded by Mr. Hunt. Mr. Pierce abstained from voting.

Marcy LP Subordination agreement: Reg Schweitzer, Executive Director of Neighbors of Watertown stated NOW paid DANC in full for the mortgage on Marcy LP in the amount of \$142,000. NOW is requesting the WLDC subordinate its position to them. In December of 2020 the WLDC board approved a subordination request however it was never executed. The building was last appraised for 2.2 million. Ms. Cole made a motion for the WLDC to sign the subordination request, seconded by Mr. Hunt.

Old Business-

CCIP Rail spur is in the process of being transferred to the WLDC.

Mr. Pierce made a motion to adjourn the meeting at 9:55 am, seconded by Ms. Cole.