

Watertown Local Development Corporation
Thursday, October 26, 2023
Meeting Minutes

The Watertown Local Development Corporation Board of Directors monthly meeting was held on Thursday October 26, 2023, at 8:30 AM at 259 JB Wise Place.

Present – Dave Zembiec, Steve Hunt, Michael Lumbis, Charles Capone, Dawn Cole

Excused: Michael Pierce, President Jeff Smith

Others: Marshall Weir, JCIDA; Chad Charette, 7 News

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

Call to Order –Mr. Zembiec called the meeting to order at 8:30 AM.

Minutes –Minutes of the September 28, 2023, meeting were presented Motion made by Mr. Hunt, seconded by Mr. Capone. All in favor. Carried.

Financial Report- Mr. Capone reviewed the September financial. Mr. Rutherford emphasized that interest income is up significantly from previous months. Mr. Lumbis made a motion to accept the financial reports, seconded by Ms. Cole.

Mr. Rutherford reviewed the customer loan report and stated he has reached out to those on the past due report however he has not heard back. Mr. Lumbis made a motion to accept the customer loan report, seconded by Mr. Hunt.

Loan review:

Mr. Capone reviewed the loan request for Sackets Harbor Brew Pub LLC DBA 1812 Brewing Company. The loan review committee recommended a \$300,000 loan (with \$107,000 being new money) to be amortized over 20 years at a 6% fixed interest rate. The loan proceeds would be used for the real estate purchase for the property located at 500 Newell Street, Watertown, NY, Maggie’s Business Assets, and operations and working capital infusion. Mr. Lumbis made a motion to approve the loan as presented contingent on the approval of the JCIDA and WSB, seconded by Mr. Hunt. All in favor. Carried.

Mr. Rutherford reviewed the loan request for 302 Globe LLC. The loan review committee recommended a \$400,000 loan to be amortized over 20 years with a 6% fixed interest rate. The WLDC would have a co-equal second position on real estate located at 500 Newell Street with DANC. DANC will do the construction financing in the amount of \$800,000 once certificate of completion is received the WLDC will take out \$400,000 of the construction financing. Mr. Capone made a motion to approve the loan as presented, seconded by Mr. Lumbis.

2024 Budget: Ms. McGrath reviewed the 2024 budget. Mr. Capone made a motion to approve as presented, seconded by Mr. Lumbis. All in favor. Carried.

Mr. Capone made a motion to enter executive session to discuss personnel at 8:57 am, seconded by Mr. Hunt.

Mr. Hunt made a motion to exit the executive session at 9:37 am, seconded by Mr. Lumbis.

No action was taken in the executive session.

Mr. Capone made a motion to adjourn the meeting at 9:38 am, seconded by Mr. Hunt