

Wayne County Industrial Development Agency  
Regular Meeting – January 27, 2017  
MINUTES

The regular meeting of the Wayne County Industrial Development Agency was called to order by Chairman David Spickerman at 9:30 a.m. on Friday, January 27<sup>th</sup>, 2017. The meeting was held in the 2<sup>nd</sup> floor conference room, 9 Pearl Street, Lyons. Members present: David Spickerman, Pamela Heald, and Steven LeRoy. Also present: Brian Pincelli, Director of Planning and Economic Development; John Morell, Esq. and P. Churchill and M. Leisenring.

Brian Pincelli, the newly hired Director of Planning and Economic Development, was introduced and welcomed. His official start date will be Monday, January 30, 2017.

On motion of Mr. LeRoy, seconded by Ms. Heald, the minutes of 1/6/2017 were unanimously approved.

**Resolution A – Considering Release of Liability**

Whereas, Richard Donselaar and Scott Molisani owned Molisani and Donselaar Inc., the bowling alley in Clyde and on 8/25/2004 received funding of \$60,000 through WCIDA in the form of a mortgage recorded in the Wayne County Clerk's office #R9047917 on the same date; and

Whereas, in June 2015 Donselaar signed the business and corporation stocks over to Molisani, with deed filed into Molisani's name on 10/15/2015; and

Whereas, Molisani has continued to pay the mortgage as he is now sole owner; be it hereby

Resolved that Richard Donselaar be released of liability of the mortgage and such release be filed in the Wayne County Clerk's office to reflect the change.

Moved: Ms. Heald Second: Mr. LeRoy  
Ayes: Ms. Heald and Messrs. Spickerman and LeRoy  
Nays: None

**Resolution B – Considering Assignment of PILOT**

On motion of Ms. Heald, seconded by Mr. LeRoy, the attached attorney's resolution regarding Palmyra Inn Investment, LLC Project – Assignment to Palmyra Hospitality, LLC was unanimously approved.

**Resolution C – Considering Revolving Loan Fund Loan**

Whereas, "2127 Route 104 LLC" has applied for a loan to purchase shelving and equipment and working capital in conjunction with its expansion at 2127 Route 104 of Altra Rental and Supply Inc.; and

Whereas, the loan has been reviewed by staff, t.gschwender & Associates and presented to the loan review committee; and

Whereas the loan review committee advises the WCIDA that the loan be approved with the requirements and contingencies as presented in the one-page credit memorandum; be it hereby

Resolved, that the WCIDA board hereby approves a loan of \$170,000 out of the original Revolving Loan Fund, to be distributed after all drawdowns by the company from the traditional mortgage/construction lender, for a term of 20 years at an interest rate of prime plus .25; with interest to be reviewed and adjusted every five (5) years, along with all other requirements and contingencies as presented.

Moved: Ms. Heald Second: Mr. LeRoy  
Ayes: Ms. Heald and Messrs. Spickerman and LeRoy  
Nays: None

**Resolution D – Appointing CEO and CFO of WCIDA**

Whereas, the County has appointed a Director of the Economic Development and Planning Department who will start that position on Monday, January 30<sup>th</sup>, 2017; and

Whereas, the contract between the County and the WCIDA includes provision for the Director of ED/Planning to also provide services to the WCIDA and has allotted approximately 50% of the Director's time for that service; and

Whereas, the Executive Director of the WCIDA, also the Deputy Director of the ED/Planning Department and by contract provides such service to the WCIDA will continue to act in that capacity; be it hereby

Resolved, that Brian Pincelli, Director of the Wayne County Economic Development and Planning Department, is appointed, as of this date, to the position of CEO and CFO of the WCIDA.

Moved: Mr. LeRoy Second: Ms. Heald  
Ayes: Ms. Heald and Messrs. Spickerman and LeRoy  
Nays: None

Noted: The consensus of the WCIDA Board that Ms. Churchill would remain as the Executive Director of the other three entities – WEDC, WISDC, WCCFDC.

**Resolution E – Authorizing Loan Write-Off**

Whereas, the WCIDA provided funds to HPH as the business was moved from Westshore Boulevard to Harrison Street in Newark, separating from the Halstead facility and joint efforts; and

Whereas, HPH has paid all payments according to the amortization schedule in the GMS billing system, up until the final payment, which, as printed by the system, was short \$70.38; and

