

WASHINGTON COUNTY LOCAL DEVELOPMENT CORPORATION

Board of Directors
Friday, July 15, 2016
8:45 a.m. Meeting

Members Present: Seth Pitts, Dana Hogan, Rich Norman, George Armstrong, George Gang, Dana Haff, Mitch Supernant, Jay Niles, Dave O'Brien, Dan Shaw, Matt Hicks (entered 9:05) John LaPointe (entered at 8:58 am) and Brian Campbell (entered at 9:04 am)

Others Present: Deanna Derway – WCLDC President and Russell C. Tharp – WCLDC Attorney

Chairman Pitts called the meeting to order at 8:46 a.m.

After reviewing the minutes from the June meeting, Dana Hogan made a motion to approve with a second from Mitch Supernant and approved unanimously.

Next, we reviewed the June monthly financials. Rich Norman made a motion to approve and George Armstrong seconded. There was no further discussion and they were approved unanimously.

Next, the Board reviewed the current loan list update and discussed the current status of each account. Deanna informed the Committee that South Hartford Equipment is still waiting to figure out the Workman's Comp claim that will pay off the remaining balance of the loan. Deanna will update on the status of this again at the next meeting. Besides South Hartford and the restaurant in Whitehall that is in bankruptcy, the rest of the loan portfolio is in great shape.

Next, Chairman Pitts introduced LDC attorney Russell Tharp in order to discuss 209 Broadway Whitehall, LLC. As the Board knows, we did not receive any type of response from the second mortgagee and therefore wanted to answer any questions in regards to the foreclosure process ahead of us. Mr. Tharp explained that the process will take between 4-6 months if all goes well. The Board discussed immediate next steps and asked Mr. Tharp what needs to be done to get actual access to the building so that Deanna can document (video record) the condition of the building, the equipment that is present, etc. Mr. Tharp will go through the proper legal channels to obtain the keys to the property and let us know when we have them. The Board also discussed that if the second mortgagee does want to make some sort of offer on the property that the LDC would be willing to review any offer made. Also discussed were the potential costs to upkeep the building throughout the winter and how we will handle that. The LDC Board will also have to make a decision in the near future regarding the lowest bid that we would accept on the building but, will wait to make this decision after we have seen the actual condition that Dave and Shelly Carpenter left the building in. Deanna will keep the Board up to date on anything that transpires with this property.

The Board then reviewed the proposed Program Income Reuse Plan associated with the CDBG grant to ICC Management and allowable uses for said program income. This policy is a requirement of the grant.

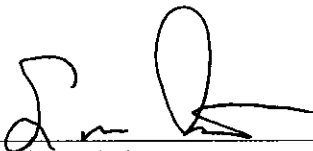
The recommendation for approval of the CDBG Program Income Reuse Plan was put into the form of a motion by Rich Norman and seconded by George Armstrong. Resolution #16-22 was unanimously approved.

The Board then reviewed the proposed Program Income Reuse Plan associated with the USDA RBEG grant to Argyle Cheese Farmer and the allowable uses for the program income. This policy is a requirement of the grant.

The recommendation for approval of the USDA RBEG Program Income Reuse Plan was put into the form of a motion by John LaPointe and seconded by Rich Norman. Resolution #16-23 was unanimously approved.

The meeting was adjourned at 9:21 am. Motion made by John LaPointe, seconded by Rich Norman and approved by all.

DD



Seth Pitts, Chairman

9/15/16

Date