

**A regular meeting of the Victor Local Development Corporation (VLDC) was held on Tuesday, August 24, 2021 at the Town Hall, 85 East Main Street.**

**MEMBERS PRESENT:** Vice President  
& Treasurer Liz Biehler  
Director Scott Thon (By Phone)  
Director Joe Corsi  
Director Vince Pettrone  
Director Ted Rund Jr. (By Phone)  
Executive Director Kathy Rayburn  
Minutes Clerk Gina Ko  
**Absent:** President Rebecca Melton

Other Attendees: Susan Stehling

The meeting was called to order by Vice President & Treasurer Liz Biehler at 8:04 am.

Salute to the flag.

**(Within this report Victor Local Development Corporation will often be referred to as VLDC)**

**Resolution #26-21VLDC**

**Acceptance of Minutes**

On a motion made by Ted Rund Jr. seconded by Joe Corsi, the following resolution was ADOPTED 5 AYES 0 NAYS.

**Resolved,** that the Victor Local Development Corporation accepts the minutes from the meeting dated July 20, 2021.

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**Financial Report**

**Payment of Bills – Abstract #8**

The Board reviewed the abstract to be paid from the Victor Local Development Corporation. The abstract totaled \$105.51.

## **Resolution #27-21VLDC**

### **Payment of Bills -VLDC**

On a motion made by Joe Corsi, seconded by Vince Pettrone, the following resolution was ADOPTED 5 AYES 0 NAYS

**Resolved,** that the Victor Local Development Corporation has reviewed and approved invoices for payment that appear on the balance sheet totaling \$105.51.

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### **Executive Director Report- Discussion**

Kathy is still getting inquiries on various locations throughout Victor. She has been sending out information that she has on available space for lease and purchase. Some of the inquiries, location assistance and new businesses include:

- Finger Lakes Cannabis – business owners closed on Railroad Street this past week. Until licensing is secured they plan on opening a retail location for health & Wellness products. Kathy has put them in touch with Village code enforcement to ensure a smooth transition.
- Victor Views Senior Living held a grand opening/ribbon cutting on 8/17.
- ESL is scheduled for a ribbon cutting on 9/8.
- Song Hill Winery recently became a partner with us and we will be hosting a ribbon cutting/open house on 9/28.
- The T Salon has opened at 10 East Main and will host a ribbon cutting on 8/31.

Kathy has been responding to calls from businesses regarding COVID restrictions, a bit of confusion since nothing is mandated from NYS. Advice is to use their best judgement and what works for them regarding restrictions. Many public places like the mall are using terms like “recommended” and “encouraged” regarding mask wearing. Most businesses are still experiencing issues with finding staff, this is obvious at local restaurants with slow wait times.

Kathy and Amy DiPrima, the executive director of the Victor Chamber of Commerce have been working collaboratively to coordinate HAVD (Hang Around Victor Day) on September 18<sup>th</sup>. New this year is a Wine & Beer Garden! Constellation, Stumblin Monkey, Song Hill, Twin Elder, and No BS Brew Company. The VCS community is holding their annual 5K fundraiser at 4pm during HAVD – Devil Dash 5K Run/ Walk. There will be 5 bands including one down on the East end of Main Street to bring foot traffic to that end. The new time will be 1pm – 7pm. Amy DiPrima and Kathy are continuing to look at ways this relationship can grow and evolve. We are looking at bundling sponsorships so businesses are not continuously solicited for separate events. Outreach has improved overall with two of them contacting business. Also, they are getting in gear for the annual Spooktacular weekend in Victor – October 29-30. Adult trick or treat, Scarecrows on Main and kids Trick or Treat on Saturday.

Grants:

- **CDBG** – Community Development Block Grant – The application is complete and in the proofing stage, we will be submitting by the deadline – 8/27.
- **UPWP** – The Town’s proposal for the **Victor Street Connectivity and Access Plan** was approved for funding to build on the plan completed in 2019. Labella was selected as the agency to work on the project with us through the RFP process. They are currently working on setting up the first committee meeting after Labor Day. Notification of RFP was distributed and we have received two proposals which are being reviewed and scored with a deadline of 6/23.
- **Adams Street Feasibility Study** – Funding has been approved and they are moving forward with the RFP process. Kathy’s hope is to get that out before Labor Day.
- **American Rescue Plan** – Rich O’Donnell has taken the lead for this regarding administration and reporting. We both sat in on an informational webinar regarding eligible uses for the funding and it appears there is room for assistance directly to businesses as well as infrastructure, broadband and water/sewer. Kathy has a meeting with Labella to discuss funding to assist businesses.
- **DRI** – Downtown Revitalization Initiative – Kathy is working with a team to submit this application for the Village of Victor. They are applying for the \$10 million grant which if successful will provide funding for identified transformational projects. They are in the final stages of putting the application together and will have public engagement via survey and meetings at the library. The application is due 9/15.

**14 Railroad Street** – The VLDC signed a purchase agreement on June 2 and have 120 days for due diligence – inspections, environmental, financing, code enforcement – to determine the feasibility of the project. The current tenant remains open at this time and will remain open through the 2021 holiday season. They have completed the engineer’s inspection, Phase 1 environmental and meetings with two financial institutions with a third scheduled for this week. They have a contractor scheduled for this week to provide a more detailed buildout estimate needed for the banks and need to firm up our budget and projections.

The incubator concept has been well received by both the banks they have spoken to so far. They still have much to do prior to a closing, but Kathy is confident that they can get this done.

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### **Open Discussion**

Kathy lets the Board Members know that there were three loans that have been paid off by Prima Pop, Key to Rentals, and Grease Lightning Powerwash. Northeast Archery has

defaulted on their loan prior to the pandemic. Kathy and Liz talked to their attorney about this situation and wanted their opinion on how to handle it. The attorney is encouraging them to go after them and not let it go. Northeast Archery is still obligated to continue paying off their loan.

Kathy introduces Sue Stehling to the Board Members. Sue is a community liaison for the Friends of the Railroad and Historic Valentown. Next month she would like to give a presentation on what they have done and will do with the railroads and the train rides. They are currently working on the Roundhouse in Manchester to get it back up and running.

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### **Adjournment**

Meeting was adjourned on a motion by Vince Pettrone, seconded by Joe Corsi and unanimously approved at 8:46am.

Gina Ko, Minutes Clerk