

MINUTES

The regular Monthly Meeting was called to order at 5:50 p.m., on Tuesday, March 20, 2023, at 109 Market Street, Coudersport, PA 16915.

Board Members present: Jeff Wilcox, Shawn Wolfinger, Dennis Goodenough, Ellen Russell, and Loren Fitzgerald on zoom.

Board Members absent: None.

Others present: John Wright and Rick Duzick, Anne Leete-Solicitor.

OPENING

1.1. The Chairman called the meeting to order Mr. Wilcox

1.2. The Secretary called the roll Mr. Fitzgerald

1.3..Approval of the February, 2023 regular/annual meeting minutes Mr. Wilcox

The February 2023 regular monthly and annual meeting minutes were approved as submitted. Motion by Dennis Goodenough and second by Shawn Wolfinger, all in favor, motion carried.

1.4. Approval of the February 2023 bills..... Mr. Wilcox

The February 2023 bills were approved as paid. Motion by Shawn Wolfinger and second by Dennis Goodenough, all in favor, motion carried.

2. ITEMS OF DISCUSSION

2.1.Personnel..... Mr. Wright

2.1.1 Mr. Wright stated that Deb Thompson of Strategy Solutions will be meeting with the Board to discuss the progress of the succession plan at a separate meeting.

2.2.General Administration.....Mr. Wright/Mr. Duzick

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2.2.1. None.

2.3.Business and Finance Mr. Wright

2.3.1. Mr. Wright stated that the Tractor Supply building construction is continuing in a timely manner. The estimated opening is June 2023. He stated that a local paper had written an article pertaining to the price of the property that was sold for construction. The stated initial sale offer price was incorrect. The Board discussed several options that could possibly be taken if a response was necessary by the Board. No action was taken at this time.

2.3.2. Mr. Duzick distributed the requested Project Financial Documents to the Board for review and discussion at a later date.

3. OTHER BUSINESSMr. Wilcox / Mr. Wright

3.1.1 Mr. Wright stated that he had been in contact with entities inquiring about possible projects in the area. He did not give specifics at this time.

3.1.2. The Executive Session was initiated at 4:48 p.m. with Anne Leete our Solicitor. She discussed legal matter with the Board. No motions were offered after session closing. This Executive Session was opened in the Housing meeting. The session ended at 5:47 p.m.

4. CLOSING

4.1.2. Motion for Adjournment.....Mr. Wilcox

There being no further business, Dennis Goodenough made a motion, and a second by Shawn Wolfinger, adjourned the meeting at 6:00 p.m. All were in favor.

Loren Fitzgerald, Secretary