MINUTES

The Regular Board Meeting was called to order at 4:47 p.m., on January 19, 2021, at 109 Market Street, Coudersport.

Board Members present: Jeff Wilcox (Boardroom), Dennis Goodenough, Shawn Wolfinger, Ellen Russell, and Loren Fitzgerald- (Zoom Call).

Board Members absent- None

Others present: John Wright- Boardroom, Rick Duzick, Haley Kines-Leader Enterprise, Genny Tilton-Ace Hardware, Hons Nielson, Penny Thomas, Chad Ostroski, Nancy Grupp, (Conference room phone).

1. OPENING
   1. The Chairman shall call the meeting to order Mr. Wilcox
   2. The Secretary-Treasurer shall call the roll Mr. Fitzgerald
   3. Approval of the December, 2020 regular meeting minutes Mr. Wilcox

The December 2020 regular monthly meeting minutes were approved as submitted. Motion by Loren Fitzgerald, second by Dennis Goodenough, all in favor, motion carried.

* 1. Approval of the December, 2020 bills Mr. Wilcox

The December 2020 bills were approved as paid, motion by Ellen Russell and second by Shawn Wolfinger, all in favor, motion carried.

* 1. The meeting shall be opened to the public for questions and comments on the agenda with a 3-minute limit per person Mr. Wilcox
* Genny Tilton expressed her concern about our lack of response to her Right-To-know inquiry. Mr. Wright explained our response in accordance with the same and noted a copy was sent via email and electronically prior to the meeting. Ms. Tilton disagreed and left the meeting.

1. ITEMS OF DISCUSSION
   1. Personnel Mr. Wright
      1. Board Member review-personnel changes, appointments-positions. Personnel meeting to be held January 20, 2021 via zoom.
   2. General Administration Mr. Wright
      1. Executive Session-Real estate acquisitions discussion/strategy. To be held January 21, 2021 via zoom; strategy only.
   3. Business and Finance...……………………………………………………..Mr. Wright

2.3.1. Update S. East Street listing- Action to sign contract for listing, motion by Loren Fitzgerald and second by Dennis Goodenough, all in favor, motion carried.

* + 1. Review Sunshine Law-Letter from Attorney Leete. No violation noted- Brief was issued to all members.

1. OTHER BUSINESS Mr. Wilcox / Mr. Wright

3.1.1. Executive Session-Real Estate/personnel. Agreed to hold an executive session meeting via zoom on Thursday January 21, 2021

* + 1. State Right-To-Know request-Leete Attorney client privilege. Brief review.

1. CLOSING
   * 1. Motion for adjournment Mr. Wilcox

There being no further business, a motion was made by Ellen Russell a second by Dennis Goodenough to adjourn the meeting at 5:27 p.m., all in favor.

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Loren Fitzgerald, Secretary