

## WYOMING COUNTY IDA BOARD MEETING MINUTES

The WCIDA Board of Directors met on January 13, 2022 at 2:30 p.m. at the Wyoming County Business Center, 36 Center Street Warsaw, New York 14569.

### **1. Roll call to establish quorum**

Chairman Dadd, called the meeting to order at 2:37 p.m., in attendance were: Mark Dadd, Chairman; A. Douglas Berwanger, Vice-Chairman; Rebecca Ryan, Treasurer; Niccole Hastings, Director; Thomas McCormick, Secretary; E. Joseph Gozelski, Director; James Pierce, Executive Director; Robin Marschilok, Director of Operations; Jennifer Tyczka, Program Manager; Scott Gardner, Economic Development Specialist and Kevin Zanner, Hurwitz & Fine, Agency Counsel.

Absent: James Rutowski, Director

Guest: James Bragg, Wyoming County Senior Planner

### **2. Administrative**

#### **A. Review/approve minutes from November 18, 2021 Board Meeting**

The minutes from the November 18, 2021 Board Meeting were reviewed. A motion was made to accept the minutes by T. McCormick. The motion was seconded by N. Hastings and unanimously carried.

#### **B. Review and approve Financial Statements from November and December 2021**

R. Marschilok presented the financial reports from November and December 2021. After review the Board approved the financial reports on a motion made by R. Ryan. The motion was seconded by D. Berwanger and unanimously carried.

#### **C. Review/approve WCIDA 2021 Investment Report**

R. Marschilok reviewed the Annual Investment Report for the WCIDA. After review the Board approved the WCIDA 2021 Investment Report on a motion made by T. McCormick. The motion was seconded by R. Ryan and unanimously carried.

#### **D. Review/approve the memorandum of understanding with the Wyoming County Business Center for administrative services by the IDA in the amount of \$20,000 for 2022.**

Pierce asked the Board to consider renewing the annual MOU for administrative services for the Wyoming County Business Center, with no changes to the contract. The Board approved the MOU for 2022 on a motion made by T. McCormick. The motion was seconded by N. Hastings and unanimously carried.

**E. Review/approve IDA Board Meeting Schedule for 2022**

The Board discussed the meeting schedule and agreed to keep the meetings the same, on the second Thursday of every month at 2:30 p.m. followed by the Wyoming County Business Assistance Corporation Board Meeting.

**3. Action Items**

**A. Review and approve a resolution for a new mortgage for Connect 55+ (formally Grandview Terrace) as they work to re-finance the property.**

Pierce informed the Board that Connect 55+, (formerly Grandview Terrace), was working to refinance through Key Bank. Due to the IDA's interest in the property through the Lease/Lease Back Agreement, the IDA Board would have to approve of any changes to the Lease, including changes to the mortgage on the property. The Board approved the resolution provided by counsel; allowing for the Lease Agreement to be amended as described in the resolution and the execution and delivery by the Agency of the mortgage documents to secure the financing and such other documents as may be reasonably necessary to effectuate the financing described in the resolution, each to be approved by Agency counsel. No exemption from mortgage recording tax shall be conferred because of the involvement of the Agency in the Financing, on a motion made by J. Gozelski. The motion was seconded by T. McCormick and was approved. R. Ryan abstained from the vote.

**B. Request from Silverlaken for a one-year extension of their sales tax exemption until December 31, 2022.**

Pierce updated the Board on the Silverlaken Project stating that Mike Bellamy has been approved to install 3 more units and has asked for an extension to the sales tax exemption for an additional year. The Board agreed to extend the sales tax exemption for the project until December 31, 2022 on a motion made by J. Gozelski. The motion was seconded by N. Hastings and unanimously approved.

**C. Request from Delaware River for a one-year extension of their sales tax exemption for the Pike Solar Projects I-IV until January 31, 2023.**

Pierce updated the Board on the NY Pike Projects stating that construction is underway but because of supply chain issues they need more time to complete the Projects and have asked for an extension to the sales tax exemption for an additional year. The Board agreed to extend the sales tax exemption for the Projects until January 31, 2023 on a motion made by D. Berwanger. The motion was seconded by N. Hastings and unanimously approved.

**4. Executive Director's Report**

**Wyoming County IDA Economic Development Projects**

- The Letchworth Valley Campground and Resort in Pike, the former Covenant Acres Church Camp, continues to work through the local permitting process. The WCBAC has approved a \$200,000 loan and the IDA's public hearing has already been held. It is anticipated that the project will be considered for inducements by the IDA Board on February 10, 2022.
- Work has been on-going with Morton Salt of Silver Springs who has plans to build a 30,000 sq. ft. warehouse in Silver Springs to centralize their warehousing operation of finished goods. The IDA staff held a public hearing for the \$6,250,000 project and we are waiting for the project to work its way through the local permitting process before bringing the project to the IDA Board for consideration which will likely be on the agenda on March 10, 2022.
- The public hearing for the Select Door expansion project in North Java was held last week. Jim P. met with the General Manager on the day of the public hearing at their facility to outline what the company needs to do before the IDA Board can give the project consideration. The company is working through the local permitting process and we anticipate that the nearly 7,000 sq. ft. expansion project will be presented to the IDA Board at the March or April Board meeting.
- Jim P. is working with Empire Distributing of Arcade on a major expansion project. The company is a distributor of wood and pellet stoves as well as outdoor living products. The company is planning to construct a 60,000 sq. ft. warehouse and office space building that will require \$5.5 million of capital investment and will create 10-15 new jobs adding to their current employee base of 40. The company with our assistance is exploring the extension of municipal water for fire suppression. An IDA application for assistance is expected next week.
- Jim P. met with a representative of Liberty Power a Canadian company that is working on plans to build the Dale Valley Wind Project, a 300 MW wind project (50-60 turbines) in the Town of Perry, Covington, Middlebury and Warsaw.

### **Projects Still in the Pipeline**

- Arcade Hotel Project- delayed or caused harm by the pandemic, the willingness of banks to finance new hospitality businesses and now the NYS Prevailing Wage Law that went into effect.
- TTI Millwright Industries new manufacturing building to be constructed on Adrian Road in Perry has been slowed by a backlog of work for the company.
- Silver Lake Solar project a 24.99 MW facility in the Town of Castile met with a company representative recently to check on the progress with the project and more specifically the Community Host Agreement and the interconnection with the utility company. Work on both items is continuing.

### **IDA Approved Projects working toward closing**

Pierce talked about each of the following projects and indicated that they are all still moving forward with hopes to close in 2022.

- Alle-Catt Wind Project -Arcade- working on issues in Cattaraugus County.
- Kelly's Garage-Perry – hope to be closed by March 1, 2022.
- Hillcrest Industries-Attica – hope to be closed by March 1, 2022.

- Duke Energy Renewables-Bennington- no new information
- Sunview East High View Solar, LLC-Castile- hope to close in 2022.
- Orangeville Energy Storage– hope to be closed by March 1, 2022.

### **Wyoming County Business Center Projects**

- An EPA Brownfield Cleanup Grant Application was submitted on December 1, 2021 for the former Emkay site in Arcade. Jim P. worked with Labella Associates and Frontier Global Companies, our private developer partner to complete the application. We applied for \$500,000 and will wait for the announcement by EPA in April or May. With the recent announcement by Governor Hochul, if the EPA funding falls through, we will go after a Restore Grant of up to \$1M.
- The FastTrac entrepreneurship training program is filling up fast for a new class that will start on March 29<sup>th</sup> with only 2 slots remaining.

5. **Executive Session-** There was no Executive Session called.

6. **Other Business** – There was no other business.

7. **Next Meeting:** February 10, 2022

8. **Adjournment**

The meeting was adjourned at 3:03p.m. on a motion made by J. Gozelski. The motion was seconded by T. McCormick and unanimously approved.

Meeting recorded and posted on You-Tube at the following link:

<https://www.youtube.com/watch?v=1SRNx3BL5x8>

Minutes prepared by: Robin Marschilok