

WYOMING COUNTY IDA BOARD MEETING MINUTES

The WCIDA Board of Directors met on June 9, 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; Thomas McCormick, Secretary; James Rutowski, Director; Niccole Hastings, 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: Rebecca Ryan, Treasurer; E. Joseph Gozelski, Director

2. Administrative

A. Review/approve minutes from April 14, 2022 Board Meeting

The minutes from the April 14, 2022 Board Meeting were reviewed. A motion was made to accept the minutes by D. Berwanger. The motion was seconded by J. Rutowski and unanimously carried.

B. Review and approve Financial Statements from April and May 2022

R. Marschilok presented the financial report from April and May 2022. After review the Board approved the financial reports on a motion made by T. McCormick. The motion was seconded by J. Rutowski and unanimously carried.

3. Discussion Items

A. Request for IDA assistance from Beaver Hollow

The Board moved into closed session at 2:42 p.m. to seek the advice of Counsel for this request on a motion made by D. Berwanger. The motion was seconded by T. McCormick and unanimously carried.

The Board moved out of closed session at 3:03 p.m. on a motion made by D. Berwanger. The motion was seconded by T. McCormick and unanimously carried.

B. Asking price for IDA's Perry parcel of 2.65 acres

Pierce informed the Board of a Company interested in purchasing the IDA property in Perry. Pierce asked for the board's guidance on the asking price for the property. After discussion the Board agreed the sale price should cover costs incurred by the IDA for the property and a consideration for inflation on real property prices currently. Counsel suggested a new appraisal should be conducted as it has been a

number of years since the last one.

C. TPI of Arcade Expansion

Pierce informed the Board of a \$16M expansion project TPI Arcade has in the works. The expansion will double the size and production for the Company. TPI also has a manufacturing operation in Pennsylvania where they could facilitate the expansion as well. With the New York State taxes and prevailing wage restrictions imposed on projects over \$5M Pierce is trying to work out an incentive package that will encourage the Company to expand at the NY location.

D. EPA grant award to the WCBC North LLC for the cleanup of the former Emkay site in Arcade

Pierce updated the Board on the EPA Brownfield Grant. Recently Pierce was informed that the grant has been approved. Now staff is working to complete the pre-award documentation required and working with an EPA representative to get approvals on a Workplan for the clean-up. The Grant will help cover costs of the above ground clean-up and asbestos removal from the site. The designated developer will be encouraged to now apply for a NYS Brownfield to offset costs of the underground clean-up of old petroleum tanks, mercury and arsenic. Pierce has also reached out to the Village of Arcade to encourage the local participation in a NYS Restore Grant. The Village has agreed but will need to source the funds for a required 10% match.

4. Executive Director's Report

Wyoming County IDA Economic Development Projects

- Jim P. continues to work with Empire Distributing of Arcade a distributor of wood and pellet stoves as well as outdoor living products on a warehouse expansion project. The company originally planned to expand by 60,000 sq. ft. but now has scaled back to 30,000 sq. ft. because of the high cost of building materials. They are also buying a warehouse building in Springville that will help with the overflow of products that are now stocking.
- Jim P. has remained in contact with the Buffalo developer interested in building a Holiday Inn Express in Arcade. The project was shelved during the pandemic and bank financing dried up but things are improving and the developer tells me things will be moving forward once again.
- Still working with the owners of the Farm-craft Brewery Project in the Town of Sheldon for what is being described as a tourism destination project. Plans call for building a 9,680 sq. ft. timber framed facility on the corner of Harris Corners and Rt. 20A. They plan on finishing of locally produces micro brews using ag commodities which will be grown on the site. The project also has plans for special events and family entertainment. An application for IDA assistance is anticipated. We have asked for brief analysis of this as a tourism destination which is something they are currently working on.
- Jim P. is working with another suitor of the former Sheldon Elementary School for an adaptive reuse project that would convert the building into an assisted living facility.

- Jim P. has been working with a large dairy processor on a new building that would create 100 new jobs. The project needs 100 acres of land, a significant amount of power and natural gas and a large supply of milk. All of these needs are being looked at presently. There is some interest in the Tri-County Business Park that includes land from both Erie and Wyoming County and is served by the Arcade Electric District. A zoom meeting is being scheduled with the WCIDA, ECIDA, the property owner and the Superintendent of Public Works for the Village of Arcade.
- Jim P. is working with a business prospect in Perry that is looking to build a 6,000 sq. ft. warehouse building with a small office. The company does concessions in Letchworth State Park and sells items on-line. The business has outgrown their current space.
- Working with a couple from Curriers that is considering the purchase of the Java Country Store. WCBAC financing programs were discussed that would come in collaboration with bank financing.
- A business prospect is looking at the feasibility of purchasing 28 acres of land that owned by the Village of Silver Springs for a possible manufacturing building. There are several items that need to be researched including the volume of natural gas that could be available to the site, a rezone and commercial access to the parcel that currently is only served by a small village street.

5. Other Business

6. Next Meeting: The Next WCIDA Board of Director's Meeting is scheduled for July 14, 2022 at the Wyoming County Business Center.

7. Adjournment

The meeting was adjourned at 3:35 p.m. on a motion made by J. Rutowski. 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=0OMQ5WwTKT4>

https://www.youtube.com/watch?v=0r67_lZlc6o

Minutes prepared by: Robin Marschilok