

WYOMING COUNTY IDA BOARD MEETING MINUTES

The WCIDA Board of Directors met on July 13, 2023 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 2:39 p.m., in attendance were: Mark Dadd, Chairman; A. Douglas Berwanger, Vice-Chairman; Rebecca Ryan, Treasurer; Thomas McCormick, Secretary (joined meeting at 2:43p.m.); Niccole Hastings, Director; E. Joseph Gozelski, Director; James Rutowski, 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.

2. Administrative

A. Review/approve Minutes from May 11, 2023 Board Meeting

The minutes from the May 11, 2023 Board Meeting were reviewed. A motion was made to accept the minutes by R. Ryan. The motion was seconded by J. Rutowski and unanimously carried.

B. Review and Approve Financial Statements from May and June 2023

R. Marschilok presented the financial reports from May and June 2023. After review the Board approved the financial reports on a motion made by J. Gozelski. The motion was seconded by J. Rutowski and unanimously carried.

3. Action Items

a. Review and Approve Amended IDA Fee Policy

Pierce presented to the Board an amendment to the IDA Fee Policy. The amendment includes 20% of the IDA fee due at the time the Project Agreement is signed and before sales tax exemption documents are prepared. Along with the IDA fee at that time, 20% of the attorney fees will also be due at the time the Project Agreement is signed. In the packet presented the attorney fee due showed 25%, the Board moved to approve the IDA Fee Policy as presented with a change of the initial attorney fee to 20% on a motion made by J. Gozelski. The motion was seconded by N. Hasting and unanimously carried.

4. Discussion Items

A. An Interested Party for the IDA's Perry Development Site of 2.65 acres

Pierce reviewed with the Board a project concept submitted by a party interested in

the 2.65 acres owned by the IDA on the corner of Camp Rd. and Rte. 39 in the Town of Castile. The proposed project would be a not-for-profit entity to provide a viable solution for individuals with disabilities to be able to work and run a business, with the guidance of assisting staff. The project would not be eligible for IDA incentives but it would fill a niche for disabled adults looking for work. The business would include a coffee shop, sale of baked goods, honey, local crafts, fresh garden flowers and locally grown vegetables.

Pierce reminded the Board that the IDA has put \$85,000 into the purchase, appraisal, environmental assessment and surveying of the property and is asking the Board for their interest in the possibility of selling it to a not for profit. Pierce added that the Perry Village Mayor was in favor of the project and there has not been any other viable prospects for the property to date. The Board discussed the need for a not-for-profit to raise a large amount of money to enable the construction of a building and facility grounds. With the need of options like this for disabled individuals, the Board authorized Pierce to continue to negotiate with the prospect and a purchase contract including language requiring the property be returned to the IDA if the project does not come to fruition on a motion made by N. Hastings. The motion was seconded by J. Gozelski and unanimously carried.

B. 2024 is the 50th Anniversary of the Wyoming County IDA- Special Event Ideas?

Pierce informed the Board that the WCIDA will be 50 years old in 2024. He asked the Board if they have any interest in the recognition of that and any suggestions on how to celebrate and get the word out. J. Tyczka suggested adding the 50th year to the Agency logo and a video of previous projects.

5. Executive Director's Report

Wyoming County IDA Economic Development Projects

- Jim P. met representatives from Prestolite in Arcade on 3 separate occasions to discuss a major project that they are undertaking with Cummins Engine from Jamestown involving their new low-to-zero carbon emission engines. The Prestolite project will require some significant capital investment for a new testing lab, automated assembly equipment and improvements to the facility. Jim P. identified possible incentives and grants through Empire State Development and NYS Office of Homes and Community Renewal for the project and subsequent meetings with the appropriate representatives have taken place.
- Jim P. and Scott Gardner worked with Laura Fox O'Sullivan and Greg Albert to host a Consolidated Funding Application grant presentation in our building. The program was focused on providing awareness to the business community

about available grant programs that are due on July 28th. Over 20 business representatives attended the session and it is our hope the information session will result in generating several CFA applications from Wyoming County.

- Jim P. met with a potential buyer of the former Ford garage in Arcade who wants to buy it and move his ATV business from Erie County into the facility. It is under contract so we discussed financing options and if there would be any IDA incentives which in this case there can't be given the retail nature of the business.
- Jim P. agreed to serve as member of the Local Planning Committee for Perry's \$10 million Downtown Revitalization Initiative Grant. Two meetings have already been held and applications for projects are being accepted.
- Jim P. is still working with a developer in Arcade who is very interested in saving the former Humming Bird Toy Factory building and converting it to 18 market rate apartments. The developer has the building under contract with contingencies, one of the first due diligence items is to get the building registered as a NYS and National Historical Places so the developer can take advantage of very attractive state and federal tax credits. It would also be eligible for the IDA's Adaptive Reuse PILOT and the developer would also be interested in a loan from the WCBAC.
- The authorization by the Board to hold a public hearing for the Genie Solar Project in Perry has not moved forward. The developer shared with the IDA Board that panels would be in both the Village and Town of Perry. We soon discovered that there was no local permitting, SEQRA or approval process done in the Town, the Village was fine. The developer just yesterday provided a new site plan that shows the entire project will only be in the Village of Perry and they will adjust their community host agreements accordingly and we will move forward with the scheduling of the public hearing.
- IDA staff is working with Civic Plus on a redesign of our website. There is no cost for the redesign as it was part of our original agreement with the company.
- Several IDA Executive Directors from the Finger Lakes Regional recently met in Rochester where the Greater Rochester Enterprise hosted a visit by Ryan Silva, Executive Director of the NYS Economic Development Council. Ryan was in the region to meet with our state representatives and garner their support in pushing back on some of the anti-IDA legislation and rhetoric that is out there.
- Jim P. also discussed the story written by an Investigative Post Reporter that claimed the IDA PILOTs are hurting the tax revenues of the school districts of Warsaw and Letchworth. Jim P. met face to face with each school's superintendent who had little concern about the story. A response was prepared by counsel and staff with our position to rebut the claims. Our response was also shared with the school superintendents. Very little of our position was used in the story and the article never really gained any traction.

WCBC Business Center Update

- EPA Brownfield Cleanup Grant- The WCBC North, LLC an affiliate of the Wyoming County Business Center had a project kickoff meeting with our grant administrators at Labella Associates and our grant coordinator at the EPA to map out our plan for rolling out the work plan for the cleanup of the former Emkay site. The next steps are to begin the initially Community Engagement and developing a RFP for the demolition and disposal of the buildings at the site.

6. **Other Business** - None

7. **Next Meeting:** The Next Meeting is scheduled for August 10, 2023, at the Ag and Business Center.

8. **Adjournment**

The meeting was adjourned at 3:16 p.m. on a motion made by R. Ryan , seconded by T. McCormick and unanimously carried.

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

<https://www.youtube.com/watch?v=r46mv3rbd1U>

Minutes prepared by: Robin Marschilok