

WYOMING COUNTY IDA BOARD MEETING MINUTES

The WCIDA Board of Directors met on November 10, 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

Vice-Chairman Berwanger, called the meeting to order at 3:11 p.m., in attendance were: A. Douglas Berwanger, Vice-Chairman; Rebecca Ryan, Treasurer; Thomas McCormick, Secretary; and E. Joseph Gozelski, Director; Niccole Hastings, 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.

Absent: Mark Dadd, Chairman

2. Administrative

A. Review/approve minutes from September 8, 2022 Board Meeting

The minutes from the September 8, 2022 Board Meeting were reviewed. A motion was made to accept the minutes by T. McCormick. The motion was seconded by J. Gozelski and unanimously carried.

B. Review and approve Financial Statement September and October 2022

R. Marschilok presented the financial report from September and October 2022. After review the Board approved the financial reports on a motion made by R. Ryan. The motion was seconded by T. McCormick and unanimously carried.

C. Complete the Annual Board Evaluations for the IDA

The Board Members completed the yearly evaluations and the required financial disclosure, conflict of interest and independence certificates.

3. Action Items

A. Request for the extension of the sales tax exemption for one-year from the SunEast Highview Solar project in Castile.

Pierce updated the Board on the SunEast Solar Project stating that according to Mike Beckner the Project Manager, it has been difficult to get the solar panel equipment and supplies needed and they need more time to complete the Project. They 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 Project until August 31, 2023 on a

motion made by J. Gozelski. The motion was seconded by J. Rutowski and unanimously carried.

B. Request for the extension of the sales tax exemption for one-year from Alle-Catt Wind project in the Town of Arcade.

Pierce updated the Board on the Alle-Catt Wind Project, stating that they have not moved forward with the project yet. However, our counsel has accumulated a lot of time on this project and has not been paid by Invenergy for a submitted invoice. Counsel Zanner added that typically all fees are paid at closing but because of the complexity of the project requiring a lot of time up front and may not close for a number of years, Invenergy's Counsel had agreed the Company would pay for the time accumulated. After discussion, the Board agreed that the issue of the unpaid invoice for attorney fees should be addressed before an extension to the sales tax shall be considered. The Board delayed the decision on the request for Alle-Catt Wind until next month on a motion made by J. Gozelski. The motion was seconded by T. McCormick and unanimously carried.

4. Executive Director's Report

Wyoming County IDA Economic Development Projects

- Jim P. continues to work with the Buffalo developer interested in building a Holiday Inn Express in Arcade. The site plan which calls for a facility of 77 rooms with a pool was submitted this month to the Arcade Planning Board for their review. It was reaffirmed the \$60,000 grant we secured from National Fuel Gas 3 years ago is still there to pay for the extension of the gas line from Rt. 39 to the site at 9 Steele Avenue. Jim P. also worked with the property owner at the intersection of Rt. 39 and Steele Avenue to agree to have a lit sign installed there, that deal needs to be formalized between the developer and the land owner. We anticipate getting soon the executed Land Purchase Agreement and an IDA application for assistance.
- Jim is working with metal fabrication business in Arcade on a new expansion project. The IDA provided incentives for their previous expansion project 10 years ago. The new project is needed as the company continues to grow and have reached a record high in terms of revenue
- Work continues with an agricultural business located in Java that is planning a new expansion project. The company is currently putting together their costs for the project.
- Working with Advance Rubber Products in Wyoming in identify some resources that can assist with a \$500,000 new equipment purchase that will result in the creation of 10 new jobs.

- Discussions are also continuing with TTI Millwright Services located on Main Street in Perry who would like to build a new facility on Adrian Road in Perry. They are now considering building the project out in phases starting with an office building leading to the next phase that would be a building for their manufacturing operation.
- The large dairy processor that wants to make a powdered milk product for export were planning on a new building that would create 100 new jobs has gone quiet. The investment group and their consultant from New Zealand were planning a site visit but that has not yet been finalized.
- Work continues with the Perry business prospect that has an on-line business and the concessions contract in Letchworth State Park is looking to build a 6,000 sq. ft. warehouse building with a small office in Perry. The business is very interested in 2.65 acres owned by the IDA. Following a recommendation by the IDA Board Jim P. ordered a new appraisal to help better identify the market value of the parcel. That appraisal came back at \$85,000 a \$10,000 increase in value since the 2018 appraisal.
- Jim P. also continues to work with TPI in Arcade on their planned \$16M expansion project that will double the size of the plant. We are competing with Pennsylvania for this project. TPI's parent company Ligon Industries also a second aluminum casting plant in PA that has the same operation as the Arcade facility.

5. Other Business - None

6. Next Meeting: The Next WCIDA Board of Director's Meeting is scheduled for December 8, 2022 at the Wyoming County Business Center.

7. Adjournment

The meeting was adjourned at 3:27 p.m. on a motion made by T. McCormick. The Motion was seconded by N. Hastings and unanimously carried.

Meeting recorded and posted on You-Tube at the following link:
<https://www.youtube.com/watch?v=UnyFDE4nu5I>

Minutes prepared by: Robin Marschilok