

2025 ANNUAL REPORT

Wyoming County
Industrial Development Agency
& Business Assistance Corporation



WYOMING COUNTY, NY

Rural values. Global vision. Endless possibilities.

Executive Director's Message

Thank you for your interest in the 2025 Annual Report of the Wyoming County Industrial Development Agency (WCIDA) and its affiliates the Wyoming County Business Assistance Corporation (WCBAC) and the Wyoming County Business Center (WCBC). We are proud to recognize and celebrate the accomplishments of this past year and have never been prouder of the work being accomplished by our staff that enhances the success of our businesses and the greater community.




Inside this report are very diverse economic development programs and activities that demonstrates the effectiveness of our three dynamic economic development organizations that are guided by our Board of Directors who give generously of their time and expertise to work with our staff for the betterment of Wyoming County's economy.

The organizations and our assistance to the business community is constantly changing to keep pace with the ever-evolving trends and services needed to retain and grow our business community. We stay aligned with our mission to encourage capital expenditures, assist with business retention, the creation of good paying jobs, and improving the quality of life in Wyoming County.

This past year has been one of uncertainty for our business community especially when it comes to the impact of tariffs and the high interest rates. This can have a stifling effect on business confidence and growth. Yet many of our businesses have taken it in stride and moved forward with projects. You will find in the report some of the companies that have done just that with assistance of the organizations that we administer.

We are very proud of our business community and admire their hard work, their entrepreneurial spirit and passion, the tenacity that they demonstrate to overcome adversity and strive to become stronger and more successful as a business. It is a privilege that we have been able to assist so many of them over the years.

I am also very proud of our staff and I have to commend WCIDA's Jennifer Tyczka, Program Manager, Robin Marschilok, Director of Operations, and Scott Gardner, Economic Development Specialist for the excellent work they do. Their work is vital to all three economic development organizations that we administer. Lastly, I want to thank the WCIDA, WCBAC and WCBC Board of Directors along with the Wyoming County Board of Supervisors for their support and giving me the privilege to lead the economic development efforts in Wyoming County.

Sincerely,

James Pierce
Executive Director



Working within the Community and Building Partnerships

Our economic development activities on behalf of Wyoming County involve much more than the WCIDA incentives that provide exemptions from sales and mortgage recording taxes and abatements of real property taxes.

The WCIDA, works alongside its affiliated organizations, the Wyoming County Business Assistance Corporation (WCBAC) and the Wyoming County Business Center, Inc. (WCBC) to provide a host of services that are designed to help small businesses and works with local financial institutions as well as state and federal programs to encourage economic development.

The WCBC administers the Wyoming County Business Fast Track program, a nationally recognized program whose purpose is to educate entrepreneurs and help businesses succeed by providing the necessary skills to overcome the challenges of starting or expanding an existing small business. The program has educated more than 200 entrepreneurs, with over 60% of the participants creating a business.



Studio Cafe ribbon cutting in Warsaw

The WCBC also administers the Wyoming County Business Accelerator Academy and the Business Mentorship Program, which provide entrepreneurs with the tools, resources, and knowledge to advance their businesses to greater financial success and long-term sustainability.

The WCIDA works closely with other organizations like the Wyoming County Chamber of Commerce and Tourism, to take advantage of marketing and promoting the many natural and man made attractions, and encouraging businesses to expand or start up in Wyoming County.

The agency also works with the Wyoming County Business Education Council, supporting programs for the youth to help build a bigger and stronger workforce for the future.

There are many other economic development activities throughout Wyoming County that have been made possible with the help of the WCIDA, including the Arcade Business Park, the Wyoming County Rail Initiative and the environmental clean up of the A&A Metals site in Perry.

The cleanup of the former Emkay milk processing plant facility, an EPA brownfield clean-up site located in the Village of Arcade is partially remediated and ready for the next phase of clean up and redevelopment. The WCIDA also markets available county properties, to nationwide site selectors whose clients are interested in relocating businesses to the County from outside New York State.

The impact of WCIDA projects on local municipalities and schools, can be measured in the additional revenue realized by those jurisdictions. The projects assisted by the WCIDA would not exist in Wyoming County if they did not receive the incentives offered to make their projects viable.

As we reflect on the businesses, projects, and people who have been an integral part of the WCIDA's success, we will continue to celebrate and educate the community on the agency's vital role as an important mechanism for economic growth and future development in Wyoming County.



Spring 2025 Wyoming County Business Fast Track class

Administrative Accomplishments

The NYS General Municipal Law Section 18A, is constantly changing and it is the responsibility of the WCIDA Board and Staff to work diligently to keep the WCIDA, WCBAC, and WCBC organizations in compliance with the Public Authority Law and Authority Budget Office. In 2025, the staff accomplished the following:

1. Provided complete operation of three economic development entities and administration of other grant and loan fund programs available to businesses within the County.
2. Comply with reform on transparency and accountability measure as well as new prevailing wage legislation passed into law, limiting public funding for large projects. Work through a complex NYS Energy Module to accurately calculate project assessments.
3. Prepared and submitted PARIS reports, for all three entities. Complete Board and staff required annual disclosures and evaluations.
4. Work with EFPR Group, CPAs to complete the Agencies auditing services.
5. Administered a second Micro-enterprise Assistance Program (MAP) grant from NYS OCR. Allocating all funds and working with grantees to complete OCR grant requirements.
6. Completed the management of an EPA Brownfield Clean-up Grant including compliance process and procurement of contract for professional and technical project support, and procured of a contractor for site demolition and clean-up. WCIDA will work with developer to provide incentives in future site uses.
7. Administered the Wyoming County Business Center and its programs. Recognized 15 years of the Wyoming County Business Fast Track Entrepreneur Class.
8. Worked with Wyoming County Chamber and Tourism to boost economic development and the tourism and hospitality sectors. Celebrated the launch of the new Tourism brand.
9. Enter required information on the WyCoIDA.org economic development website, continue blog to inform community of new happenings.



Wyoming County Fast Track graduate Country Belle Farm Market ribbon cutting in Perry.



Wyoming County Fast Track graduate Laura's Cakes & More ribbon cutting in Arcade.

Financial Accomplishments & Project Activities

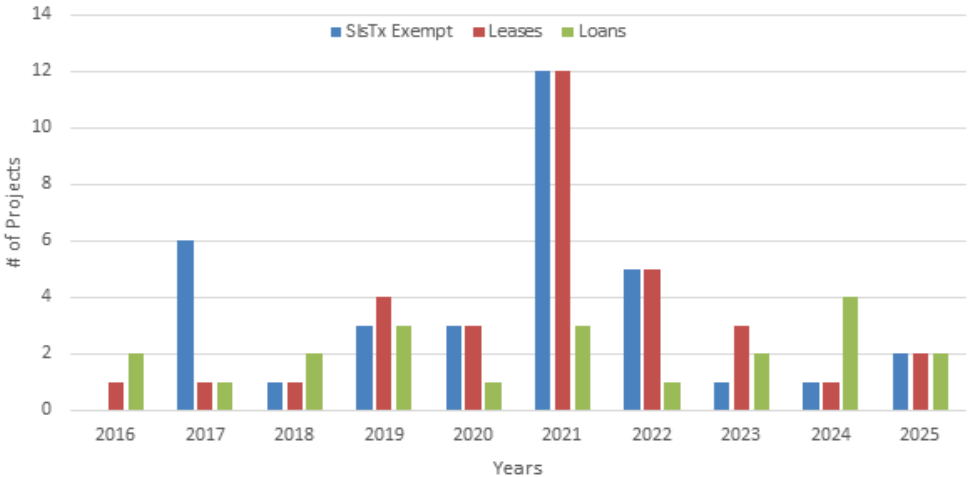
In 2025, the WCIDA continued to execute projects initiated before the start of the year along with new projects brought before and approved by the Board of Directors.

While the local community and County businesses have continued to succeed, employee shortages, supply chain issues and inflation increases have slowed some economic development efforts.

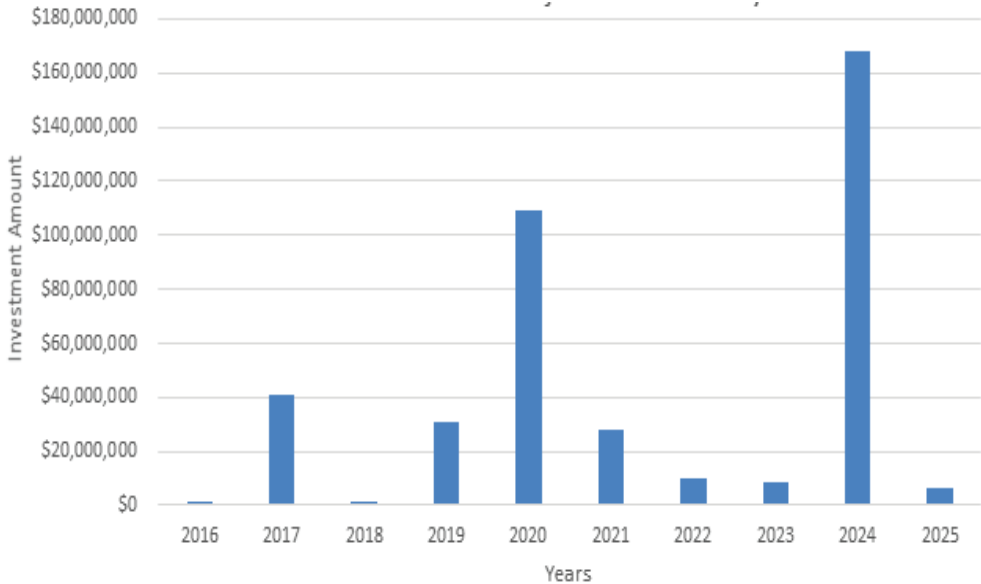
Coupled with the new State prevailing wage law which went into effect in January of 2022, the WCIDA has been vigilant in assessing new projects needs and financial resources.

There was considerable activity within the organizations in spite of weaker economic activity at the state and national level. The WCBAC received several new loan requests and the administration of a second successful round of grants for small businesses through the Micro-enterprise Assistance Program (MAP).

WCIDA & WCBAC Project Activity by Year



WCIDA & WCBAC Project Activity by Year



The WCIDA and the WCBAC continuously assess the business environment throughout the County and work diligently to provide the information that businesses need to obtain the resources for supportive funding from small business programs and utilize the cost saving tools available through our economic development programs.

The WCIDA continues to forge ahead in its mission to encourage and increase private investment that creates

new job opportunities, retains and stabilizes the existing employment base, and generates added tax revenues through increased economic activity in Wyoming County.

Building on Successes

This year, the WCIDA approved project financial incentives, secured state funding for development and expansion projects, induced project tax abatements, closed project Lease/PILOT agreements, and there are multiple projects currently in progress for Board consideration.

In 2023, Wyoming County's first wind farm in Eagle reached its 15 year mark. An automatic 5 year extension of the PILOT began in 2024, as well as the planning phase for the project.

In 2024, the Wethersfield wind farm also reached its 15 year mark and started its 5 year extension of the PILOT. Both wind farms have been acquired by AES Energy and the WCIDA has received applications for the repowering for each of these projects with new turbines.

The WCIDA maintains regular contact with solar and wind projects, like AES Energy, Highview Solar, and Cordelio Power, approved in previous years. Updates and highlights of assisted projects in 2025 are found in the following sections.



Renewable Energy Projects

ALLE-CATT WIND ENERGY LLC WIND TURBINE PROJECT TOWN OF ARCADE

- The Alle-Catt Wind farm is a 340 MW wind project being developed by Invenergy affiliate Alle-Catt Wind Energy LLC on over 30,000 acres of leased land in Wyoming, Cattaraugus, and Allegany Counties.
- The company plans to construct up to 10 wind turbines, with a total of 45 MW capacity, with approximately 13% of the total project in the Town of Arcade in Wyoming County. With an investment of \$162,736,170.
- The WCIDA Board approved an amended incentive package worth \$17.5M in October of 2024.
- The WCIDA sent a letter of support to the NY Public Service Commission on behalf of the energy companies in support of the ACE NY Petition.
- In February 2025 the Alle-Catt project closed on the Lease/PILOT with the WCIDA and the project has started construction.

HIGHVIEW SOLAR, LLC

- Founded in 2012, Highview Solar, LLC is a privately held solar energy development company that has partnered with recognized leaders in the renewable energy industry.
- Highview Solar, LLC proposes the installation of a 20 MW, ground-mounted, utility-scale solar energy generation system in the Town of Castile, NY. The project will cover approximately 83.4 leased acres and will have a total cost of \$20 M+.
- The WCIDA Board approved incentives for this project in August 2021.
- The Company was acquired by Cordelio Power in 2023.
- The costs for this project have doubled due to price increases and supply chain issues. The WCIDA Board revised its authorized incentive amounts to cover the additional cost.
- Currently, the project is working through renewal of local approvals anticipated to close the Lease/PILOT in the Fall of 2025.

Renewable Energy Projects Continued...

NY BENNINGTON 1, LLC

- NY Bennington I, LLC is the owner of the solar farm being developed by its affiliate, BXW II, LLC, ("BXW"), a Community Solar Farm developer in New York State. BXW develops, constructs and operates solar farms and sells the energy generated to local residents and businesses.
- NY Bennington I, LLC is a 2.063 MW project consists of racking, solar modules, inverter, electric wiring and other system components required for the installation and operation of this solar generating system. The project will cover approximately 15 acres on Church Road in the Town of Bennington and will have a total cost of \$4,808,266.
- The WCIDA Board approved incentives for the project at the November 14, 2014 totaling \$462,618 over the 20 year life of the project.
- Documents have been signed and the project will close on the Lease/PILOT with the WCIDA this Fall. Construction has started on the project.

DUKE ENERGY RENEWABLES SOLAR, LLC SOLAR PROJECT - BENNINGTON, N.Y. (NEW OWNERSHIP)

- Duke Energy Renewables Solar sold the Bennington Solar project to SunEast 2021 Acquisition, LLC.
- The Project involves approximately 82 acres in the Town of Bennington for the construction and equipping of a 20+/- MW solar photo-voltaic electric generating facility.
- The proposed capital investment for this project is \$23,799,507. The WCIDA Board of Directors approved \$41.8M in incentives on February 20, 2020.
- The project is expected to move forward under the new ownership.

AES VALCOUR BLISS NEWCO, LLC

- AES Valcour acquired the operating Bliss Wind Park in 2021, with the intention to repower the facility, extending the life of the project and ensuring clean energy generation in Wyoming County.
- Repowering will entail decommissioning and removal of the existing 1.5 MW turbines and construction of new, larger turbines, ranging from 4.5 to 6.1 MW, with a maximum height of 650' in the Town of Eagle.
- The benefits include an additional 20-30 years of operations of the facility and a REC agreement with NYSERDA. Repowering will also continue local economic benefits, such as landowner payments, HCA payments, and PILOT/tax payments. Total project cost will be \$418,458,319.
- The company requested WCIDA incentives for exemption of sales tax on construction materials and non-production equipment, a mortgage recording tax exemption, and a deviated PILOT agreement for abatement of property tax.
- The WCIDA will hold a public hearing for the project before consideration of incentives by the Board.



Renewable Energy Projects Continued...

AES VALCOUR WETHERSFIELD NEWCO, LLC

- AES Valcour acquired the operating Wethersfield Wind Park in 2021 with the intention to repower the facility, extending the life of the project and ensuring clean energy generation in Wyoming County.
- Repowering will entail decommissioning and removal of the existing 1.5 MW turbines and construction of new, larger turbines, ranging from 4.5 to 6.1 MW with maximum height of 650', in the Town of Wethersfield.
- The benefits include an additional 20-30 years of operations of the facility and a REC agreement with NYSERDA. Repowering will also continue local economic benefits, such as landowner payments, HCA payments, and PILOT/tax payments. Total Project is expected to be \$450,866,096.
- The Company requested WCIDA incentives for exemption of sales tax on construction materials and non-production equipment, a mortgage recording tax exemption, and a deviated PILOT agreement for abatement of property tax.
- The WCIDA will hold a public hearing for the project before consideration of incentives by the Board.

GENIE SOLAR ENERGY, LLC

- Genie Solar Energy was founded in 2004 under IDT Energy and spun off from its parent company (NYSE:IDT) in 2011. Genie Solar is part of Genie Energy (NYSE: GNE), a global energy solutions company who supplies customers with electricity in the US and Europe.
- Genie Solar Energy, LLC proposes the installation of a 3 MW; ground-mounted, community solar energy generation array in the Village of Perry, NY.
- The Village of Perry will be the Lead Agent concerning the SEQR requirements for this project.
- The Village of Perry has negotiated a Host Community Agreement with Genie Solar Energy, LLC with the terms of \$5,000 per MW Host Fee and PILOT payment at an 80% Host/20% PILOT split, over 20 years.
- The project will cover approximately 7.6 leased acres and will have a total cost of \$9,714,935.
- The WCIDA held a public hearing for the project, and the WCIDA Board approved the incentives on July 10, 2025.

“ We are very fortunate to have an WCIDA that has a strong foundation and a proven track record over its 50-year history. Our work is based on a team approach to growth and expansion in Wyoming County. The IDA Board and Staff work collaboratively with our partners to develop projects that enhance the quality of life and improve the economic future for our communities. Over the years, we have worked together to carefully and deliberately grow the economy, by investing in quality projects and people. ”

-- James Pierce, Executive Director of the WCIDA

Tourism Economic Development Projects



LETCHWORTH VALLEY CAMPGROUND & RESORT, LLC

William Proietti, owner of Marimax Properties, Inc., purchased a vacant church camp in Pike, NY and reopened it as Letchworth Valley Campground & Resort, a public campground after remodeling and upgrading the existing structures and the addition of 50 tent sites.

The capital investment for the project was \$1,231,500, and 8 jobs were planned to be created. The WCIDA entered a Lease/PILOT Agreement in April 24, 2022. In 2024 the

Campground celebrated its grand opening and ribbon cutting. Plans are currently underway for the next phase of expansion.

FARMCRAFT BREWERY, LLC

Farmcraft Brewery, LLC is a brewing facility, taproom, and event center located on a portion of the 300-acre 4th generation Meyer family farm in rural Sheldon, New York. Ashley C. Howe is the sole owner of the Brewery located on Route 20A, only 26 miles from Buffalo, 60 minutes from Rochester, with easy access for visitors looking to experience a quality craft brewery and the many other events and activities planned at the property including a regular farmers market.

Farmcraft Brewery constructed a 9,600 sq. ft., two story wood framed barn style building with a capital investment of \$1.4M. Twelve new jobs are expected. The project closed the financing and WCIDA Lease/PILOT in December of 2023, and the PILOT started with the 2024-25 school and the 2025 Town and County tax fiscal year.



LETCHWORTH BASE CAMP

The Company owner, Mike Bellamy, sees a way to help Main Street Perry and attract visitors not only to Silver Lake but to Letchworth Park and other local attractions.

Bellamy has acquired two distressed properties in the Village of Perry having a combined assessed value of \$31,200. The plan is to reconstruct and repurpose the buildings to provide residential apartments, commercial space for meetings, information area, game room and activities.

Outside areas used for temporary RV parking, a mobile "chill out" area, picnic areas and small entertainment venues. The estimated cost of the project is \$295,000. WCIDA assistance was provided, but the project was put on hold due to material shortages and cost increases. The Project is now underway with planned completion in 2025.

Economic Development Projects

26 INDUSTRIAL, LLC/ UPSTATE DOOR



In 2001, Rob Fontaine started Upstate Door, a company that offers fine wood door solutions to custom home builders, discerning architects, upscale interior designers, and high-end building material dealers. The Company offers a customized service for each project and accommodates unusual or unique sizes, making a perfect partner for distinctive projects.

Upstate Door is planning to expand the footprint of its facility with a 3,600 sq. ft addition to accommodate state of the art equipment and machinery. The project will allow the Company to stream line the workflow to reduce manual lifting and enhance workplace safety, open up more technical roles

and growth opportunities for existing workers and advanced job opportunities for local residents. Total capital investment is estimated at \$1,505,000 and will be self-funded.

Upstate Door currently employs 88 people and expects to create 5 new jobs over the next 3 years. The WCIDA Board approved incentives for the project totaling \$78,427. The project is well underway.

ELITSAC, INC.

Elitsac, Inc. has been serving Western New York with lumber, building materials, rental equipment, and hardware since 1870. Elitsac has been a Women Owned Small Business (State WBE and Federal WOSB) since 1996 and is an independently-owned member of Do it Best Corp., the only US-based, member-owned comprehensive and fully integrated hardware, lumber and building materials buying cooperative in the home improvement industry.

Elitsac's online catalog features 67,000 items available for purchase with fast and free delivery to their store. Elitsac serves the local community and the Buffalo and Rochester areas with rental equipment, offering anything from mid-large size construction equipment rentals to tool rentals.



Elitsac has plans for the construction of a 12,000 sq. ft. post frame building to replace the 100 year old building, to serve as office space and allow for better efficiencies, improve customer experience and business expansion. The total capital investment is \$1,691,800. Elitsac, Inc. currently employs 21 people and expects to create 8 new jobs over the next 3 years. The WCIDA Board approved incentives for the Project worth \$252,413 at the January 16, 2025 Board Meeting. Construction for the project has not started.

TPi ARCADE, LLC



TPi Arcade, LLC is an aluminum casting foundry that specializes in the V-Process method of sand casting. The 55,000 total square-foot facility houses state-of-the-art computer controlled equipment run by manufacturing experts. TPi Arcade provides a multitude of services not always available from other casting suppliers including Aluminum V-Process manufacturing, CNC machining, finishing and subassembly and CAD/CAM systems to receive, integrate and generate numerically controlled programs for rapid, accurate patterns and component machining.

TPi Arcade has determined a need for a 2500 sq. ft. addition to the existing office space to provide 6 more offices to allow staff more room, additional bathrooms and meeting room space. TPi Arcade, LLC currently employs 83 people and expects to create 6 new jobs over the next 3 years.

TPI Arcade Continued...

The Company requested abatement of sales tax on construction materials and non-production equipment, and a PILOT agreement for temporary abatement of property tax. The WCIDA Board approved incentives totaling \$155,619, at the September 12, 2025 Boar Meeting. The Project has started and is expected to be completed in the Spring of 2026.

HILLCREST INDUSTRIES, LLC



In 2004 Hillcrest Industries, LLC was established focusing on blasting abrasives. First using coal slag then evolving into glass bead production. In 2008, Hillcrest built its first glass bead furnace to make glass spheres used in traffic markings. The company expanded in 2017 building a third glass bead furnace.

In 2021, Hillcrest constructed a 31,250 sq. ft. pre-engineered steel building to serve as a storage warehouse and distribution of its manufactured glass beads. The expansion of its facility allowed Hillcrest to keep up with increased demand and be a stronger competitor in the glass bead market.

Hillcrest plans to construct a 15,800 sq. ft. pre-engineered steel building to serve as a crane building. The total capital investment of \$2,095,000 will be self-funded. The Company requested abatement of sales tax on construction materials and non-production equipment, and a 10-year PILOT agreement for temporary abatement of property tax. Hillcrest Industries currently employs 30 people and expects to create 2 new jobs over the next 3 years. The WCIDA Board approved incentives totaling \$319,549, the project is underway.

Looking Ahead...Future Projects and Opportunities

- The land sale transaction of WCIDA property known as "Steele Avenue Parcel B," is expected to be finalized for a hotel project in Arcade.
- An Arcade manufacturer is proposing the demolition of some older buildings that will be replaced with new structures.
- Several of the proposed projects identified in Perry's DRI Grant Award will be seeking WCIDA assistance.
- Mixed use and/or market rate housing has been identified as potential redevelopment project for the former Emkay Brownfield site once phase two remediation of the site takes place through the NYS DEC Brownfield Cleanup Program.
- A Perry based business has plans for the redevelopment and expansion of their existing facility to become more state of the art.

The WCIDA Remains Vigilant

The WCIDA staff continues to encourage and assist businesses which are constantly adapting to the economic challenges from Tariff uncertainties, supply chain and work force issues, and the effect of government policy. Our work and advocacy in this area is a vital part of Wyoming County's Economic Development future support and growth.

While enduring changes to regulations, and compliance issues as well as priority and policy changes from New York State, the WCIDA has proven time and again its strength and belief in the service we provide to our County's economic future.

The WCIDA continues to do its part to encourage the growth and investment in our local businesses. With an ever changing legal landscape, the WCIDA will stay abreast of any new legislation and guidance from the Governor, Comptroller, and the state legislature that will impact administration or project work of the WCIDA. The Agency will also continue its due diligence to wisely acquire real estate that can be marketed for business growth or to new businesses coming into Wyoming County.

The WCIDA will fulfill its mission to provide tax incentives to encourage capital investments, and search out new ways to invest resources that improve the economic climate in Wyoming County. The WCIDA remains committed to the effective operation of the Wyoming County Business Center and its host of very successful economic development programs designed to support the small business and thriving entrepreneurial community.



IDA's are under regular threat in NYS and the work continues to improve the business climate while preserving the important IDA tools and incentives.

Wyoming County Tourism Rebrand



In 2020, the Wyoming County WCIDA/WCBAC invested in a tourism destination assessment and brought on Josiah Brown, (the NY Sherpa) from Famous Destination Marketing to take a 360-degree look at the destination that is Wyoming County and its assets. He went through a full discovery process that included multiple visits and "Secret Shoppers," stakeholder interviews, an assessment and analysis, plan development. The final product was a Destination Assessment Report that stressed, "Future success is dependent on "quality-of-life" and that relies heavily on "quality-of-place" more than ever." There were also a number of findings on areas for investment and focus for both economic development support and future marketing opportunities.

In 2023, the Wyoming County Chamber and Tourism office was awarded an Economic Development Administration grant of \$250,000 to develop new brand and assets, reach greater markets and develop strategies for reaching international travelers. This project also included stakeholder interviews and almost two years of design and data work to ultimately finalize a new brand design and identity as well as strategies to reach target audiences.

The new brand launched in the Spring of 2025 with a full tool kit of new logos, digital assets, website, social media, print assets and more. The key goal of the project is to capture Letchworth State Park visitors and invite them to go 'beyond' the Park into our communities to discover all that Wyoming County and the surrounding area have to offer.



The Wyoming County Business Assistance Corporation

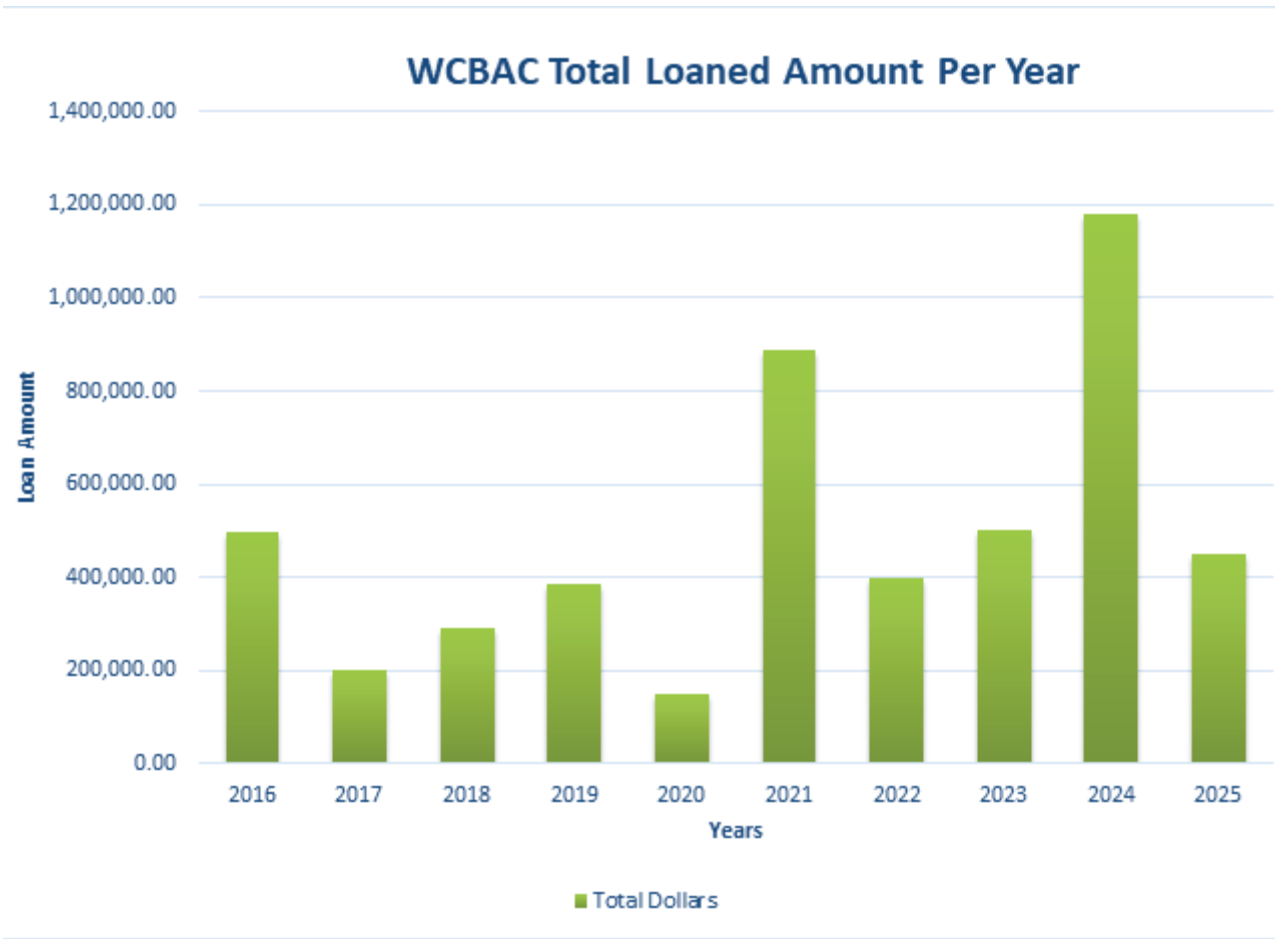
Financing for the Future



The Wyoming County Business Assistance Corporation (WCBAC) is a local development corporation administered by the WCIDA, managing the revolving loan funds for several programs including the micro-enterprise grant program. The WCBAC is able to provide the needed funding in combination with traditional financing through local banks and at times taking on the high risk loans which have been denied bank financing.

The WCBAC’s mission includes the lessening of the burdens of government by undertaking and promoting economic development initiatives in Wyoming County, New York that will include real estate development and management, fundraising, business loan issuance and administration, regional marketing and promotion, and other community-based economic development activities permissible under the Not-For-Profit Corporation Law.

The WCBAC reviewed applications and approved 7 requests for funding in 2025, for a total of \$450,000. Currently the WCBAC Loan Portfolio reflects 19 General Loans, 7 GAIN Loans and 11 Grant Anticipation Notes, with a total outstanding balance of \$2,783,809.



GAIN Loan Program Makes an Impact

The WCBAC administers the awarded Growing the Agricultural Industry Now (GAIN) revolving loan fund. This unique loan program originated from the Genesee/Finger Lakes Regional Planning Council ("G/FLRPC") which received a \$3,000,000 grant from New York Empire State Development ("ESD"). Proceeds were used to provide loans to agricultural and food processing businesses. The re-payment of the awarded GAIN loans has created a revolving loan fund which allows the WCBAC to continue the program for diversifying agriculture projects.

DIRT RICH, LLC/FARMCRAFT BREWERY, LLC

The WCBAC approved an application for GAIN funds from Farm Craft Brewery which built a brewing facility, taproom, and event center located on Route 20A. Farmcraft has constructed a 9,600 sq. ft. 2 story wood framed barn style building with a capital investment of \$1.4M. The project closed on the financing in December 2023 and construction is now complete.



KEEM'S DAIRY FARM, LLC

Daryl and Sarah Keem of Keem's Dairy Farm, LLC, applied for a GAIN loan of \$60,000 to complete the financing to purchase and install a new 5,000 gallon bulk tank. The owners asked for the funds needed in collaboration with Tompkins Community Bank, and owner equity. The Farm has plans to expand their milk house and install an additional 5,000 gallon milk tank to allow for more storage and less hauler pickups. The increased storage reduces hauling expenses by \$1,500/month. This, along with additional feed storage to accommodate increased inventory for their growing herd, will reduce overall expenses and improve efficiencies. The total cost of the project is \$150,000. The WCBAC Board approved the request for a \$60,000 loan at 1% interest over 10 years. The loan closed in October 2024.

WCBAC Programs Making an Impact Across the Community

ARCADE & ATTICA RAILROAD CORPORATION



The WCBAC received a request from the A&A Railroad for a grant anticipation note in the amount of \$450,000. The Railroad has completed the work for the reimbursable federal grant through NYSDOT for the replacement of 2 miles of rail, railbeds and gates. The Board approved the request at the January 10, 2024 meeting. The total project cost was \$1.2M.

A&A Railroad was awarded an additional grant of \$1.5M for the continuation of work on the rail, railbeds and gates. At the June 13, 2024, the Board Meeting the WCBAC approved the amendment to the note to include the additional NYSDOT Grant upon the receipt of a fully executed grant agreement. The project is expected to start soon.

RIVER SPRING LODGE, LLC



River Spring Lodge LLC was approved for a loan of \$200,000 for a term of 10 years at an interest rate of 4%. Proceeds will be used to expand the facilities and services offered by the River Spring Lodge.

Currently the property is a boutique lodge with eight private suites on the second floor and two more bedrooms on the first floor. There is also a large lobby with TV and bar, and a "chef's table" dining room adjacent to the expansive executive chef kitchen. Room service meals are available to overnight guests.

The expansion will allow for wedding celebrations for up to 150 people. Part of the first floor of the existing lodge is being remodeled to serve as a venue for smaller weddings which could be held year-round. A substantial portion of the funds will be spent on a 24' x 24' enclosed room to be built off the north end of the existing building leading to a massive 500 square foot octagonal tent that will serve as the seasonal reception venue.

This area will be capable of seating 150 dinner guests as well as having a large dance floor. This seasonal outdoor space will be available from May through October. The inside space with enclosed pavilion could seat up to 115 wedding guests year-round. The WCBAC Board approved the note as requested at the March 13, 2025 meeting. The note was closed on July 1, 2025.



DELL COLLECTIVE, LLC

Amanda Osborn, owner of Dell Collective, LLC, requested a business loan from the WCBAC in 2025 for \$150,000 to complete the needed funding for renovations of a vacant building at 17 North Main St. in Perry.

Along with equity, bank financing and a Downtown Revitalization grant, the total capital investment is \$520,000. Once renovations are complete the property will house a boutique rental unit upstairs and offices for Dell Collective on the main floor.

The WCBAC Board approved the loan request, with terms of 8 years and 3% APR, at the August 21, 2025 meeting. The loan will close soon.



The Business Assistance Corporation

Focused on Business Growth

Through the ongoing efforts of the staff and Board of Directors, the WCBAC will continue its work to deliver programs and opportunities for Wyoming County's business community. As it fulfills its important mission, the WCBAC will focus on these key areas:



- Monitor and meet the financing needs of our local businesses, and provide resources and lending options where needed.
- Working diligently to provide gap financing to complete the financing needs and work in collaboration with local financial institutions serving our local businesses.
- Provide needed administration or pass-through services for local affiliates and organizations applying for grants in support of their mission.
- Seek out and deliver programs to provide financial assistance to local businesses.

Wyoming County Micro-enterprise Assistance Program

The WCBAC is the sub-recipient for a \$300,000 NYS Homes and Community Renewal Micro-Enterprise Grant awarded to the County in February of 2024. This is the second Micro-enterprise Assistance Program grant providing grants up to \$20,000 to small businesses in the County that meet the eligibility requirements.

After the WCBAC developed the preliminary required documents to facilitate the grant program and announced the availability of the grant funds in May 2024, over 30 small businesses reached out to inquire about the program.

In total, 21 grant applications were received and 13 were approved through the program committee review process. The businesses applying for grant assistance include, bakeries, woodworking, photography, flower/produce sales, hair salon, ice cream production, art gallery, beef raising and speech therapy.

A total of \$255,000 has been allocated to grantees and \$45,000 will cover the program delivery and administration of the grant. The Program expires in February of 2026.

Companies Assisted by the WCIDA/WCBAC in 2025

LEASE /PILOTS

73 Main Street Associates
Alpine Acres- East Hill Creameries
Alle-Catt Wind Energy LLC
Beer Justice
Bennington Solar
CFI, Inc.
CFI, Inc. - East
Drasgow, Inc Expansion
Farmcraft Brewery, LLC
Park Warner-Empire Distributing
Genie Solar -Perry Comm. Solar
Hillcrest Industries, Inc
Highview - Cordelio Power
Indus 19, LLC- Hotel
JC Equipment
Kal- Kenna - Dream Lake
Kelly's Garage
Krog Corp - Arcade REHC 1
Letchworth Basecamp ST-60
Letchworth Valley Campgrounds
Maple Pro - CDL USA
Morton Salt
Noble Bliss Windpark -Cogentric
Noble Wethersfield - Cogentric
NY Pike I-IV (4 projects)
Orangeville Energy Storage
Paddock Properties
Perry Holdings LLC
RM4 Holdings, LLC
Select Door
Sheldon High Wind Farm
Silverlaken - ST-60
Stony Creek Wind-
SunEast High View Solar ST-60
Sunrise Courts LLC
T J Marquart - Lease
Texas Brine New York
TPi Arcade
Upstate Door

RETURNED TO TAX ROLLS 2024/25

Koike Aronson, Inc.
Maple Grove Enterprises
Park Warner - Empire Distributing
Paddock Properties

PENDING PROJECTS

Niagara Solar
Elitsac, Inc.
AES Bliss RePower
AES Wethersfield RePower

WCBAC LOANS

A&A Railroad Corporation
A&A Railroad Corp. Grant Anticipation Note
Action Enterprises
Attica Unlimited, LLC
Dell Collective, LLC
Drasgow, Inc. III
Heinrich, Bert Inc
Hidden Valley Animal Adventure
In-Site Enterprises, LLC
Jay Bee Contracting, LLC
Kal- Kenna Properties, LLC
Krog Corp
Letchworth Valley Campground & Resort, LLC
Lumberyard Hospitality, LLC
Perry NY, LLC - Rufus Smith
Perry NY, LLC - Howell Loan
River Spring Lodge, LLC
Silver Lake Brewing Project, LLC
Silverlaken, LLC
Sunrise Courts, LLC

GAIN LOANS

Keem's Dairy Farm, LLC
Keem's Dairy Farm, LLC #2
Table Rock Farm, Inc.
Whispering Brook Farms
Boxler Maple Farm, LLC
Beer Justice Brewing Co., LLC
Dirt Rich, LLC - Farmcraft Brewery, LLC

OCR MAP GRANT RECIPIENTS

Sunshine Speech Therapy, PLLC
Studio Cafe, LLC
Maker Movement, LLC
Stately Photos, LLC
Stacey's Pies
Rix Carpet Cleaning, LLC
High Ridge Herfords
Kilam Custom Baits, LLC
Warsaw Milk & Cream
Perry Woodworking & Trades
Laura's Cakes & More, LLC
Refresh Hair Studio, LLC
Letchworth Gallery

As of 9/2/2025

Wyoming County IDA/BAC 2025 Board Members & Staff

BOARD OF DIRECTORS

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Wyoming County Economic Development

WYOMING COUNTY INDUSTRIAL DEVELOPMENT AGENCY BOARD OF DIRECTORS

Mark Dadd, Chairman; A. Douglas Berwanger, Vice Chairman;
Rebecca Ryan, Treasurer; Thomas McCormick, Secretary;
E. Joseph Gozelski, Director; Brianna Stone, Director

STAFF MEMBERS

James Pierce, Executive Director, CEO/CFO
Robin Marschilok, Director of Operations; Jennifer Tyczka, Program Manager;
Scott Gardner, Economic Development Specialist

Functions of the WCIDA Include:

Provide appropriate tax incentives to qualifying companies as prescribed in NYS Law which include:

- Real property tax abatement through Lease/Leaseback and PILOT agreements according to the WCIDA Uniform Tax Exemption Policy
- Sales tax exemptions
- Mortgage recording tax exemptions
- Tax-exempt industrial bonds
- Business Site Development
- Business Retention and Expansion Services

The WCIDA Provides Administration Services for:

WYOMING COUNTY BUSINESS ASSISTANCE CORPORATION (WCBAC)

A Local Development Corporation (LDC)
Sole Member: WCIDA
James Pierce, President/CEO/CFO

Board Members:

Mark Dadd, Chairman
A. Douglas Berwanger, Vice Chairman
Rebecca Ryan, Treasurer
Thomas McCormick, Secretary
E. Joseph Gozelski, Director
Brianna Stone, Director

Functions of the WCBAC include:

- Commercial Revolving Loan Program
- Grant Program Administration
- GAIN Loan Program



WYOMING COUNTY, NY

Rural values. Global vision. Endless possibilities.

WYOMING COUNTY BUSINESS CENTER, INC. (WCBC)

A Local Development Corporation (LDC)
Sole Member: Wyoming County
James Pierce, President/CEO/CFO

Board Members:

Sam Gullo, Chairman
Dan Leuer, Vice-Chair
Jim Brick, Treasurer
Brianna Stone, Secretary
Rick Fish Jr., Director

Functions of the WCBC include:

- Small Business Micro Loan Program
- Rapid Start Loan Program
- Fast Track- Entrepreneur Training
- Business Accelerator Academy
- Business Mentorship Program
- Business Attraction Marketing
- Redevelopment of environmentally challenged properties

