



WYOMING COUNTY IDA BOARD MEETING MINUTES

The WCIDA met on Thursday, February 13, 2025 @ 2:30 p.m. at the Wyoming County Ag & Business Center, 36 Center Street, Warsaw, NY 14569

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

Rebecca Ryan, Treasurer, called the meeting to order at 2:34 p.m., in attendance were: Rebecca Ryan, Treasurer; James Rutowski, Director; Niccole Hastings, Director; 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: Mark Dadd, Chairman; A. Douglas Berwanger, Vice-Chairman; Thomas McCormick, Secretary

2. **Administrative**

A. **Review/approve minutes from January 16, 2025 Board Meeting**

The minutes from the January 16, 2025 Board Meeting were reviewed. A motion was made to accept the minutes by J. Gozelski. The motion was seconded by N. Hastings and unanimously carried.

B. **Review and approve Financial Statements from January 2025**

R. Marschilok presented the financial reports from January 2025. After reviewing the Board approved the financial reports on a motion made by J. Rutowski. The motion was seconded by N. Hastings and unanimously carried.

3. **Action Item**

A. **Review and approved amended resolution for the Alle-Catt Wind project and discuss request for IDA fee to be paid in 1/3 increments over 3 years. Total fee owed is \$1,627,361.71, Alle-Catt to date has paid 20%.**

Pierce explained that the project owner has requested the ability to pay the remaining IDA fee for the project in thirds. A third at the time of closing and then 2 equal payments annually for each of the 2 years after. Pierce explained that the proposed changes to the property list which would have required the IDA to hold another public hearing have been changed and no additional public hearing is needed. On October 10, 2024 the Board passed an Amendatory Resolution authorizing financial incentives for the project consisting of sales and use tax exemption on non-production equipment and materials with a cost not to exceed

\$16,432,913.54, a mortgage recording tax exemption on an amount not to exceed \$159,069.832.00 and a real property tax abatement pursuant to a customized, non-standard PILOT agreement. As per a letter dated February 11, 2025, there has been a modification to the Project which now has been decreased to 9 turbines and 21 parcels, identified on an updated property list. The Company also requests the ability to pay the Agency's 1% administrative fee in multiple installments. The Board passed a resolution amending the Amendatory Resolution to reflect the reduced number of turbines, the updated list of parcels and authorizing the request to pay the IDA Administrative fee in multiple installments on a motion made by J. Gozelski. The motion was seconded by N. Hastings and unanimously carried.

4. **Executive Director's Report** – Pierce presented his monthly activity report for January.

Wyoming County Economic Development Projects

- Jim P. and Robin M. met with the representative from Cordelio Power regarding their acquisition of the 20 MW Niagara Solar Project in the Town of Bennington that was approved by the IDA Board for inducements in February of 2020. Cordelio anticipates having new capital expenditures numbers soon and are working with the Town of Bennington on new approvals. The original project had a capital expenditure number of \$23,799,507, estimates are that this number will double and will likely trigger the IDA to do a new public hearing since the estimated inducement will grow beyond the \$100,000 threshold that will mandate a new hearing.
- Jim P. and representatives from the Town of Wethersfield met with team members of AES to discuss the repower wind turbine replacement project in the Town of Wethersfield. The early proposal calls for demolishing the 84 existing wind turbines and replacing them with 20-33 new turbines (depending on which turbine supplier they chose). The anticipated MW of power to be produced is 136 MW up slightly from the current output of 126 MW. The company anticipates getting all of their approvals by 2026 which will be the start of construction with a goal of being operational by 2028. No IDA application for assistance has been received for this or the Eagle project to date, but it is anticipated.
- Jim P. checked in on the developer of a proposed Microtel Hotel in Arcade. The developer is busy working on a CFA grant application that will be submitted in March.
- Jim P. continues to work with representative from Prestolite Electric on plans for new investment at the Arcade facility. One of the items discussed is the feasibility of rail service to the facility. Jim P. spoke with Chris Lester the General Manager of the Arcade & Attica Railroad to explore some ideas, further discussions on this will be taking place.
- Jim P. and a representative from Empire State Development met with a manufacturer of wood mulch, compost and soil that is used in gardens and at public playgrounds. The company has outlined a proposed 5-year expansion project.

WCBC Updates

- The WCBC closed on Rapid Start loan for the new owner of the restaurant located on Water Street in the Town of Pike. The name of the restaurant will be Stunniez Countryside Diner

- The WCBC also close on a loan to Raise the Barn Woodworks in Strykersville. The business makes signs.
- The WCBC Fast Track program is filling up fast for the next offering that will start on March 25th.

5. **Other Business** - None

6. **Next Meeting**: March 13, 2025

7. **Adjournment** The Board moved to adjourn the meeting at 2:51p.m. on a motion made by J. Rutowski. 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=3S-A2z4mjFg>

Minutes prepared by: Robin Marschilok