

WYOMING COUNTY IDA BOARD MEETING MINUTES

The WCIDA Board of Directors met on July 09, 2026 at 2:30 p.m. at the Wyoming County Agriculture and Business Center 36 Center Street, 2nd Floor Conference Room Warsaw, NY 14569.

Chairman Dadd called the meeting to order at 2:32 p.m.

1. ROLL CALL:

In attendance were: Mark Dadd, Chairman; Rebecca Ryan, Treasurer; Thomas McCormick, Secretary; Brianna Stone, Director; Daniel Burling, Director; and E. Joseph Gozelski, Director; Scott Gardner Executive Director; Robin Marschilok, Director of Operations; Jennifer Tyczka, Program Manager; and Carly Brown, Agency Counsel.

Absent: A. D. Berwanger, Vice-Chairman

2. ADMINISTRATIVE

- a. The Minutes of the March 14, 2026 Board meeting were reviewed. A motion was made to accept the minutes by D. Burling and seconded by T. McCormick. The motion was unanimously carried.
- b. The financial report from May thru June 2026 was reviewed. The financial report was approved on a motion made by J. Gozelski and seconded by R. Ryan. The motion was unanimously carried.

3. ACTION ITEMS

- a. The Board reviewed the \$3,323,632 million NYS DOT funding award (Project ID # 4936.49.301), and the draft subgrant agreement with Marquart Dairy, LLC, as site operator, related to the Wyoming Transfer Project in the Town of Gainesville. IDA staff has conferenced with NYSDOT representatives, Marquart Dairy, LLC representatives, and agency counsel on several occasions to clarify roles and project expectations. IDA staff questions to the NYSDOT regarding responsibilities, prevailing wage, RFP process, and insurance coverage have been satisfactorily resolved and the Agency staff requested Board authorization to execute the following resolution titled:

AUTHORIZING THE ACCEPTANCE OF GRANT FUNDING FROM THE NEW YORK STATE DEPARTMENT OF TRANSPORTATION AND A SUBGRANT AGREEMENT WITH MARQUART DAIRY, LLC FOR THE WYOMING TRANSFER PROJECT LOCATED IN THE TOWN OF GAINESVILLE, NEW YORK, AND THE TAKING OF OTHER ACTIONS IN CONNECTION THEREWITH.

The Board passed the resolution on a motion made by T. McCormick. The motion was seconded by R. Ryan and unanimously carried.

4. EXECUTIVE DIRECTOR'S REPORT

Executive Director Scott Gardner gave the following report on Agency activities. With regard to the hotel project for Arcade, the gas pipeline issue that was assumed to cross the Steele Avenue property has been resolved. The gas line was located by P.P.P. Future Development, Inc. representatives and it was affirmed that it does not run across the Agency property at 9 Steele Avenue in Arcade. We have not received any applications, and there have no requests for permitting to date. We have been in regular communication with the developer and their representatives, sharing necessary information as they currently work to secure franchise agreements. The IDA is now prepared to sign the Land Disposition Agreement and will refer the matter to Counsel for guidance prior to the Executive Director signing.

Staff was pleased to update the Board on the former Emkay site in Arcade. Frontier Group, the designated developer for the property, has completed the investigation and application and the site has been accepted into the NYS DEC Brownfield Cleanup Program. Frontier can now begin the next phase of the project.

The Executive Director and Board Chair attended the NYS EDC annual conference in Cooperstown from May 20-22. On June 24, Gardner participated in Warsaw's Brownfield Opportunity Area project public open house.

Agency staff toured the former Pioneer Credit Recovery building in Arcade on May 29 with realtor Tom Mason. This is a 37,000 sq/ft facility now for sale. The list price has been lowered to \$1.45 million. There has been some interest in the property already.

Gardner continued to serve on the Wyoming County Housing Study Steering Committee. On June 9, he was interviewed by the study consultants for them to understand conditions and priorities, and met as a committee on June 30. The study should conclude and be presented to the Wyoming County Board of Supervisors in August. Gardner also received for the review the final draft Comprehensive Economic Development Strategy plan for the Genesee Finger Lakes Planning Council. The plan has also been sent to the Federal government for review.

Gardner and Agency staff continue to participate in the Wyoming County comprehensive planning process, attending meetings, and contributing information for the plan. The planning document should be finished by end of October. Agency staff hosted a roundtable on June 23 for the County's economic development organizations to focus on the plan relevant to economic development, review goals, and finalize timelines. The Agency plans to continue convening the organizations with regular meetings after the plan is finalized.

On May 4, Agency staff had the opportunity to meet with representatives from the Ralph Wilson Jr Foundation (RWF) to discuss economic development in Wyoming County. On June 11, Gardner met again with the leadership team from (RWF) to discuss a potential downtown grant program and funding strategy. He met again on June 22, and has been invited to apply for funding. Gardner is currently writing the proposal to finalize by July 17 for initial RWF review. This grant would be applied for on behalf of the Wyoming County Business Center, as it best fits their mission.

The Agency hosted Finger Lakes Regional ESD staff on June 16, for a presentation on the 2026 CFA process. Elected officials, small businesses, and manufacturing businesses were invited to attend to learn about available CFA programs this year.

On July 2, Gardner met with NYS ESD staff on available funding through the Capital Access program, as the WCBAC seeks solutions to recapitalize the BDLF loan fund. A sample application was sent for Agency and counsel review to understand the pros/cons of the program.

On July 7, Gardner spoke to a cohort from the UB Center for Entrepreneurial Leadership. He shared local economic development programs with the 20 business owners involved in the cohort program. On July 8, Congresswoman Claudia Tenney visited Wyoming County. Gardner assisted Congressional staff to arrange a WCCHS tour, a leadership meeting, and a tour of TMP Technologies in Wyoming.

Gardner is also working with Invest Buffalo Niagara to co-host a Tech Hub Manufacturing seminar August 19, at GCEDC offices in Batavia. This seminar seeks to prepare local companies to meet the needs of the Micron project and its subsidiary supply companies.

The WyCo Business Fast Track Spring class ended on May 19 (class of 10). We also have reservations that will fill the fall class, which is scheduled to begin August 25th. The WCBC Board will meet on July 15.

5. DISCUSSION ITEMS

- a.** The Board agreed to cancel the August Board of Director's Meeting.
- b.** The next regularly scheduled meeting would be September 10. Due to the Labor Day holiday, the Board agreed to move the next meeting September 17, 2026. The September meeting will be the Annual Meeting for the WCIDA and the WCBAC. The Staff suggested River Spring Lodge in Attica as the venue for this year's annual. The staff will reach out to the business to make arrangements and inform the Board once the venue and time are confirmed.

- c. The Executive Director presented the Board with the details of the process on purchasing a new Printer/Copier unit. All procurement procedures were followed and the Executive Director will move ahead with Prizm Document and Technology Solutions as the selected vendor.

6. ADJOURNMENT

There being no further business to discuss, the meeting was adjourned at 3:05 p.m. on a motion made by T. McCormick, seconded by R. Ryan and unanimously carried.

Minutes prepared by R. Marschilok

<https://www.youtube.com/live/gQvbJX29-Lc>