

WYOMING COUNTY IDA BOARD MEETING MINUTES

The WCIDA Board of Directors met on October 10, 2024 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 2:33 p.m.

1. Roll call:

In attendance were: Mark Dadd, Chairman; A. D. Berwanger, Vice-Chairman; E. Joseph Gozelski, Director; Niccole Hastings, Director Thomas McCormick, Secretary; James Pierce, Executive Director; Robin Marschlok, Director of Operations; Jennifer Tyczka, Program Manager; Scott Gardner Economic Development Specialist and Kevin Zanner, Agency Counsel.

Absent: Rebecca Ryan, Treasurer and James Rutowski, Director

2. Administrative

A. Minutes of the September 12, 2024 Annual Board meeting were reviewed. A motion was made to accept the minutes by T. McCormick and seconded by D. Berwanger. The motion was unanimously carried.

B. The financial reports from September 2024 were reviewed. The financial reports were accepted on a motion made by J. Gozelski and seconded by T. McCormick. The motion was unanimously carried.

C. Review and complete annual Board member compliance documents – The Board members present, completed the required documents.

3. Action Item

A. Request from Alle-Catt Wind Project to amend the previous IDA approval of inducements based on a significant increase in capital cost and a new public hearing for the project. The project that was originally approved in September of 2020.

Pierce reviewed with the Board the Alle-Catt Wind Project request for an amendment to prior approvals. The project which was approved in 2020 has now began moving forward with changes to the original costs. The 340+/- MW total project will now have 10 turbines for a total of 45MW, located in the Town of Arcade in Wyoming County. This is a reduction from the originally proposed 13 turbines and 76MW. The cost for the project has more than doubled from \$72,921,600 to \$162,736,170. With the dramatic difference in the cost and the incentives proposed for this project, the IDA was required to hold a second public hearing. The hearing was held on October 3, 2024 at 3pm in the Town of Arcade. Pierce reviewed the public hearing minutes in the meeting packet stating that the only attendees were Arcade Town Supervisor, D. Berwanger and Alle-Catt Project Manager, Sean Perry. There were no other public

attendees and the meeting was closed with no reported oppositions. Pierce answered a question brought up at the previous meeting stating that the larger turbines will be 591ft high with generation capacity of 4.5MW. D. Berwanger commented that the Project will bring huge benefits to the County, the Town of Arcade and the IDA. The Board passed a resolution to approve the amended incentive requests for the Alle-Catt Wind Energy, LLC Project on a motion made by D. Berwanger. The motion was seconded by T. McCormick and unanimously carried.

B. Request from NY Bennington 1, LLC (Delaware River) for IDA incentives to build a 2.063 MW community solar array on 15+ acres of undeveloped agricultural land on the corner of Church Road and Tinkham Road in the Town of Bennington. The total capital cost is estimated to be \$4,808,266. Board consideration is needed for authorization of a public hearing if the application is accepted.

Pierce introduced the application from NY Bennington I, LLC, a solar project in the Town of Bennington being developed by Delaware River Solar. Pierce stated that he has spoke with the Bennington Town Supervisor, Ellen Grant, and she assured him that the project was approved by the Town. The solar project is a smaller project and will generate electricity that will be sold to the residents of the Town. Due to the IDA incentives available being over \$100,000, the IDA is required to hold a public hearing in the Town of Bennington. After discussion, the Board authorized a public hearing to be held 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. is still working with a couple of Arcade based businesses on the lease or purchase of the vacant API building. Both businesses are owned by capital venture equity firms and are evaluating the need for additional building space in Arcade as they contemplate new acquisitions that could be moved there.
- Jim P. is working with the developer of the Microtel Hotel in Warsaw who is very interested in the idea of another facility in Arcade. Jim P. outlined potential IDA incentives that could be considered and shared the feasibility study and the due diligence work that has been done at the 4.28 acres site owned by IDA.
- Still waiting on IDA applications from a long-standing Castile business that is considering a new building project and a major re-development project for a business in Perry.
- Jim P. is working with a business prospect that is interested in a portion of the 28 acres IDA site on Steele Avenue in Arcade. The prospect is looking to build and establish a business that will be serving the AI industry. Additional details will be provided after meeting with the developer on October 11th.
- Jim P. is also working with realtor from Howard Hanna who has a client interested in the Pioneer Credit building in Arcade that conceptually would covert the building into condominiums. More details on this are to come.
- Jim P. IDA Board member Doug Berwanger and Scott and Eric from the Wyoming County Chamber of Commerce and Tourism were on hand for the ribbon cutting event and the Arcade & Attica Railroad that showcased the return of Steam Engine

#18 after 7 years of being rebuilt. We are still working to close out the new grant anticipation loan for the new grant that was received from NYS DOT for additional replacement and upgrades of the rails.

- Jim P. and Scott met with Jon SanFratello, Assistant Superintendent of BOCES about the expansion of adult education programs which now falls under his responsibility. Jim and Scott outlined the training needs for Wyoming County Businesses and we also discussed the logistic issues of delivering the program to where they are needed.
- The public hearing was held in the Town of Arcade municipal offices on October 3rd for the request by Alle-Catt Wind to increase the IDA inducements based on a large increase in capital costs that transpired since the project was originally induced on September of 2020. Only two were in attendance for the public hearing, Doug Berwanger Supervisor for the Town of Arcade and Sean Perry the developer of the Alle-Catt Wind project.

The WCBC North, LLC Emkay Brownfield Clean Up Project Update

- The EPA Brownfield Clean project at the Emkay site at 59 Church Street has completed the objectives for the project. All of the buildings, asbestos contaminated materials, drums/buckets have all been removed from the site. A final report is being prepared for the EPA. The next steps are in place to transfer the land to a designated brownfield developer who will tackle the remaining environmental remediation of the underground petroleum storage tanks by applying into NYS Brownfield Cleanup program. It is anticipated that at the next IDA Board meeting a presentation of the work accomplished will be provided.

7. **Other Business** – There was none.

8. **Next Meeting** - The next regularly scheduled meeting will be November 14, 2024 at 2:30 p.m. at the Wyoming County Agriculture and Business Center, Warsaw, N.Y.

9. **Adjournment**

There being no further business to discuss the meeting was adjourned at 3:06 p.m. on a motion made by T. McCormick, seconded by J. Gozelski and unanimously approved.

Minutes prepared by R. Marschilok

<https://www.youtube.com/watch?v=9MNED25JmLw>