

WYOMING COUNTY IDA BOARD MEETING MINUTES

The WCIDA Board of Directors met on May 11, 2023 at 2:30 p.m. at the Wyoming County Business Center, 36 Center Street Warsaw, New York 14569.

1. **Roll call to establish quorum**

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

Guest: Nathan Knapke, Genie Solar Energy, LLC

2. **Administrative**

A. Review/approve minutes from April 13, 2023 Board Meeting

The minutes from the April 13, 2023 Board Meeting were reviewed. A motion was made to accept the minutes by J. Gozelski. The motion was seconded by D. Berwanger and unanimously carried.

B. Review and approve Financial Statements from April 2023

R. Marschilok presented the financial reports from April 2023. After review the Board approved the financial reports on a motion made by N. Hastings. The motion was seconded by J. Gozelski and unanimously carried.

3. **Action Items**

a. Consider the authorization for a public hearing following an application received from Genie Solar, LLC for IDA incentives for a community solar project in Perry. Nathan Knapke, Director of Community Solar, will present the project.

Nathan Knapke presented the Genie Solar Project to the Board. Knapke informed the Board that he is asking for IDA incentives for the Perry Solar Project because the tax savings benefits make a huge difference in the financials of the project and its ability to move forward and supply green energy to the community. Knapke showed the Board the property designated for the Project. The Project is a 4 MW AC POC and will sit on 15 acres; split between Village of Perry property and the

Town of Perry. The parcel is a former brownfield site that has been remediated and the land where the panels will be installed is mostly brush and wooded. Knapke explained that Host Community Agreements have been established between Genie Solar and the Village and Town of Perry. Genie Energy has an easement to cross property and connect to the substation putting the energy produced on the grid. Genie will also be selling the energy to the community residents; who will get a 10-15% reduction on energy bills.

Chairman Dadd asked what will happen to the solar panels when the project ceases to produce. Knapke explained that Genie is required to have a \$1M Bond to cover the cost of decommissioning and bring the property back to natural state. The Bond Agreement is revisited every 5 years.

Tyczka asked Knapke to clarify if the Project will be 4MW or 3MW as described in the IDA Application. Knapke explained that the Solar Project will be a 4MW AC POC but the actual energy to be distributed to the grid will be 3MW.

After his presentation, The Board authorized a public hearing to be held for the project on a motion made by D. Berwanger. The motion was seconded by J. Gozelski and unanimously carried.

Knapke thanked the Board and left the meeting at 2:50 p.m.

4. **Executive Director's Report**

Wyoming County IDA Economic Development Projects

- Jim P. met with the General Manager of Base Tech in Arcade and learned that the capital venture firm that owns the company is aggressively chasing down acquisitions. The GM would like to make a case to his board that any new acquisitions should be located in Arcade and not another facility they own in Hornell and Bristol, PA. Jim and Scott Gardner have prepared a "Arcade Advantage" power point that the General Manager can show his board making a case for Arcade being the best place for those new businesses.
- Jim P. met with the owners of Bliss Machine in Arcade, they are extremely busy and are out growing their space and are now adding a few positions to a new 2nd shift,
- Jim P had a meeting was also held at Prestolite Electric in Arcade. The company has a couple of big projects coming up that is necessitating them to create some new internal clean space and adding new testing equipment to their lab. The project is well over \$2 million and Jim P. is bringing in some state resources to help.
- Jim P. met with a developer in Arcade who is very interested in saving the former Humming Bird Toy Factory building and converting it to 18 market rate

apartments. It would be eligible for the IDA's Adaptive Reuse PILOT and the developer would also be interested in a loan from the WCBAC. The developer recently notified Jim P. that he has the building under contract with contingencies.

- Jim P. met with Adam Marquart at their new ag storage building in Gainesville to see what the plans are for the operation and to discuss a future warehousing project for non-ag commodities.
- As part of the Invest Buffalo Niagara's Real Estate Strategy Committee Jim P. was able to push that the Steele Avenue Business Park site should be one of 3 industrial sites selected to receive some free engineering services that will help enhance the data and information about the parcel and make it more attractive to developers. The Committee agreed and work will begin soon.
- A meeting was held with Enel who is the company that is responsible for the decommission of the "original 10" wind turbines in Wethersfield. They are doing some public out so the community knows what is going on and the project will not begin until early fall.
- A ribbon cutting has been scheduled by the County Chamber for Dream Lake Campground on Old Buffalo Road in the Town of Warsaw at 3:00 p.m. tomorrow. The project received both IDA incentives and financing from the WCBAC.

WCBC Business Center Update

- The WCBC North, LLC an affiliate of the Wyoming County Business Center has completed the RFQ process for EPA Grant Administration and Technical Services for the Emkay Brownfield Cleanup Project. The work was awarded to Labella Associates out of Buffalo. A contract agreement is being drafted to start the work which will include initially Community Engagement and developing a RFP for the demolition and disposal of the buildings at the site

5. **Other Business - None**

6. **Next Meeting:** The Next Meeting is scheduled for June 8, 2023, at the Ag and Business Center.

7. **Adjournment**

The meeting was adjourned at 3:01 p.m. on a motion made by D. Berwanger and unanimously carried.

Meeting recorded and posted on You-Tube at the following link:

<https://www.youtube.com/watch?v=7UIAC5SUBCI>

Minutes prepared by: Robin Marschilok