



WYOMING COUNTY IDA BOARD MEETING MINUTES

The WCIDA Board of Directors met on July 10, 2025 at 2:30 p.m. at the Wyoming County Business Center, 36 Center Street Warsaw, New York 14569.

1. Roll call to establish quorum and welcome Brianna Stone to the Board

The Chairman called the meeting to order at 2:35 p.m., in attendance were: Mark Dadd, Chairman; A. Douglas Berwanger, Vice-Chairman; Rebecca Ryan, Treasurer; Brianna Stone, 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.

J. Pierce introduced and welcomed Brianna Stone to the Board. She has filled the vacancy since J Rutowski resigned.

Absent: Thomas McCormick, Treasurer

2. Administrative

A. Review/approve minutes from May 08, 2025 Board Meeting

The minutes from the May 08, 2025 Board Meeting were reviewed. A motion was made to accept the minutes by D. Berwanger. The motion was seconded by J. Gozelski and unanimously carried.

B. Review and approve Financial Statements from May and June 2025

R. Marschilok presented the financial reports from May and June 2025. After review the Board approved the financial reports on a motion made by R. Ryan. The motion was seconded by D. Berwanger and unanimously carried.

3. Action Items

A. Request by Perry Community Solar, LLC (also known as Genie Solar) for IDA assistance for the construction of 3 MW solar project in the Village of Perry.

Pierce reminded the Board that the Project is a \$7.6M project on property owned by SMG in the Village of Perry. The incentives being offered include sales tax exemption of \$309,000, Real property abatement of \$376,943 and Mortgage tax exemption of \$38,750. The parcel is a former brownfield site that was voluntarily clean-up project. The panels will be installed on scrub property mostly brush. The Village took the lead agent role and completed the SEQR review, the property is classified as a Type II and requires no further action. Pierce stated that the Host Community Agreement has been established between the Company and the Village of Perry. Pierce reviewed the Public Hearing Minutes, Cost Benefit Analysis and the Resolution included in the meeting packet. After his presentation the Board passed the Resolution consenting and

affirming the Village Board as lead agent, ratifying and confirming that the SEQR was completed and satisfies all the Agency requirements, and approving requested IDA incentives for the Project on a motion made by J. Gozelski. The motion was seconded by R. Ryan and unanimously carried.

B. Request by folks at Highview Solar project in Castile to extend the sales tax exemption from 8/31/2025 until 8/31/26.

Pierce updated the Board on the Highview Solar Project in Castile, which was awarded IDA incentives in 2021 and has been on hold since. The Company is currently asking the Town for an extension for approval since it was grandfathered in before the current moratorium was put in place. Highview Solar is hoping to move forward in the Fall with this Project. Pierce asked the Board to consider extending the sales tax exemption benefit for this project. The Board moved to extend the sales tax allowance for the Project on a motion made by D. Berwanger. The motion was seconded by R. Ryan and unanimously carried.

4. Executive Director's Report

- Jim P. met with Peter Krog from Krog Corp. regarding an expansion project that they are planning for their facility located on Tanner Parkway in the Town of Arcade. Their tenant, Base Tech, is in need of more room since acquiring another electronic manufacturing company from out of state.
- Jim P. talked with Rick Hauser about his DRI project in the Village of Perry which will include the conversion of the second floor of his Main Street building for housing. The project seems to fit the criteria for the IDA's Adaptive Reuse Policy. More discussions will follow.
- Jim P. met with the owner of the Dell Collective who also has a DRI project on Main Street in Perry. The project will involve the second-floor conversion into an Airbnb with the ground floor being developed for commercial. Following our discussion, a loan application was submitted to the WCBAC to match the funding being provided by the bank. The loan request will be presented to the WCBAC Board in August.
- Through the loan program at the WCBAC, two grant anticipation notes of \$20,000 were closed. One for Yummies Ice Cream Company and one for Refresh Hair Studio, both on Main Street in Warsaw.
- Jim P., Scott Gardner and Chairman Dadd attended the Annual Meeting of the NYS Economic Development Council meeting in Cooperstown on May 21st-23rd. It was a very informative conference and created some great networking opportunities with other IDAs from across the state along with representatives from economic development officials from all levels of government.
- IDA staff attended the Wyoming County Chamber of Commerce and Tourism's event to roll out their new branding project for Wyoming County Tourism, the slogan is "Letchworth and Beyond". The campaign reveal was held on May 16th at the Humprey' Nature Center at Letchworth State Park. The WCBAC started off this project a couple years back by sponsoring the cost of the Tourism Destination Assessment Study that was conducted by Josiah Brown (a.k.a. the NY Sherpa) from Famous Destination Marketing.
- Jim P. attended the FLREDC meeting in Geneva on June 3rd. It was an opportunity to network with some of the decisions makers at Empire State Development for 2 grant

applications that were pending. Since that meeting, we have learned that one of those grants, a \$500,000 county infrastructure grant, was awarded to the county for a water extension project in the Town of Arcade. The second grant that is still pending and is for the hotel project in the Village of Arcade.

- The IDA, Chamber and Empire State Development hosted a CFA workshop for municipalities and businesses at the Ag & Business Center on June 10th. There was good attendance.
- The IDA hosted a day long visit on June 17th by 4 representatives from our economic development partners at Invest Buffalo Niagara. The purpose of the visit was to show case available sites and buildings, visit a couple of manufacturers and learn from our economic development team about programs and services that we have to offer.
- We closed on the WCBAC loan request for \$200,000 by River Spring Lodge in Attica that will allow for improvements focused on serving wedding clientele.
- Jim P. presented the Wyoming County Business Center Annual Report to the Board of Supervisors Planning Committee on June 25th.
- The AES wind re-power projects for the town of Eagle and Wethersfield are getting closer to having a complete IDA application that will be considered by the Board at the August 10th Board meeting.
- On behalf of the IDA Board, Jim P. provided a letter of support for a CFA application being prepared by Beaver Meadow. They are applying for funding for a “tree house” project that is focused on more visitation to the center and Wyoming County.
- Jim P. is working with McClurg Auto Group in Perry who is interested in IDA assistance for a \$2 million expansion project. An application was forwarded to the owner.

Wyoming County Business Center Updates

- A micro loan of \$50,000 was closed on for Yummies Ice Cream Company for her manufacturing project on Main Street in Warsaw.

5. **Other Business** – J. Pierce asked the Board to move into executive session to discuss a personnel matter. The Board moved into executive session at 3:08 p.m. on a motion made by D. Berwanger. The motion was seconded by R. Ryan and unanimously carried. The Board moved out of executive session at 3:20 p.m. on a motion made by D. Berwanger, seconded by R. Ryan and unanimously carried. Once back in regular session the Board took no action.

6. **Next Meeting:** The Next Meeting will be August 21, 2025, at the Ag and Business Center.

7. **Adjournment**

The meeting was adjourned at 3:25 p.m. on a motion made by D. Berwanger. The motion was seconded by R. Ryan and unanimously carried.

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

<https://www.youtube.com/watch?v=s3XLDwu-72c>

Minutes prepared by: Robin Marschilok