

## WYOMING COUNTY IDA BOARD MEETING MINUTES

The WCIDA Board of Directors met on August 8, 2024 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 2:37 p.m., in attendance were: Mark Dadd, Chairman; A. Douglas Berwanger, Vice-Chairman; Rebecca Ryan, Treasurer; Thomas McCormick, Secretary; 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: James Rutowski, Director

### **2. Administrative**

#### **A. Review/approve minutes from June 13, 2024 Board Meeting**

The minutes from the June 9, 2024 Board Meeting were reviewed. A motion was made to accept the minutes by J. Gozelski. The motion was seconded by T. McCormick and unanimously carried.

#### **B. Review and approve Financial Statements from June and July 2024**

R. Marschilok presented the financial report from June and July 2024. After review the Board approved the financial reports on a motion made by R. Ryan. The motion was seconded by N. Hastings and unanimously carried.

### **3. Action Items**

#### **A. Hillcrest Industries, a manufacturer of glass spheres and abrasives along with sand blasting and coatings, located in Attica is seeking IDA assistance for a warehouse project equipped with a crane. Acceptance of the application and Board authorization for a public hearing needs to be considered.**

J. Pierce reviewed the project application from Hillcrest Industries in Attica. In 2021 Hillcrest received IDA Incentives to assist in the construction of a 31,250 sq. ft. steel building to serve as an additional warehouse space for the storage of their manufactured glass beads. The Company now has plans to construct an additional 15,800 sq. ft. steel building to serve as the crane building for their sand blasting and coating operations. Hillcrest employees 30 people and expects to create 2 more jobs with this project. The total project cost is \$2,095,000 and total incentives proposed will be more than \$100,000, therefore, a public hearing is required. Pierce ask the

Board for application acceptance and authorization to hold a public hearing for the project. The Board moved to accept the application and authorize the public hearing on a motion made by D. Berwanger. The motion was seconded by R. Ryan and unanimously carried.

**B. TPI of Arcade, an aluminum casting operation, is seeking IDA assistance for addition to their building to serve the needs of overcrowding of the engineering department and administrative personnel. Acceptance of the application by the Board needs to be considered.**

Pierce informed the Board of the application in the works for TPI Arcade, LLC. owned by Ligon, providing v-processing aluminum sand casting services for small to large jobs. The Company has plans to add on a 2,500 sq. ft. addition to its facility to provide additional office and meeting space and install additional bathrooms. Currently TPI employees 83 people and plan to create 6 more jobs with this project. The Company is working on obtaining local permits for the project and will have their application complete for the IDA Board's consideration at the next meeting.

**C. SunEast High View Solar project in the Town of Castile has asked for a one year sales tax exemption until August 31, 2025.**

Pierce updated the Board on the SunEast Highview Solar Project in Castile, which was awarded IDA incentives in August of 2021 and has been on hold since. Last year the Company presented updates to its project costs and the IDA held an additional public hearing, as required, because the new cost would increase incentives by more than \$100,000. The Company, now named Highview Solar NY, LLC is hoping to move forward in the next year 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 J. Gozelski. The motion was seconded by D, Berwanger and unanimously carried.

**4. Executive Director's Report**

**Wyoming County IDA Economic Development Projects**

- A Buffalo manufacturer and a local warehouse and distribution business have toured the vacant API building in Arcade. Both companies are conducting their due diligence on the buildings and assessing if they would work for their operation. Another local growing manufacturer from Arcade has also expressed an interest in the buildings. Information about the buildings and infrastructure has been provided as well as an introduction to the broker for the buildings. Next step is scheduling of a tour and providing an overview of resources to encourage the business to move forward. The API buildings were also submitted last week to the Greater Rochester Enterprise (GRE) who is working on a business lead known as "project pearl" which is an advanced manufacturer in the energy innovation sector looking for 75,000 sq. ft. The GRE also had a business lead for a light manufacturing and assembly business intending to construct a 100,000 sq. ft.

building. The 28 acres site in Arcade owned by IDA was submitted for consideration along with the 2 vacant buildings that were occupied by API.

- Jim P. met with the new Divisional President of Steele & O'Brien in Arcade who has located to the area to run the Arcade facility for the private equity owner. With the departure of their building tenant Penn Turf Products to Pennsylvania, an additional 20,000 sq. ft. of space has now been freed up that will allow them to expand production for a targeted new industry sector they would like serve. Over the next 3 years they expect to hire an additional 50 people adding to the current staff level of 85.
- Jim P. also is working with the new President of Base-Tech in Arcade who was also brought in by a private equity owner to run the company. Base-Tech manufacturers electronic components and is looking at current and future acquisitions that make sense to bring into the Arcade facility and is considering plans for additional space.
- Jim P. continues to work with Jim P. met with representatives from a long-standing Castile business that is considering a new building project. While the business is retail in nature and normally not eligible for IDA assistance, there is a case can be made that it could be eligible based on the fact that Town of Castile is designated as a "highly distressed area". We are expecting to receive some project numbers soon to discuss this further.
- Jim P. is working with one of the few car dealerships we have left in the County on an expansion and upgrade to their service facility. The owner is interested in IDA assistance and also borders a highly distressed community where a case could be made for some assistance.

### **The WCBC North, LLC Emkay Brownfield Clean Up Project Update**

The Emkay Brownfield Clean project that is tackling the asbestos controlled demolition and disposal of all the buildings at the site is well underway and is expected to be completed by Labor Day. The next step is to get the property into the hands of Frontier Global Companies and a new LLC to be formed who is the designated developer for taking the project further into remediation of the site by getting the site into the NYS Brownfield Cleanup. Jim P. has met with representatives from Frontier to discuss the next steps and to revise and renew a formalized designated developer agreement.

5. **Other Business** – **The Board then moved to Executive Session at 3:01p.m. to discuss a change in an employment compensation package.** While in session the Board approved the change in the insurance benefit and moved out of executive session at 3:13 p.m. on a motion made by N. Hastings, seconded by R. Ryan and unanimously carried.
6. **Next Meeting:** The Next WCIDA Board of Director's Meeting is the Annual Meeting scheduled for September 12, 2024. After discussion, the Board agreed the staff will inquire with Sunrise Courts if they can accommodate our meeting. If it works a catered lunch at noon would be planned. The Board will be notified when plans are confirmed.

7. **Adjournment**

The meeting was adjourned at 3:14 p.m. on a motion made by T. McCormick. 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=S5RJm0EQ2gc>

Minutes prepared by: Robin Marschilok