

WYOMING COUNTY IDA ANNUAL BOARD

MEETING MINUTES

The WCIDA Board of Directors met on September 12, 2024 at 12:00 p.m. (immediately following the Governance and Finance/Audit Committees) at Sunrise Courts 2875 Merchant Rd Warsaw, New York 14569

Chairman Dadd called the meeting to order at 2:03 p.m.

1. Roll call:

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

Absent: Nicole Hastings, Director

2. Administrative

A. Minutes of the August 8, 2024 Board meeting were reviewed. A motion was made to accept the minutes by J. Rutowski and seconded by T. McCormick. The motion was unanimously carried.

B. The financial reports from August 2024 were reviewed. The financial reports were accepted on a motion made by R. Ryan and seconded by T. McCormick. The motion was unanimously carried.

3. Act of Governance Committee Recommendations

A. Approve Governance Committee Member Appointments

Chairman Dadd asked for a motion to approve the Governance Committee's recommendation to appoint all members of the WCIDA Board to the Governance Committee. J. Gozelski made a motion to accept the Governance Committee recommendations. The motion was seconded by J. Rutowski and unanimously carried.

B. Approve Finance and Audit Committee Member Appointments Chairman Dadd asked for a motion to approve the Governance Committee's recommendation to appoint all members of the WCIDA Board to the Finance and Audit Committee. J. Gozelski made a motion to accept the Governance Committee recommendations. The motion was seconded by J. Rutowski and unanimously carried.

C. Approve Recommended Appointments of Board Officers

Chairman Dadd asked for a motion to approve the Governance Committee's recommendation of appointment of WCIDA Board Officers. D. Berwanger made a

motion to accept the Governance Committee recommendations for the slate of officers as: Mark Dadd, Chairman; A. D. Berwanger, Vice-Chair; T. McCormick, Secretary; and Rebecca Ryan, Treasurer. The motion was seconded by T. McCormick and unanimously carried.

D. Approve, Adopt and re-adopt Policies and Charter

The Chairman then asked the Board for a motion to accept the Governance Committee's recommendation to approve, adopt and re-adopt policies and charter. R. Ryan motioned to re-adopt the Procurement Policy, Disposition of Real Property Guidelines, The Real Property Acquisition Policy and the Policy for Receipts of Accounting, Internal Controls and Auditing Complaints; the Conflict-of-Interest Policy and the Governance Committee Charter as recommended by the Governance Committee. The motion was seconded by T. McCormick and unanimously carried.

4. Act on Finance/Audit Committee Recommendations

A. Approve, Adopt and Re-adopt Policies and Charter as Recommended Chairman

Dadd asked for a motion to accept the Finance and Audit Committee's recommendation to adopt and re-adopt policies and charter. J. Rutowski made a motion to accept the Finance and Audit Committee's recommendations to re-adopt the Investment Policy, the Finance and Audit Committee Charter. T. McCormick seconded the motion and it was unanimously carried.

B. Approve/Adopt Preliminary Budget for 2025

The Chairman asked for a motion to adopt the budget as recommended by the Finance and Audit Committee. J. Rutowski made a motion to adopt the budget for 2025 as recommended by the Finance and Audit Committee. The motion was seconded by T. McCormick and unanimously carried.

5. Action Item

A. Review and consider the adoption of a resolution for Hillcrest Industries of Attica authorizing inducements for building a new warehouse.

Pierce presented the request from Hillcrest Industries for IDA assistance with expansion of its facility located at 40 Favor Street in Attica. The project will include the construction of a 15,800 sq. ft. steel frame building to be used to house a crane and warehouse for the coating division of the business. The total capital investment proposed of \$2,100,000 will be self-funded. Currently there are 30 employees and 3 new jobs will be created over the next 3 years, Hillcrest is one of the largest private sector employers in Attica. Pierce reviewed the proposed savings on the Cost Benefit Analysis which shows the IDA incentives available for the project as sales tax exemption of \$96,000 on purchases of materials and no production equipment and real property tax abatement of approximately \$225,000 using a 10-year standard PILOT schedule. There was a completed Short Form EAF, there were no significant impacts to the environment found, therefore a negative declaration has been prepared. A public hearing regarding the proposed IDA incentives for the project was held on September 4th at 3:00 p.m. at the Village Hall in Attica. No one was in attendance so

there were no comments to share with the Board other than those provided by the IDA staff. After the review, the Board moved to pass the resolution for the project as presented on a motion made by J. Gozelski. The motion was seconded by R. Ryan and unanimously carried.

B. Review and consider the adoption of a resolution for TPI of Arcade authorizing inducements for a building expansion.

Pierce reported that TPI was recruited to Wyoming County over 20 years ago, coming into Arcade for the opportunity for low cost electric. TPI is an aluminum sand casting foundry and provides a multitude of services not always available from other casting suppliers. The Company has grown to the point that it needs more room for offices, meeting rooms and an additional bathroom, and has proposed a 2,500 sq. ft. addition to its existing facility. TPI has asked the IDA for incentives for the project including sales tax on non-manufacturing equipment and materials, and real property abatement using the IDA's standard 10-year PILOT schedule. The total incentives for this project are less than \$100,000, therefore a public hearing was not required. TPI currently employees 83 people and expects to create 6 additional jobs in the next 3 years. After review, the Board passed the resolution declaring a negative declaration for the project and authorizing IDA incentives in the form of sales tax for construction materials and non-production equipment, and real property tax abatement per the Agency's standard PILOT schedule contained in the Agency's UTEP Policy on a motion made by J. Rutowski. The motion was seconded by R. Ryan and unanimously carried.

C. Request for a sales tax exemption from Dirt Rich, LLC (Farmcraft Brewery) for one year until 9/30/2025.

Farmcraft Brewery began construction on it's building in early 2023, the building project is not yet complete although they have been facilitating farmer's markets at the location since mid-summer. Ashley Howe, owner, has asked for an extension of one-year for the sales tax exemption allowance for the project. The Board approved the request for an extension on a motion made by T. McCormick. The motion was seconded by J. Gozelski and unanimously carried.

D. Request from Alle-Catt Wind Project to amend the previous IDA approval of inducements for the project that was granted in September of 2020. The request is to accommodate a significant increase in capital costs. Because the new inducements are expected to be greater than \$100,000, Board authorization of a new public hearing will need to be considered.

Pierce updated the Board on the Alle-Catt Wind Project. 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 will hold a second public hearing and issue amended deviation notices to the affected taxing jurisdictions. Pierce asked the Board for authorization to hold the public hearing for the proposed changes to the project. The Board authorized the public hearing on a motion made by R. Ryan.

6. Review 2024 Annual Report

Pierce presented the 2024 Annual Report. Pierce's Executive Director's message brought to light the many economic development activities that the IDA undertakes including the administration of the Wyoming County Business Assistance Corporation, (WCBAC) and the Wyoming County Business Center, (WCBC). Pierce reported that in 2024 the IDA celebrated 50 years of service to the businesses of Wyoming County. Pierce highlighted the projects assisted by the WCIDA and the administrative tasks accomplished by the WCIDA. Pierce continued with the Annual Report on activities and accomplishments of the WCBAC. The Board approved the Annual Report as presented on a motion made by R. Ryan. The motion was seconded by T. McCormick and unanimously approved.

7. Other Business – There was none.

8. Next Meeting - The next regularly scheduled meeting will be October 10, 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 1:52 p.m. on a motion made by D. Berwanger, seconded by T. McCormick and unanimously approved.

Minutes prepared by R. Marschilok

<https://www.youtube.com/watch?v=vFR6z4CuxSk>