

WYOMING COUNTY IDA ANNUAL BOARD MEETING

The WCIDA Board of Directors met on September 7, 2026 at 12:00 PM
(immediately following the Governance and Finance/Audit Committees)
at River Spring Lodge 1961A Church Road Darien Center NY 14040

MINUTES

Chairman Dadd called the meeting to order at 12:19 PM

1) Roll call to establish quorum

In attendance were: Mark Dadd, Chairman; A. D. Berwanger, Vice-Chairman; R. Ryan, Treasurer; E. Joseph Gozelski, Director; Brianna Stone, Director; Daniel Burling, Director; Scott Gardner, Executive Director; Robin Marschilok, Director of Operations; Jennifer Tyczka, Program Manager; James Pierce, Economic Development Specialist; and Kevin Zanner, Agency Counsel.

Absent: Thomas McCormick, Secretary

2) Administrative

- A) Minutes of the July 9, 2026 Board meeting were reviewed. A motion was made to accept the minutes by B. Stone and seconded by D. Berwanger. The motion was unanimously carried.
- B) The financial reports for July and August 2026 were reviewed and accepted on a motion made by B. Stone and seconded by R. Ryan. The motion was unanimously carried.

3) Act on Governance Committee Recommendations

- A) Chairman Dadd asked for a motion to approve the Governance Committee's recommendation of appointment of WCIDA Board Officers. D. Burling made a motion to accept the Governance Committee's recommended slate of officers as follows: Mark Dadd, Chairman; A. D. Berwanger, Vice-Chair; T. McCormick, Secretary; and Rebecca Ryan, Treasurer. The motion was seconded by D. Berwanger and unanimously carried.
- B) 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. D. Burling made a motion to accept the Governance Committee recommendations. The motion was seconded by D. Burling and unanimously carried.

- C) 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. D. Burling made a motion to accept the Governance Committee recommendations. The motion was seconded by D. Berwanger and unanimously carried.
- D) The Chairman then asked the Board for a motion to accept the Governance Committee's recommendation to approve and readopt policies and charter. D. Burling made a motion to re-adopt the Procurement Policy, Acquisition of Real Property and the Disposition of Real Property Policy; 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 D. Berwanger unanimously carried.

4) Act on Finance/Audit Committee Recommendations

- A) The Chairman asked for a motion to accept the Finance and Audit Committee's recommendation to readopt policies and charter. D. Berwanger made a motion to accept the Finance and Audit Committee's recommendations to readopt the Investment Policy and the Finance and Audit Committee Charter. D. Burling seconded the motion and it was unanimously carried.
- B) The Chairman asked for a motion to adopt the budget as recommended by the Finance and Audit Committee. D. Berwanger made a motion to adopt the budget for 2027 as recommended by the Finance and Audit Committee. The motion was seconded by D. Burling and unanimously carried.

5) Review 2026 Annual Report

S. Gardner presented the 2026 Annual Report. Special recognition was given to James Pierce as he has retired from the Executive Director position and will be fully retired in October. Gardner reviewed the many economic development activities and the projects assisted by the WCIDA and the programs supported by the staff. Gardner continued with the Annual Report on activities and accomplishments of the WCBAC. Gardner concluded the Report with an update to the Emkay Brownfield site, stating that we are monitoring the project, which is now under the control of the developer, and we expect to be asked to provide IDA incentives once the project is ready to start construction. The Board approved the Annual Report as presented on a motion made by B. Stone. The motion was seconded by R. Ryan and unanimously approved.

6) Action Items

- A) The Board reviewed a request for sales tax extension for the Alle-Catt Wind Energy, LLC project in Arcade. The Board authorized the extension for an additional year on

a motion made by D. Burling. The motion was seconded by R. Ryan and unanimously carried.

- B) The Board reviewed a request for sales tax extension for the Hillcrest Industries, Inc project in Attica. The Board authorized the extension for an additional year on a motion made by B. Stone. The motion was seconded D. Berwanger and unanimously carried.
- C) The Board considered a request for IDA incentives for the 55 Main Street (Perry), LLC project, located at 55 Main Street, Perry, NY. Gardner presented a review of the project, including the minutes from the public hearing held on September 10, 2026. The proposed project will involve a full-scale renovation and reconfiguration of the existing structure to modernize the building systems, improve energy efficiency, and upgrade interior finishes while preserving the historic character of the property. The renovation will include reconfiguration of existing units into a reduced number of larger, more functional apartments, modernization of kitchens, bathrooms, and common areas, upgrades to mechanical, electrical, and plumbing systems restoration of historic architectural features, and incorporation of ground-floor commercial or mixed-use space. The building currently contains 23 smaller apartments, many of which are functionally obsolete. Gardner stated that the estimated incentives being offered include sales tax exemption in an amount not to exceed \$61,000; mortgage tax exemption for an amount not to exceed \$1,376,884; and real property tax abatement based on an IDA standard, 10-year PILOT schedule. The total incentive package is estimated to be \$149,922.

RESOLUTION OF THE WYOMING COUNTY INDUSTRIAL DEVELOPMENT AGENCY AUTHORIZING THE RENOVATION AND EQUIPPING OF A COMMERCIAL MIXED-USE PROJECT BY 55 MAIN STREET (PERRY), LLC TO BE LOCATED IN THE VILLAGE OF PERRY, NEW YORK, FOR LEASE TO THE WYOMING COUNTY INDUSTRIAL DEVELOPMENT AGENCY AND SUBSEQUENT LEASE OR RECONVEYANCE TO 55 MAIN STREET (PERRY), LLC, THE EXECUTION OF LEASE AGREEMENTS, MORTGAGE AGREEMENTS, A PILOT AGREEMENT AND THE TAKING OF OTHER ACTIONS.

After Gardner's review of the Project, the Board moved to pass the resolution authorizing IDA incentives for the project as described above on a motion made by D. Berwanger. The motion was seconded by J. Gozelski and unanimously carried.

- D) Following a meeting on August 20, Gardner informed the Board that the owners of the proposed hotel project in Arcade have submitted an application for the project at 9 Steele Ave. in Arcade. The Company plans to construct a 4 story, 67 room Microtel Inns & Suites hotel and has asked for IDA inducements including sales tax exemption, mortgage recording tax exemption and abatement of real property taxes

using a deviated 15-year PILOT schedule. Gardner stated that the project will be an estimated \$10 million investment; the estimated incentives for the project will be more than \$100,000, therefore a public hearing is required. Gardner asked the Board for authorization to hold a public hearing for the project once we have received all of the required documents for the project. The Board authorized the public hearing on a motion made by D. Burling. The motion was seconded by D. Berwanger and unanimously approved.

- E) Gardner then gave brief updates on the following items: He discussed the status of the \$3.3 million awarded to the WCIDA for the Wyoming Rail Transfer Station in Silver Springs. Staff clarified a series of questions with the site operator (Marquarts) regarding the sub-recipient agreement; it is now with their counsel for further review. The IDA will not sign the contract with NYSDOT, until we have a signed contract with the site operators.

On Aug 10, the staff set up the organization's booth at the Wyoming County Fair making some updates and refreshing it for this year. On August 13, the Planning Dept Final held the final housing study steering committee meeting. It now gets finalized and presented to the Board of Supervisors for review and adoption.

On August 29, the IDA cohosted with Invest Buffalo Niagara and GCEDC, a Tech Hub Manufacturing seminar in Batavia. Topics covered were to prepare local companies to meet the needs of the Micron project and its subsidiary supply companies. Attendees heard about new opportunities within New York's semiconductor supply chain; Technical assistance and business support programs; Workforce recruitment and training resources; Commercialization and innovation support; Supplier and partnership opportunities through the NY SMART I-Corridor.

On September 1, IDA staff met with the Allegany County IDA staff to meet new personnel and discuss opportunities and best practices. We are hosting the Ralph C. Wilson Jr. Foundation Rural Leadership meeting on October 7 at the Ag and Business Center.

The Wyoming County Business Center's Fast Track Fall class started in August and will conclude next month. Staff submitted a \$250k grant application for downtown economic development for Wyoming County downtowns as community hubs (8 villages) to the RCWJR Foundation. We expect to hear if this was awarded in early October.

7) Next Meeting

The next regularly scheduled meeting will be October 08, 2026 at 2:30 PM at the Wyoming County Agriculture and Business Center, Warsaw, N.Y.

8) Adjournment

There being no further business to discuss the meeting was adjourned at 1:00 PM on a motion made by B. Stone, seconded by D. Berwanger and unanimously carried.

Minutes prepared by R. Marschilok

<https://www.youtube.com/watch?v=WMI6dR-TUY>