

WYOMING COUNTY IDA BOARD MEETING MINUTES

The WCIDA Board of Directors met on January 15, 2026 at 2:30 p.m. at the Wyoming County Agriculture and Business Center, 36 Center Street, 2nd Floor Conference Room, Warsaw, NY 14569.

Chairman Dadd called the meeting to order at 2:33 p.m.

1. Roll call:

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

2. Administrative

A. Review/approve minutes from December 11, 2025

Minutes of the December 11, 2025 Board meeting were reviewed. A motion was made to accept the minutes by T. McCormick and seconded by D. Berwanger. The motion was unanimously carried.

B. Review/approve financial report December 2025

The financial report from December 2025 was reviewed. The financial report was accepted on a motion made by R. Ryan and seconded by T. McCormick. The motion was unanimously carried.

3. Action Item

A. Request by Elitsac, Inc. project for the extension of the sales tax exemption for a period of one year expiring on January 31, 2027.

S. Gardner updated the Board on Elitsac, Inc.'s project in Castile. The owners have reported that they have not started the project yet but do plan to start this Spring. With that in mind they have asked for a one-year extension of the sales tax exemption that the Board authorized in January of 2025. The Board approved the request to extend the sales tax exemption allowance for one year, through January 31, 2027 on a motion made by J. Gozelski. The motion was seconded by T. McCormick and unanimously carried.

B. Review and approve the annual MOU with the Wyoming County Business Center.

Gardner then reviewed the annual contract with the Wyoming County Business Center for administrative services, stating that the terms are the same as the previous year. After review the Board approved the MOU on a motion made by T. McCormick. The motion was seconded by D. Berwanger and unanimously carried.

4. Executive Director's Report – Presented by Scott Gardner

Wyoming County Economic Development Projects

Work continues with the developer of a proposed hotel project for Arcade. Counsel drafted and we sent an incentive proposal/agreement term sheet to the developer for review based on the proposal Jim presented back in October. We plan to hear from the developer in a few days to see where he stands.

LaBella's consultant updated staff on progress with the Emkay site Brownfield Cleanup Program application. There was a pre-application meeting with DEC that went well, but everyone is waiting on the DEC for next steps. The application has not been submitted.

The AES wind projects have sent the draft Community Host Agreements to the attorneys for the towns of Wethersfield and Eagle and are awaiting approvals, then we can schedule the public hearings.

We have not yet closed on the Putman's Maple Service LLC. The documents have been sent to Putman's attorney and we are waiting on delivery of completed loan docs. There are a few items still outstanding.

Waiting on the Timber and Tin, LLC, (Jesse Cole) financial details before scheduling a public hearing potentially by the end of January. We are in the process of reviewing their application PILOT request info. They have secured the required building permits. We will plan to take this up at the February meeting.

\$3,323,623 was awarded to the WCIDA to construct and install additional rail spurs, pads, switches, and driveways to increase capacity at the Wyoming Transfer Station. This was applied for in April 2025, and just announced by the Governor's office. We received the request from Arcade and Attica R.R. for the \$450,000 (anticipation note) to pay the contractor (Reinhart) directly, this was approved by the Board in January 2024.

Responded to a lead from GRE: Site for a new-build distribution and warehouse center opportunity. Project Stovetop prefers to build and own a 50,000–70,000 SF facility. Sent the Steele Avenue property.

Staff met with Peter Krog on December 17, to discuss the properties in Arcade and potential development/expansion project at the Gen-Tech site.

We met with an individual who is interested in potentially developing a housing project in the Sheldon area. Also, met with and discussed a potential GAIN loan with an ag/food processing business in Attica.

We are scheduling a meeting with the property owner of the Attica Opera House (Alex King) who was awarded a NYS Main Street grant of \$500,000 to learn more and see if we can be of assistance.

Assuming there are no issues, we will close next week on the new/amended promissory note with Action Enterprises that WCBAC Board approved.

On Jan 22, Scott will be attending a meeting at Five Star Bank in Warsaw to learn about the multi-million-dollar renovation of their headquarters in Warsaw, current bank performance, and future plans.

Wyoming County Business Center Updates

The organization closed on the Rapid Start loan request for Rebecca Duda of Kindred Designs. It also closed on the Rapid Start Loan for Warsaw Dry Cleaners to expand their

business with a new commercial washing machine. We are also reviewing a new Rapid Start loan application for a potential dog grooming business in Perry

5. Discussion Item

A. Annual staff compensation- Executive Session

The Board moved into Executive Session at 2:50 p.m. to discuss employee compensation, on a motion made by D. Berwanger. The motion was seconded by T. McCormick and unanimously carried.

T. McCormick made a motion to increase the base salary compensation of Agency employees Robin Marschilok and Jennifer Tyczka by four percent (4%) for 2026. The motion was seconded by J. Gozelski and unanimously carried.

The Board moved out of Executive Session at 3:10 p.m. on a motion made by D. Berwanger, seconded by T. McCormick and unanimously carried.

6. Next Meeting

The next regularly scheduled meeting will be February 12, 2026, at 2:30 p.m. at the Wyoming County Agriculture and Business Center, Warsaw, N.Y.

7. Adjournment

There being no further business to discuss the meeting was adjourned at 3:11 p.m. on a motion made by T. McCormick, seconded by R. Ryan and unanimously approved.

Minutes prepared by R. Marschilok

<https://youtube.com/live/7dWv0kIim-o>