



WYOMING COUNTY IDA BOARD MEETING MINUTES

The WCIDA Board of Directors met on April 11, 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

The Chairman called the meeting to order at 2:32 p.m., in attendance were: Mark Dadd, Chairman; A. Douglas Berwanger, Vice-Chairman; Rebecca Ryan, Treasurer; 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: Niccole Hastings, Director; Thomas McCormick, Secretary and Jim Rutowski, Director.

2. Administrative

A. Review/approve minutes from March 14, 2024

The minutes from the March 14, 2024 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 report for March 2024

R. Marschilok presented the financial report from March 2024. 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. Sales tax extension request by Sunrise Court to renew the exemption for another year until 4/30/25 in order to fully complete the project.

Pierce presented to the Board a request from Jordan and Heather Aldrich, owners of the Sunrise Courts, LLC to extend the sales tax allowance for the project for an additional year. The project is the renovation of the old bowling alley on Merchant road for use as a manufacturing facility for squash ball courts. The company has created court testing areas within the building along with the manufacturing area. The project which will also include a racquet ballcourt, a paddle ball court and a golf simulator simulator, is not completed yet. After discussion, the Board approved the

request on a motion made by J. Gozelski. The motion was seconded by R. Ryan and unanimously carried.

4. Executive Director's Report

- Jim P. joined the leaders Wyoming County's Buildings and Codes, Health Department Chamber of Commerce and some business owners in Varysburg for a tour of a couple of buildings in the hamlet undergoing some development plans. The tour was coordinated by Town Supervisors of Sheldon, Brian Becker, who wanted folks to see what was being planned and how we might help. Jim P. has offered a follow up meeting with the owners to identify the resources that could be available.
- Jim P. is working TPI Casting out of Arcade on a small expansion project and tracking down funds for the addition of 2 new robotic cells they would like to add. It is too early to tell if the level of capital expenditure for the expansion will reach the threshold needed to net any tax incentives
- Jim P. met with the owner of the Letchworth Valley Campground and Resort to discuss additional funding ideas to further expand the facility since SBA backed out of their financing commitment.
- Jim P. reported that the loan to Jay Bee Contracting closed on March 27th and the company is now gearing up to sell and install Re-Bath packages. At closing, the business owner 5 units have already sold and were all referral from Lowes.
- The loan for Silver Laken has closed. Mr. Bellamy will be spending the money this Spring and Summer finalizing the final build out to the facility that will bring his total rental units to 29.

Other Updates

- Jim P. is once again involved with the Grow NY Food and Agricultural business competition that awards funding for new and growing businesses in this industry sector. Winners are required to move their facility to the region for at least one year. Last year we got involved with working with Cattle Scan, a Toronto based company that manufactures an animal health monitoring device that is housed in a dairy cow's stomach. The company was a successful winner walking away with \$500,000 grant. Jim P. stays in touch with the company and hopes to get them to locate here in Wyoming County.

Emkay Brownfield Clean Up Project

- The issuance of the RFP for the Asbestos Controlled Demolition and Disposal was disbursed and we coordinated a bid walk through by several companies from across NYS. Several trips to the site were necessary for some companies that missed the walk through and for those that wanted a second more detailed assessment of the site.
- A total of seven bids were received and opened with review provided by our economic development team and Labella our Qualified Environmental Professionals who are leading the project.
- Following the bid assessment, Labella and Jim P. met with the bidder we anticipated would get the award to make sure there not any concerns or oversights on their bid.

Hearing no concerns, a Bid Award letter was issued to Metro Environmental out of Niagara Falls who also happened to be the lowest bidder. Their bid will allow us sufficient funding to get all of the buildings down. A bid tabulation sheet was prepared and sent with a declination letter to the other bidders.

- A draft contract was sent to Metro for their review, once the contract is fully executed, we will publicly announce the winner. The project start date is anticipated to be May 6th and will be wrapped up no later than August 30th.

5. Discussion Items

- A. A request by an agricultural business to create the ability to offer tax exemption bond financing that can be potentially be used to finance 3rd party development and operation of manure digestors on our larger dairies that are expanding. It is assumed the most appropriate organization best suited to make this available is the Wyoming County Business Center, Inc. who will have this item up for discussion on their next meeting agenda.**

Pierce informed the Board that Edelweiss Farm in Cattaraugus County is doing a \$32M expansion to its farm including new buildings, 120 cow rotary parlor and a manure digester. The manure digester will be installed by a third party and is considered a municipal waste operation and therefore it is eligible for tax incentives including tax exempt bond financing through the Cattaraugus County IDA. Large farms around the area have heard about this and are also interested in doing similar projects. Pierce was contacted by Marquart Dairy, inquiring if we can do tax exempt bond financing for dairy expansions, with manure digesters, similar to what is being done at edelweiss. The IDA can do bond financing and each year the IDA is allocated an amount that is eligible to use for bond financing within the county. This year the allocation which is set by NYSESD is \$1.6M. In order to have enough bond funds available, an IDA can reach out to other IDA's for more bond funds if they are not being used in other counties. Pierce wanted the Board to know that this is where we are in regards to being able to provide tax exempt bonds, an activity that hasn't been requested in Wyoming County in many years. Our next step will be reaching out to ESD to find out what bond funds are available to use.

B. WCIDA 50th Year Anniversary Discussion

Pierce stated that this year 2024 is the 50th year since the Wyoming County IDA was formed. Scott Gardner is putting together some written information and preparing a proclamation. Gardner concurred and stated that he is researching some of the history of the IDA and we want to put this on the planning committee agenda in May and then go to the Board of Supervisors Meeting in June for the announcement of the proclamation and have a cake to celebrate the 50 years.

6. Staff Compensation Discussion- The Board moved in to executive session at 3:09 p.m. to discuss staff compensation on a motion made by D. Berwanger, seconded by R. Ryan and unanimously carried.

The Board moved out of executive session at 3:24 p.m. on a motion made by J. Gozelski, seconded by R. Ryan and unanimously carried. Once back in regular session the Board agreed to table this item until the next Board meeting as recommended by the Executive Committee.

7. **Other Business** - None

8. **Next Meeting**: The Next Meeting is scheduled for May 9, 2024, at the Ag and Business Center.

9. **Adjournment**

The meeting was adjourned at 3:31 p.m. on a motion made by D. Berwanger. The motion was seconded by J. Gozelski and unanimously carried.

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

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

Minutes prepared by: Robin Marschilok