



**WYOMING COUNTY**  
**INDUSTRIAL DEVELOPMENT AGENCY**  
**AND**  
**BUSINESS ASSISTANCE CORPORATION**  
**2022**

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**ANNUAL REPORT**



*Wyoming County, NY*  
**ECONOMIC DEVELOPMENT**

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# EXECUTIVE DIRECTOR'S

## 2022 ANNUAL REPORT SUMMARY

The Annual Meeting of the Wyoming County Industrial Development Agency (WCIDA) and the Wyoming County Business Assistance Corporation (WCBAC) Board of Directors is a chance to reflect upon this past year and to recognize and celebrate the accomplishments.

In 2022, Covid 19 fallout and market fluctuations continued to cause challenges in the traditional way businesses have operated. Some of those challenges included inflation, disruptions in supply chains, and a workforce shortage all have placed a large strain and burden on many of our businesses. However, the Wyoming County business community always rises above challenges and shows its resiliency, and in many cases seized the moment to expand and grow.

I am pleased to highlight several projects assisted by the IDA this past year that lead to economic growth and are positive outcomes arising from the challenges brought about by Covid 19 and the state of our economy. During the pandemic, residents and visitors found a new appreciation for outdoor recreation. Our tourism recreation and hospitality businesses experienced a surge in visitors that has not subsided. Campground owners and tourism destination businesses seized the opportunity to expand their facilities and the IDA was there to assist with financing and tax incentives.

The national supply chain disruptions impacted many of our local businesses and they had to look at new ways to source vital raw materials or wait for months to get the products they needed. Several businesses decided to plan ahead to avoid future supply chain disruptions by developing and investing in new warehouse projects. The IDA recently assisted with three critically important warehouse projects in Wyoming County.

Workforce shortages brought on by the pandemic continue to cause challenges for our local businesses. In many cases, the staffing shortages have negatively impacted their ability to grow and/or expand. While continued dialogue continues among employers and workforce organizations, there are no simple solutions to the workforce we are currently facing. Loss of population, changing work habits, and government programs have all created a 'perfect storm' for our employers as they look to fill positions. Many of our larger manufacturers have double-digit job openings to fill. For example, I recently met with a Perry manufacturer that is looking to fill 40 positions, and there are many others facing this very real issue.

While there are no simple solutions to solving the workforce shortage, we are currently engaged in an exciting strategy that looks to the future for solutions. We are partnering with a coalition of organizations in the recruitment and job readiness education of our high school students through the "GLOW With Your Hands" event. The event takes place this fall and will once again be held at the fairgrounds in Batavia. We plan to invite 1,000 students from the 28 GLOW county school districts to visit and

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interact with 60 businesses from the region, where they will get hands-on experience for hard-to-fill careers. This very successful event provides our future workers with a real connection to employment opportunities close to home and an exciting introduction to our outstanding businesses in the region.

Once again, I am very proud of our business community and admire how they overcome adversity and emerge stronger as a result of their tenacity and hard work. It is a privilege that we have been able to assist so many of them over the past year. I am also very proud of our staff and I have to commend WCIDA's Jennifer Tyczka, Program Manager, Robin Marschilok, Director of Operations, and Scott Gardner, Economic Development Specialist for the excellent work they do. Their work is vital to all three economic development organizations that we administer. Lastly, I want to thank the WCIDA and WCBAC Board of Directors for their support and the privilege to lead the economic development efforts of Wyoming County.

Sincerely,  
James Pierce  
Executive Director

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## **FINANCIAL ACCOMPLISHMENTS**

In 2022 the WCIDA continued to execute projects initiated before the start of the year along with new projects brought to the table. While the local community and the Country got back to work, supply shortages and inflation increases have made the business community proceed with caution. Coupled with new State prevailing wage law which went into effect in January of 2022, the IDA has been vigilant in assessing new projects needs and financial resources. While 2021 had proved to be the busiest year the Agencies have experienced in over a decade, 2022 has had its flurry of activities and accomplishments. Closing out projects from 2021, procuring assistance requests and managing a small business grant program proved 2022 to be a productive year. The WCIDA and the WCBAC will continue to assess the business environment throughout the County and work diligently to provide the information for links businesses need to obtain the resources for supportive funding from small business programs and utilize the cost saving tools available through our economic development programs.

The WCIDA will continue to implement its mission to encourage and increase private investment that creates new job opportunities, retains and stabilizes the existing employment base, and generates added tax revenues through increased economic activity in Wyoming County.

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## **WCIDA SUCCESS STORIES**

The WCIDA approved financial incentives through tax abatements for 4 new projects in 2022 with 2 projects in the process. The previous year's projects moved ahead as they were allowed. Highlights of assisted projects in 2022 and updates on continuing projects include the following:

### **Orangeville Energy Storage, LLC – Battery Storage Project**

- Orangeville Energy Storage LLC is owned and operated by Invenergy.
- The Orangeville Energy Storage project includes construction and equipping of a 20+/- megawatt (MW) AC battery energy storage facility comprised of multiple storage container buildings, commercial scale lithium-ion batteries, inverters, pad-mount transformers, electrical interconnection facilities and related improvements.
- Located on Centerline Road in the Town of Orangeville and the total investment for the Project will be \$11,680,00.00.
- IDA approved incentives including sales tax exemption, mortgage recording tax exemption and real property tax abatement pursuant to a customized, non-standard IDA PILOT agreement.
- The Project was approved March 26, 2020. The Project began construction in October of 2020, completed construction in December of 2021. The IDA signed the Lease/ PILOT Agreement into effect on February 28, 2022





Orangeville Battery Storage, Centerline Rd

### **Alle-Catt Wind Energy LLC – Wind Turbine Project Town of Arcade**

- Owned and operated by Invenergy, the largest clean energy company in the US, located in Chicago, IL. Invenergy LLC has successfully developed and constructed two wind farm projects in Wyoming County; High Sheldon Wind and Stony Creek Energy.
- The Alle-Catt Wind Farm, is a 340 MW wind project being developed by Invenergy affiliate Alle-Catt Wind Energy LLC on over 30,000 acres of leased land in Wyoming, Cattaraugus, and Allegany Counties in the towns of Arcade, Freedom, Farmersville, Centerville, and Rushford.
- The Company plans to construct up to 13 wind turbines with a total of 76 MW capacity, approximately 12% of the total project, in the Town of Arcade in Wyoming County with an investment of \$72,921,600.
- The IDA Board approved an incentive package worth \$35.6M in September of 2020. Construction for this project has not begun.

### **Duke Energy Renewables, LLC – Solar Project - Bennington, N.Y.**

Duke Energy Renewables is a leader in developing innovative wind and solar energy solutions for customers across the country. The Project involves the acquisition of an interest in approximately 82 acres consisting of a portion of 2 parcels of land in the Town of Bennington and construction and equipping of a 20+/- megawatt (MW) solar photo-voltaic electric generating facility. The proposed capital investment for this project is \$23,799,507. The WCIDA Board approved \$41.8M in incentives at its February 20, 2020 Board of Directors Meeting. The project has not moved forward at this time.

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## Delaware River Solar

Delaware River Solar (DRS) is a Community Solar Farm developer in New York State. DRS develops, constructs and operates solar farms and sells the energy generated to local residents and businesses. The Company proposed 4 separate solar projects totaling 12.6 MW and \$25.7 million in capital investment, in the Town of Pike. The NY Pike projects meet the criteria for an Energy Production Projects. There will be private investment into the projects, minimal job creation except local labor used during construction. The project shows initiative in advanced renewable energy production. Due to the nature of the project, there will only be necessity for 1 job over the next 3 years. The IDA Board approved a total of \$17M in incentives for the projects collectively. The Projects will be completed in 2022 and the Lease/PILOT Agreements were signed on October 1, 2021.

NY Pike I, LLC located on State Route 19 is a 2.0 MW AC solar photo-voltaic electric generating facility comprised of solar panel arrays, racking, solar modules, inverter, electric wiring and other system components required for the installation and operation of this solar generating system. The project will cover approximately 20 acres and will have a total cost of \$4.1M.

NY Pike II, LLC is a 5+/- megawatt (MW) AC solar photo-voltaic electric generating facility comprised of solar panel arrays, racking, solar modules, inverters, electrical wiring and other system components required for the installation and operation of this solar generating system. The project will cover approximately 31.67 acres of land located on State Route 19 and will have a total cost of \$9.8M.

NY Pike III, LLC a 3.8 MW AC solar photo-voltaic electric generating facility comprised of solar panel arrays, racking, solar modules, inverter, electric wiring and other system components required for the installation and operation of this solar generating system. The project will cover approximately 39.49 acres located on Telegraph Road and will have a total cost of \$7.7M

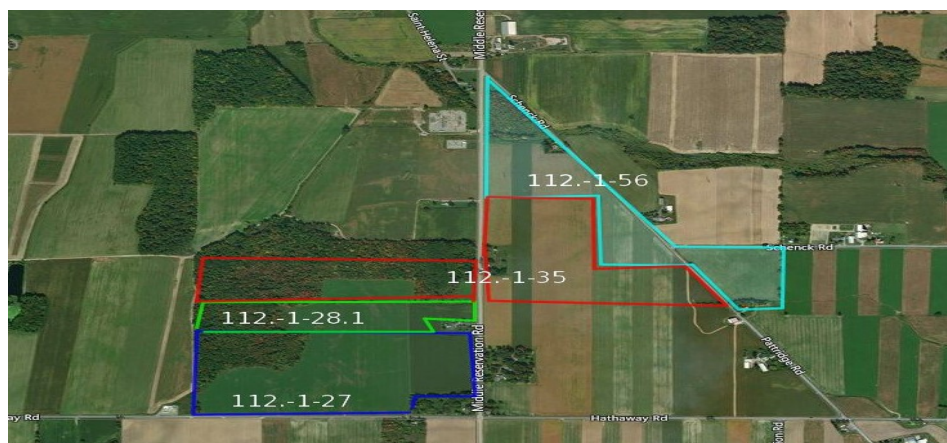
NY Pike IV, LLC a 2.0 MW AC solar photo-voltaic electric generating facility comprised of solar panel arrays, racking, solar modules, inverter, electric wiring and other system components required for the installation and operation of this solar generating system. The project will cover approximately 18 acres located on Telegraph Road and will have a total cost of \$4.1M



NY PIKE SOLAR PROJECT ON TELEGRAPH RD IN PIKE

### SunEast Highview Solar

- Founded in 2012, SunEast Development is a privately held solar energy development company that has partnered with recognized leaders in the renewable energy industry.
- SunEast is managing the development of over 800 MWs of solar projects in the eastern U.S. ranging from 2 MWs to 80 MWs.
- SunEast Highview Solar, LLC proposes the installation of a 20MW, ground-mounted, utility-scale solar energy generation system in the Town of Castile, NY. The project will cover approximately 83.4 leased acres and will have a total cost of \$20M+.
- The project meets the criteria for an Energy Production Project. There will be private investment into the project, minimal job creation except local labor used during construction. The project shows initiative in advanced renewable energy production.
- The IDA Board approved incentives worth \$9.5M for this project in August 2021. Construction has not begun on this project.





## Beer Justice Brewing Co, LLC.

- Beer Justice Brewing Co., LLC owned by Tammy and Paul Romesser, submitted an application for IDA Incentives for their micro-brewery project in Arcade.
- Beer Justice Brewing Co., LLC purchased an existing building at 3 Hurdville Road in Arcade to be used for the location of the brewery. The Brewery will bring a craft beer location that will provide beer to other venues as well as offer an on-site brewpub, not currently available in Arcade.
- The project included renovations to the building, parking lot improvements, trenching and drainage, bathrooms, garage door, electrical upgrades and cooler installation. Brewing equipment will also be purchased and installed.
- Total capital investment for this project was \$754,000
- The company expects to create 6 jobs over the next 3 years.
- The IDA Board approved Incentives totaling \$52,765, including sales tax exemption, mortgage recording tax exemption and real property tax abatement per a 10-year PILOT using the standard IDA UTEP project schedule.
- A Lease/ PILOT Agreement was signed in November 2021.
- The project has recently been completed.



## **Michael Kelly d/b/a Kelly's Garage – Perry N.Y.**

- Kelly's Garage has been in business servicing the community for more than 134 years. Starting in 1887 Kelly's family business began as a woodworking facility
- In the 1940's and 50's there were seven tractor distributors in the Town of Perry, today, Kelly's, now owned and operated by Mike Kelly, is the only one left.
- With the evolution of fast paced technology, Kelly's has decided it needs to expand its facility to meet demand.
- Kelly's has plans for the construction of a 100' x 160', (16,000 sq. ft.), pre-engineered steel building to serve as fabrication and set-up of equipment, storage warehouse of inventory for distribution and parts, accessories and delivery vehicles.
- The capital investment for this \$835,000 project will be self-funded.
- The project meets the criteria as a Qualified UTEP Project being funded by private sector investment, creating new manufacturing jobs and employing local labor during the construction phase.
- The expansion to the facility is critical in allowing the business to stay competitive in the agriculture industry's market.
- Kelly's Garage currently employs 8 people and expects to create 2 new jobs over the next 3 years.
- The IDA approved sales tax and real property tax incentives totaling \$170,000 for this project in April 2021. The project is near completion, a Lease/PILOT Agreement was signed on February 24, 2022.



## **Hillcrest Industries, Inc.- Attica N.Y.**

- In 1989 Hillcrest Automotive was established in Strykersville, N.Y. as a collision repair facility.
- In 1999 Hillcrest Coatings was opened in Retsof, N.Y. and soon the business outgrew that location.
- In 2001 Hillcrest owners, Dan and Tina Kirsch reached out to the WCIDA for help in acquiring the historic Westinghouse site in Attica.
- In 2004 Hillcrest Industries was established focusing on blasting abrasives. First using coal slag then evolving into glass bead production.
- In 2008 Hillcrest built its first glass bead furnace to make glass spheres used in traffic markings.
- The company expanded and in 2017 the third glass bead furnace was built.
- Hillcrest Industries, Inc. is a leading manufacturer of crushed glass abrasives and glass beads for traffic marking and specialized blasting.
- Additionally, glass beads are used in other industries including thermoplastic additives, filtration, lubrication, coatings and blast media.
- Hillcrest reached out to the WCIDA for assistance in building a warehouse for storage of its glass beads.
- Hillcrest has plans for the construction of a 125' x 250", (31,250 sq. ft.), pre-engineered steel building to serve as a storage warehouse and distribution of its manufactured glass beads.
- The expansion of its facility will allow Hillcrest to keep up with increased demand and is essential to being a stronger competitor in the glass bead market.
- The total capital investment of \$900,000 will be self-funded.
- The IDA approved sales tax and real property tax incentives totaling \$210,000 for this project in April 2021. The project has been completed and a Lease/PILOT Agreement was signed on February 9, 2022.





## Dream Lake Campground – Expansion Project

- Kal-Kenna Properties, LLC owns the land and leases to Jar-Dan Enterprises, LLC to operate the business known as Dream Lake Campground.
- Dream Lake Campground is located at 4391 Old Buffalo Road Warsaw, New York. Keith and Patty Jarnot have operated Dream Lake Campground since 2015, along with their children Kaleb and Makenna.
- Currently the Campgrounds features 100 full or partial hookup campsites that accommodate slide out RVs of up to 100 feet.
- There is a large spring fed pond for canoeing or fishing.
- The Park provides free Wi-Fi, is pet-friendly, and has a dump station.
- The existing campground has reached capacity.



- The expansion project includes brush clearing and grading of approximately 12 acres of land, installation of a roadway, water lines and a raised mound sewer system to service 2 bath houses, 45 new campsites and 1.75 acres pond.
- The project meets the criteria for a Tourism Destination Project. The project will be funded by private sector investment, create new jobs and employ local labor during the



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construction phase. The applicants have indicated that a large portion of their visitors, 60%+, are from out of the area.

- Jar-Dan Enterprises currently employs 5 people and expects to create 4 new jobs over the next 3 years.
- Total capital expense of \$989,640.

- The IDA approved incentives totaling \$308,000 for this project in March 2021. The project began construction the fall 2021  
The owners are working to complete the project in 2022. A Lease/ PILOT Agreement was signed on October 1, 202

### **Drasgow, Inc – Manufacturing Expansion Project Wethersfield**

- Drasgow, Inc. is a manufacturing machine shop, which manufacturers multi-spindle screw machines, CNC milling, CNC lathes, EDM & has full-service tool room.
- Produces metal parts, primarily for the automobile industry.



- Drasgow, Inc. has plans for the construction of a 66' x66' pole building to improve material and part flow, improve efficiencies through the plant and create room for future growth.
- The project meets the criteria as a Qualified UTEP Project, funded by

private sector investment, creating new manufacturing jobs and employing local labor during the construction phase.

- The capital investment for this \$690,000.
- The IDA approved sales and mortgage tax exemption and real property tax incentives totaling \$130,000 for this project in May. The project began construction in the fall of 2021with plans to be completed in 2022.

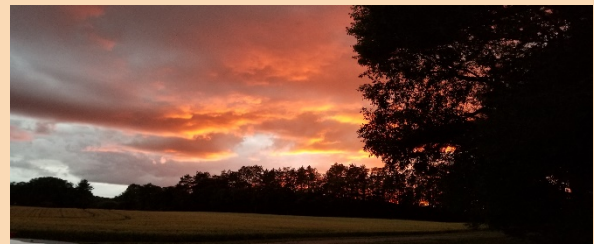
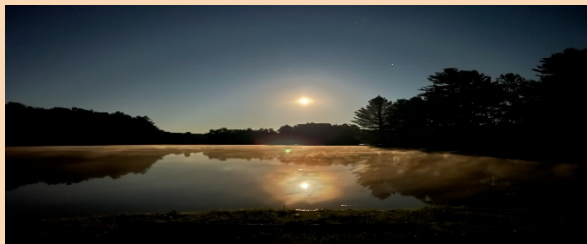
### **Letchworth Base Camp**

- The Company owner, Mike Bellamy, sees a way to help Main Street Perry and attract visitors not only to Silver Lake but to Letchworth Park and other local attractions and his vision is to brand Perry as Letchworth's Main Street to encourage tourists to come.
- Bellamy has acquired two distressed properties in the Village of Perry having a combined assessed value of \$31,200.

- Plan is to reconstruct and repurpose the buildings to provide residential apartments, commercial space for meeting, information area, game room and activities.
- Outside areas may be used for temporary RV parking, a mobile chillout area, picnic areas and small entertainment venues. The estimated cost of the restoration and buildout of the project is \$295,000. The project meets the criteria of the IDA UTEP as an Adaptive Reuse Project. The project will be funded partially by private sector investment, potentially create jobs and employ local labor during the construction phase, increase property value and increase to the local taxing jurisdictions.
- This project was put on hold due to material shortages and cost increases but is planned to move forward in the near future.

### **Letchworth Valley Campground & Resort, LLC**

- William Proietti, owner of Marimax Properties, Inc., purchased the vacant church camp in Pike, NY with plans to reopen as a public campground after remodeling and upgrades to existing structures and the addition of 50 tent sites.
- The facility is expected to draw visitors from out of the area for family camping experience and will include recreational areas, a gift shop, food, firewood and other sundries.
- The existing camp ground is on a 147-acre parcel with existing structures and a 26-acre lake.
- The project includes addition of 25 tent sites with electric and water, 25 tent sites without electric and water, all with fire rings and picnic tables. Remodeling of 5 cabins and re-build of bathhouse and addition of 2nd bathhouse.
- The total capital investment for the project is \$1,231,500.
- Creation of 4 fulltime and 4 parttime jobs over the next three years.
- The project meets the criteria for a Tourism Destination Project. The project will be funded by private sector investment, create new jobs and employ local labor during the construction phase. The applicants have indicated that a large portion of their visitors, 60%+, are expected to come from out of the area.
- The IDA held a public hearing to review sales and mortgage tax exemption and real property tax incentives totaling \$253,000 for this project in August 2021. The Board approved the Project in February 2022 and a Lease/PILOT Agreement was signed on April 24, 2022. Currently work on the project is in underway.



### **Morton Salt, Inc.**

- Morton Salt, Inc. is a food grade salt manufacturing company which has been in business in Silver Springs, NY for over 137 years. Morton Salt has been one of the County's largest employers and currently employs 148 people.
- Morton plans to construct a 30,000 sq. ft. clear span warehouse to use for storage of food grade salt products manufactured at the plant. The onsite product storage will reduce the need for third party warehousing and improve efficiencies and profitability.
- The total capital investment for the project is \$6,250,000.
- The Company requested IDA Assistance of sales tax exemption on construction materials and non-production equipment, and a 10-year PILOT agreement for temporary abatement of property tax using the standard UTEP project schedule.
- This project will be self-funded.
- The IDA approved the request for assistance totaling \$1.2M in April of 2022 and documents are being finalized for the Lease/PILOT Agreement to close soon.





### **Monty Acquisitions, LLC d/b/a Select Door**

- Monty Acquisitions, LLC d/b/a Select Door is a designer and manufacturer of premium grade, custom interior and exterior hardwood doors located in North Java. They have been providing these custom doors for 40 years to the luxury home, condo and commercial market.
- Select Door has plans for the construction of a 6936 sq. ft. building addition to its manufacturing plant and cold storage. The expansion will allow the company to produce its new line of barn door products and increase online sales.
- The capital investment for this project is \$705,000.
- Select Door currently employs 35 people and expects to create 5 new jobs over the next 3 years.
- The Company requested IDA Incentives including abatement of sales tax on construction materials and non-production equipment, mortgage recording tax exemption and a 10-year PILOT agreement for temporary abatement of property tax using the standard UTEP project schedule.
- The IDA approved the request for assistance totaling \$111,600 in April of 2022 and documents for the Lease/PILOT Agreement closed in May 2022.
- The Project is currently underway.



### **Park Warner, LLC and Countryside Chimney and Stoves**

- Empire Distributing, Inc. began as a small regional hearth distributor in the 1980's supplying a handful of independent hearth dealers with one appliance product line. Now they have become a Northeast premier distributor of both hearth and outdoor living products. In 2007 they built and moved their location to the business park on Route 98 in Arcade.
- Park Warner has plans for the construction of a 19,980 sq. ft. warehouse and distribution building at its facility. The expansion will allow the company to accommodate overflow from increased demand and expand office area.
- The capital investment for this project is \$1,495,000 and will be self-funded.
- Empire Distributing currently employs 41 people and expects to create 7 new jobs over the next 3 years.



- The Company requested IDA Incentives including abatement of sales tax on construction materials and non-production equipment, mortgage recording tax exemption and a 10-year PILOT agreement for temporary abatement of property tax using the standard UTEP project schedule.
- The IDA approved the request for assistance totaling \$272,193 in August of 2022 and documents are being finalized for the Lease/PILOT Agreement to close.
- The project is currently underway and is expected to be completed by year end.



### **Farm Craft Brewery**

- Farmcraft Brewery will be a brewing facility, taproom, and event center located on a portion of the 300-acre 4th generation Meyer family farm in rural Sheldon, New York. Ashley C. Howe is the sole owner of the Brewery.
- With its location on Route 20A only 26 miles from Buffalo, 60 minutes from Rochester and easy access for visitors looking to experience a quality craft brewery the business will be marketed as a destination brewery and draw tourist in from outside the area.
- Farmcraft has plans for the construction of a 9,600 sq. ft. 2 story wood framed barn style building. Farmcraft Brewery will feature an open format taproom with 30 ft. ceilings and seating for 125 guests, a 32 ft. long bar, a second story loft with leather couches and additional seating overlooking the taproom, 2 private meeting rooms, large retail space to display products, a food counter looking into the pizza kitchen, game lounge, expansive 3,600 sq. ft. concrete patio with a 29 ft. diameter stone fire pit, additional “silo” bar pouring drinks on the patio, a 3,700 sq. ft. production brewing space and barrel aging section.
- Farmcraft Brewery expects to create 12 new jobs over the next 3 years.
- Total capital investment is \$1.2M.
- The Company has requested IDA incentives totaling \$219,845, including abatement of sales tax on construction materials and non-production equipment, mortgage tax exemption and a 15-year PILOT agreement for temporary abatement of property tax using the Tourism Destination UTEP project schedule.
- A public hearing was held on August 31, 2022 and the IDA Board will be considering the request at its meeting in September.

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# IDA PROJECTS IN THE PIPELINE

- **Silver Lake Solar** has proposed a 24.99 MW Solar project in the Town of Castile. The Town has approved the project and the WCIDA anticipates the receipt of an application for incentives.
- **TTI Light Industrial, LLC** specializing in Millwright services has plans for the construction of a 2-story 100' x 100' steel building, including an over-head crane and other equipment at its location at 3215 Adrian Road, Perry N.Y. The project will allow TTI to expand its fabrication business and provide office space for staff.
- **Steele Avenue Parcel "B"** The land sale transaction is expected to be finalized for a hotel project in Arcade.

## ADMINISTRATIVE ACCOMPLISHMENTS

The NYS General Municipal Law Section 18A, (IDA LAW) is constantly changing and it is the responsibility of the WCIDA Board and Staff to work diligently to keep the WCIDA and WCBAC organizations in compliance with the Public Authority Law and Authority Budget Office, (ABO). In 2022 the staff accomplished the following:

- Providing complete operation of three economic development entities and administration of other grant and loan fund programs available to businesses within the County.
- Implementing new regulations including reform on transparency and accountability measure as well as new prevailing wage legislation passed into law, became effective in January of 2022.
- Preparing and submitting PARIS reporting, for all three entities.
- Search and procurement of a new CPA Firm to secure for the Agencies Auditing.
- Managing a Microenterprise Assistance Program (MAP) grant from NYS OCR
- Providing administration of the Wyoming County Business Center (WCBC) functions.
- Managing a brownfield site clean-up including EPA grant application and process.
- Administering the Micro-loan; FastTrac Entrepreneurship; Business Accelerator and Mentorship Programs.
- Working with Wyoming County Chamber and Tourism to facilitate a comprehensive study of the County in order to steer the strategic planning process and boost economic development and the tourism and hospitality sectors.

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- The Wycoida.com website features the WCIDA as the lead agency for economic development in the county but also provides access to the WCBAC, the Wyoming County Business Center and the Small Business Start-up programs.

#### **LOOKING FORWARD.....**

- + The WCIDA will continue to stay abreast of any new guidance from the Governor and legislative leaders.
- + The WCIDA will continue its due diligence to acquire real estate that can be marketed for business growth or to new businesses coming into Wyoming County.
- + The WCIDA will continue to provide tax incentives to encourage capital investments.
- + WCIDA will search out new ways to invest resources and continue to improve the economic climate in our County.
- + The WCIDA will continue its administration of the Wyoming County Business Center and the implementation of the economic development program.

#### **CONCLUSION**

Continuing to encourage and assist businesses after the pandemic which are facing the economic challenges of supply chain and employment issues, the WCIDA remains a vital part of Wyoming County's Economic Development support and growth. While enduring changes to policies, and compliance issues as well as changes in legislature, the WCIDA has proven time and again its strength and belief in the service we provide to our County's economic future. The WCIDA will continue to do its part to encourage the growth and investment in our local businesses.

## **WYOMING COUNTY INDUSTRIAL DEVELOPMENT AGENCY'S**

### **MISSION**

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*“Encourage and increase private investment that creates new job opportunities, retains and stabilizes the existing employment base, and generates added tax revenues through increased economic activity in Wyoming County.”*

## **Wyoming County Business Assistance Corporation (WCBAC)**

### **2022 Annual Report on Accomplishments**

The Wyoming County Business Assistance Corporation (WCBAC) is the lending agency administered by the WCIDA, handling the revolving loan funds for several programs. During the COVID-19 Pandemic in 2020, the WCBAC was happy to report that all the borrowers were able to stay active and current. The WCBAC was able to continue the review of loan applications and approved 3 requests for funding in 2022.

- Currently the WCBAC Loan Portfolio reflects 16 General Loans, 6 GAIN Loans and 4 Grant Anticipation Notes with a total outstanding balance of \$2,324,150.78.

- The WCBAC administers the awarded Growing the Agricultural Industry Now (GAIN) revolving loan fund.
- This program originated from the Genesee/Finger Lakes Regional Planning Council (“G/FLRPC”) which received a \$3,000,000 grant from New York Empire State Development (“ESD”).
- Proceeds were used to provide loans to agricultural and food processing businesses

- The repayment of the awarded GAIN

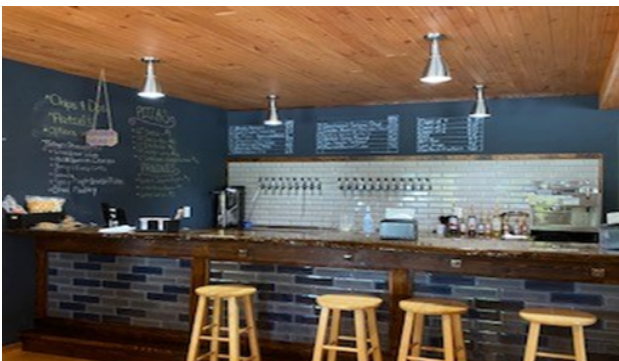
The WCBAC approved a request for GAIN funds from Boxler Maple to complete the financing to construct a 40’x70’ maple sugar house. The owners have used the funds in collaboration with The Bank of Castile, and owner equity. The total cost of the project was \$690,125. The GAIN loan of \$150,000 closed in October of 2020, in time to start construction before the 2021 maple season.





### **Beer Justice Brewing Co., LLC**

- Beer Justice Brewing Co. owned by Tammy and Paul Romesser, submitted an application for funding through the GAIN Loan Program for a micro-brewery project in Arcade.
- Project included renovations to the building, parking lot improvements, trenching and drainage, bathrooms, garage door, electrical upgrades and cooler installation
- The total cost of the project was \$754,000.
- The Company received \$150,000 GAIN Loan to complete the financing package for its Craft Brewery in Arcade.



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## BAC Loans 2022

### **Kal-Kenna Properties, LLC**

Patricia Jarnot, Managing Member and owner of Dream Lake Campground, requested and was approved for funding of \$200,000 to complete the financing for its \$967,885 expansion project at the Campground at 4391 Old Buffalo Road in the Town of Warsaw. The financing will be for the site clearing and installation of a roadway, water lines and a raised mound sewer system to service 2 new bath houses, 45 new campsites and 1.75 acre pond. The WCBAC Board approved the financing request for the project in February 2021. The Loan documents were finalized in collaboration with Community Bank on October 6, 2021. The project is in progress.



### **Letchworth Valley Campground and Resort, LLC**

William Proietti, Owner, was approved for a request of a loan for \$200,000 in gap financing with the Bank of Castile for the redevelopment of the former church camp into a public campground located on Albro Road in Pike. The project includes addition of 25 tent sites with electric and water, 25 tent sites without electric and water, all with fire rings and picnic tables. Remodeling of 5 cabins and re-build of bathhouse and addition of 2<sup>nd</sup> bathhouse. The total capital investment including the purchase of the property is \$1,231,500 in which \$589,500 will be for the proposed upgrades and construction. The WCBAC Board approved the loan request at its meeting in July 2021. The loan closed on April 27, 2022 in conjunction with the Bank and the project is underway.



## **BAC Loans Pending**

### **Arcade and Attica Railroad**

The WCBAC received a request from the A&A Railroad for a grant anticipation note in the amount of \$490,000. The Railroad has been awarded a reimbursable federal grant to cover costs of repairs to the safety gate in the Town of Java near the Route 77 & Route 98 intersection. The Board approved the request in April 2021, currently the project is on hold.

**WCBAC ACTIVITIES IN PROCESS**

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- The WCBAC is the sub-recipient for a \$300,000 NYS Homes and Community Renewal Micro-Enterprise Grant awarded to the County in June of 2021. The Program provides grants up to \$20,000 to small businesses in the County that meet the eligibility requirements. After the WCBAC developed the preliminary required documents to facilitate the grant program and announced the availability of the grant funds in December 2021, over 40 small businesses reached out to inquire about the program. To date there has been 8 grants awarded with 3 more in the review process. A total of \$160,000 has been obligated with \$95,000 available for future awards. The Program will expire in June of 2023.
  - Types of businesses assisted by the Grant Program include: micro-creamery, air BnB, apiary, kayak rental, custom farm service, food truck, and home cleaning service.

### **Looking to the future...**

- ✚ The WCBAC will continue to monitor the financing needs of our County Businesses due to the impact of Covid-19, and provide resources and lending options where needed.
- ✚ The WCBAC will continue to work diligently to provide gap financing to complete the financing needs and work in collaboration with local financial institutions serving our local businesses.
- ✚ The WCBAC will continue to provide needed administration or pass-through services for local affiliates and organizations applying for grants in support of their mission.
- ✚ The WCBAC will continue to seek out programs to provide financial assistance to local businesses.

## **Wyoming County Business Assistance Corporation's**



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## MISSION

*“The Wyoming County BAC’s mission includes the lessening of the burdens of government by undertaking and promoting economic development initiatives in Wyoming County, New York that will include real estate development and management, fundraising, business loan issuance and administration, regional marketing and promotion, and other community-based economic development activities permissible under the Not-For-Profit Corporation Law.”*

COMPANIES ASSISTED BY THE WYOMING COUNTY IDA/WCBAC CURRENT FOR 2022				
	LEASE /PILOTS			WCBAC LOANS
1	Alpine Acres- East Hill Creameries		1	A&A Railroad
2	Beaver Hollow - Biggest Loser		2	Action Enterprises
3	Beer Justice		3	ACO Acquisitions, Inc.
4	CFI, Inc.		4	Attica Unlimited, LLC
5	CFI, Inc. - East		5	Caring Harts Expansion
6	Drasgow Inc.		6	Drasgow, Inc. III
7	Drasgow, Inc II		7	Heinrich, Bert - Inc
8	Park Warner-Empire Distributing		8	Hidden Valley Animal Adventure
9	73 Main Street Associates		9	In-Site Enterprises, LLC
10	Hillcrest Industries, Inc		10	Kal- Kenna Properties, LLC
11	Indus 19, LLC- Hotel		11	Krog Corp
12	Java Energy, LLC -ST-60		12	LVM Matrerials
13	JC Equipment		13	Letchworth Valley Camp / Marimax Resorts
14	Kal- Kenna- Dream Lake		14	Perry NY Rufus Smith
15	Kelly's Garage		15	Perry NY, LLC Howell
16	Koike Aronson, Inc.		16	Silver Lake Brewing Company
17	Krog Corp - Arcade REHC 1			
18	Letchworth Basecamp ST-60			GAIN LOANS
19	Letchworth Valley Campgrounds		1	Keem's Dairy Farms - GAIN
20	Maple Grove Enterprises		2	Synergy Genetics - GAIN Loan
21	Maple Pro - CDL USA		3	Table Rock - GAIN Loan
22	Morton Salt		4	Whispering Brook Farm - GAIN Loan
23	Noble Bliss Windpark -Cogentric		5	Boxler Maple Farm
24	Noble Wethersfield - Cogentric		6	Beer Justice
25	NY Pike I-IV (4 projects)			
26	Orangeville Energy Storage			OCR Grants
27	Paddock Properties		1	Marquart Bros, LLC
28	Perry Holdings LLC		2	Indus 19, LLC
29	RM4 Holdings, LLC		3	API Heat Transfer, Inc.
30	Select Door		4	Josh Rice Projects
31	Sheldon High Wind Farm			
32	Silverlaken - ST-60			
33	Stony Creek Wind-			
34	SunEast High View Solar ST-60			Special Projects
35	T J Marquart - Lease		1	Land Investment- Arcade/ Perry
36	Texas Brine New York		2	Silver Lake Dredging Project
	Back on TAX Rolls 2021/22			
1	LVM Materials /3208 Route 39			
2	A&A Railroad Corp			Pending Loans
3	Snyder Corp/Beaver Hollow			
	ACTIVE BONDS			A&A Railroad Anticipation Note
1	BEAVER HOLLOW /OLYMPIC Mgmt.			
	PENDING PROJECTS			
1	Niagara Solar			
2	Alle-Catt- Wind Project			
3	TTI Light Industrial			
4	Farmcraft Brewery			
5	Java Farm Supply			
As of 08/31/22				

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## WYOMING COUNTY IDA & BAC

### 2022 Board Members

#### MEMBERS

Mark Dadd, Chairman  
166 Main Street  
Attica, New York 14011

A.D. Berwanger, Vice Chairman  
6608 East Arcade Road  
Arcade, New York 14009

Rebecca Ryan, Treasurer  
172 West Buffalo Street  
Warsaw, New York 14569

Thomas McCormick, Secretary  
5190 Sheppard Road  
Bliss, New York 14024

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James Rutowski  
75 North Main Street  
Warsaw, New York 14569

Niccole Hastings  
6032 Horton Road  
Bliss, NY 14024

#### EX-OFFICIO MEMBERS

James Pierce, Executive Director  
Wyoming County IDA  
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Warsaw, New York 14569

Kevin J. Zanner, Member  
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## STAFF

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Robin Marschilok, Director of Operations

Jennifer Tyczka, Program Manager

Scott Gardner, Economic Development Specialist

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