

WYOMING COUNTY IDA BOARD MEETING MINUTES

The WCIDA Board of Directors met on November 14, 2024 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 2:31p.m.

1. Roll call:

In attendance were: Mark Dadd, Chairman; A. D. Berwanger, Vice-Chairman; Rebecca Ryan, Treasurer (joined at 2:39p.m.); Thomas McCormick, Secretary; E. Joseph Gozelski, Director; Niccole Hastings, Director; James Rutowski, Director; James Pierce, Executive Director; Robin Marschilok, Director of Operations; Jennifer Tyczka, Program Manager; Scott Gardner Economic Development Specialist and Kevin Zanner, Agency Counsel.

2. Administrative

A. Minutes of the October 10, 2024 Annual Board meeting were reviewed. A motion was made to accept the minutes by D. Berwanger and seconded by T. McCormick. The motion was unanimously carried.

B. The financial reports from October 2024 were reviewed. The financial reports were accepted on a motion made by J. Rutowski and seconded by T. McCormick. The motion was unanimously carried.

3. Action Item

A. Request from NY Bennington 1, LLC (Delaware River) for IDA incentives to build a 2.063 MW community solar array on 15+ acres of undeveloped agricultural land near the corner of Church Road and Tinkham Road in the Town of Bennington. The total capital cost is estimated to be \$4,808,266. Board consideration of IDA inducements is needed.

Pierce reviewed NY Bennington I, LLC, a solar project in the Town of Bennington that is moving forward. The solar project will be 2.063 MW on approximately 15 acres of land on the corner of Church and Tinkham Roads, owned by Terry Halstead. J. Gozelski stated that his concern being on the Farm Land Protection Board is the use of good quality farm land for a solar project. After researching the rating of the property, it looks to be somewhere between a 4 and 6 on a scale of 10, with 10 being the best quality, it is usable farm land but not the highest quality. Pierce reported that the Town of Bennington acted as lead agent for the project SEQR process, and approved the project by resolution in December of 2023. Pierce continued that due to the IDA incentives available being over \$100,000, the IDA was required to hold a public hearing in the Town of Bennington, and did so on November 6th. A copy of the hearing minutes is in the meeting packet. No one showed up for the hearing.

Pierce reviewed the Cost Benefit Analysis completed for the project showing the total sales tax exemption would be \$60,175, Mortgage tax exemption of \$50,133 and real property abatement of \$352,000 for a total tax abatement of \$462,600 over the 20 year life of the PILOT. Pierce informed the Board that we have not yet received a copy of the Town's host agreement with the Project owners and we will not forward a Project Agreement until we have a copy in hand. Pierce explained that per the IDA Fee Policy, the IDA will not provide sales tax exemption documents until 20% of the total 1% IDA fee is paid to the Agency and 20% of legal fees paid to counsel. After hearing the report, the Board passed a resolution accepting and concurring with the Town's reported SEQR findings and authorizing IDA Incentives for the Project contingent on receiving an executed copy of the Host Community Agreement, on a motion made by D. Berwanger. The motion was seconded by N. Hastings and unanimously carried.

B. Request from Elitsac, Inc of Castile for a new building project that is located in a "highly distressed" Census tract. The total capital cost is estimated to be \$1,671,800. Board consideration is needed for authorization of a public hearing if the application is accepted

Peirce presented a request from Pam and Bill, owners of Elitsac, Inc in Castile. The family-owned business is also run by their son Brad Bliss and this project is expected to provide sustainability for the business moving forward as Brad takes over the business. The company has plans to build a 12,000 sq. ft. building to replace its 100 year old building used for retail activity and create a more efficient customer experience. The new building project will be a \$1.7M capital investment and will also help to create 8 new jobs. K. Zanner explained that although the business is primarily retail in nature, due to the essential goods and services clause of IDA Stature and Castile being identified as a highly distressed area, the IDA can provide a deviation from its UTEP and allow IDA incentives for the project. Pierce continued that with the Cost Benefit Analysis completed for the project, there is available, sales tax exemption of \$89,840, mortgage tax exemption of \$16,250 and real property abatement of \$146,323. Although this is a small project it is a big project for Castile. Pierce asked the Board for Authorization to hold a public hearing for the project because of the proposed incentives being over \$100,000 and the deviation to the agency's standard UTEP. The Board then authorized the public hearing on a motion made by R. Ryan. The motion was seconded by J. Rutowski and unanimously carried.

C. Second Amendatory Resolution Relating to the Alle-Catt Wind Energy Project

Pierce presented an addition to the agenda that came in today. The Alle-Catt Wind Energy Project which was approved for incentives at the October meeting has failed to complete the required payment of 20% of the IDA fee and signed Project Agreement within a designated 30 day window. The Second Amendatory Resolution prepared by counsel gives the company an additional week to provide the signed Agreement and required fee. If the requirements are not met by November 22, 2024,

the approving resolution expires and the Project will need to be brought back to the Board for additional approval. The Board passed the resolution on a motion made by D. Berwanger. The motion was seconded by T. McCormick and unanimously carried.

4. Executive Director's Report

Wyoming County IDA Economic Development Projects

- Jim P. is working with the developer of the Microtel Hotel in Warsaw who is very interested in the idea of another facility in Arcade. Jim P. outlined potential IDA incentives that could be considered and shared the feasibility study and the due diligence work that has been done at the 4.28 acres site owned by IDA. A meeting with the developer and a representative from Empire State Development is scheduled for next week to see if the state has some resources for the project
- Jim P. is met with a business prospect that is interested in buying a portion of the 28 acres IDA site on Steele Avenue in Arcade. The prospect is looking to build and establish a business that will be serving the AI industry. After learning about the huge need for power with no job creation, the project has been discouraged about moving forward in Arcade.
- Jim P. is also working with a couple of more potential suitors for the Pioneer Credit building in Arcade.
- Jim P. is working with a representative from the Greater Rochester Enterprise (GRE) who has a prospect that might be interested in the API buildings in Arcade. More detailed information about infrastructure to the site was shared with the GRE.
- A manufacturer in Arcade is contemplating shifting some work from Mexico and Morocco to the Arcade facility given the results of the presidential election and not knowing what will happen with tariffs. This could result in a future expansion project in 2026.
- Jim P. met with the owners of River Spring Lodge who are making plans for the hosting of weddings at their facility. They will likely be asking for a WCBAC loan to make the improvements that are necessary to provide this service.
- Jim P. is working with Jay Bee Contracting who took advantage of one of our WCBAC loans for his Re-Bath franchise. The business has already experience some very fast growth and is now considering moving the operation including a showroom to Warsaw and we are seeing what resources might be available for a building project that needs some significant rehabbing.
- We closed on the Keem Dairy GAIN Loan on October 16th.

WCBC Updates

- The EPA Brownfield Clean project for the former Emkay site in Arcade has come to a close and a final report is being prepared for the EPA. An amended designated developer agreement is now in place and the WCBC Board authorized the transfer of the land to the developer who will have 6-9 months to get the project into NYS DEC's Brownfield Cleanup Program to seek reimbursement for removal of the underground petroleum tanks, any additional remediation and site work and for preparing the site for a market rate housing project.

- The WCBC Board also authorized a loan for a horse boarding facility located in the Town of Gainesville.
- The WCBC Fast Track program graduated another class along with the graduates of the Business Accelerator Program and is now taking reservations for the spring sessions.

5. **Other Business** –

6. **Next Meeting** - The next regularly scheduled meeting will be December 12, 2024 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 3:04 p.m. on a motion made by T. McCormick, seconded by J. Rutowski and unanimously approved.

Minutes prepared by R. Marschilok

https://www.youtube.com/watch?v=26LLuHJAd_U