

WYOMING COUNTY BAC BOARD MEETING

The WCBAC Board of Directors met on May 11, 2023 at 2:30 p.m. at the Wyoming County Business Center, 36 Center Street Warsaw, New York 14569.

1. Roll call to establish quorum

Chairman Dadd, called the meeting to order at 3:02 p.m., in attendance were: Mark Dadd, Chairman; A. Douglas Berwanger, Vice-Chairman; Niccole Hastings, Director; E. Joseph Gozelski, 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, Hurwitz & Fine, Agency Counsel.

Absent: Rebecca Ryan, Treasurer; Thomas McCormick, Secretary

2. Administrative

A. Review/approve minutes from April 13, 2023 Board Meeting

The minutes from the April 13, 2023 Board Meeting were reviewed. A motion was made to accept the minutes J. Rutowski. The motion was seconded by N. Hastings and unanimously carried.

B. Review and approve Financial Statements from April 2023

R. Marschilok presented the financial reports from April 2023. After review the Board approved the financial reports on a motion made by D. Berwanger. The motion was seconded by N. Hastings and unanimously carried.

3. Action Items

A. GAIN Loan request from Farmcraft Brewery, LLC for a project in the Town of Sheldon

Pierce reminded the Board of the Farmcraft Brewery Project that came before the IDA Board last September and was approved for IDA incentives. Ashley Howe, the owner of Farmcraft has secured bank financing and has asked us to provide GAIN loan funds in the amount of \$200,000 in order to complete the financing package. The funds will be used for construction, equipping and furnishing the brewery, taproom and event space located on Route 20A in Strykersville. With its location, only 26 miles from Buffalo and on the main route traveled from Buffalo to Warsaw, the Brewery should attract tourist from outside the area and become a destination brewery. The GAIN loan would have terms of 10 years with a 1% interest rate. Pierce recommended that the WCBAC should take a junior mortgage on the real estate and a subordinated security on assets and a personal guarantee of Ashley Howe. After review the Board approved the request for the \$200,000 GAIN loan at 1% interest amortized over 10 years with a junior mortgage, subordinated security on assets and personal guarantee of Ashley Howe, on a

motion made by N. Hastings. The motion was seconded by J. Rutowski and unanimously carried.

4. Other Business

- A.** Pierce updated the Board on the Pioneer Credit building in Arcade. Pierce had reached out to make an offer on the building and was informed that the broker for the building had changed. Pierce has not yet found out who the new broker is for the building.
- B.** Pierce was contacted by Bonita Matson, owner of the old Agway building on Federal Street in Perry. The building has a NYS tax lien on it and she cannot sell it until the lien is satisfied. The building is eligible to participate in the DRI Grant Program in Perry and Matson is willing to gift the building to us or the County if the lien would be terminated. The general consensus was the lien would not go away in either case. No action was directed.

Discussion about the Silver Lake outlet and the dredging project ensued.

- 5. Next Meeting** – The next meeting is scheduled for June 8, 2023, following the IDA Board Meeting, at the Ag & Business Center.

6. Adjournment

The Board moved to adjourn the meeting at 3:28 p.m. on a motion made by J. Gozelski, seconded by D. Berwanger and unanimously carried.

Minutes prepared by: Robin Marschilok