

WYOMING COUNTY IDA BOARD MEETING MINUTES

The WCIDA Board of Directors met on November 13, 2025 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 2:38 PM.

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; James Pierce, Economic Development Specialist; Scott Gardner Executive Director; Robin Marschilok, Director of Operations; Jennifer Tyczka, Program Manager; and Kevin Zanner, Agency Counsel.

2. Administrative

- A. Minutes of the September 11, 2025 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 September and October 2025 were reviewed. The financial reports were accepted on a motion made by R. Ryan and seconded by T. McCormick. The motion was unanimously carried.
- C. **C. Authorize Scott Gardner as signatory for all financial and legal instruments for the Wyoming County IDA and Wyoming County Business Center.**
Jim Pierce introduced Scott Gardner as the new Executive Officer and explained that with his position comes the responsibilities of signatory for all legal and bank documents. The Board authorized Scott Gardner, the new Executive Director, CEO/CFO of the Wyoming County IDA, and President of the Wyoming County Business Center, as the official signatory on all financial, banking, credit, and legal instruments on a motion made by J. Gozelski. The motion was seconded by T. McCormick and unanimously carried.

3. Action Item

- A. **Request by Alle Catt Wind project for the extension of the sales tax exemption for a period of one year expiring on October 31, 2026.**
Sean Perry, Project Manager for the Alle-Catt Wind Project in Arcade, has asked for an extension of the sales tax exemption for the project for an additional year as the project is still in progress. After a brief discussion, the Board moved to extend the sales tax exemption for the Project as requested on a motion made by T. McCormick. The motion was seconded by D. Berwanger and unanimously carried.

4. Executive Director's Report

Wyoming County Economic Development Projects

Jim Pierce and Scott Gardner presented to the Board.

- A meeting was held with a Wyoming County based builder about two warehouses they would like to construct in Perry. The warehouses would be used for a new warehouse and distribution business they are looking to establish. The project will be seeking IDA assistance as plans for the project progress.
- Work continues with the developer of a proposed hotel project for Arcade. The developer is currently trying to secure the franchise agreement for the project. Pierce handed out to the Board a summary of incentives that were calculated for the proposed project. The Board reviewed the proposal and found it to be acceptable.
- We are still waiting on AES Wind Projects to complete the Community Host Agreements for the two projects in order to schedule required public hearings.
- After several communications with Rick Hauser about his DRI project in the Village of Perry, he has decided not to seek IDA incentives and concentrate on securing a loan with WCBAC. The project includes a building on Main Street owned by Perry LLC and the conversion of the second floor into several housing units. It is anticipated that the related WCBAC application will be presented to the WCBAC Board at the December meeting.
- Amanda Osborn has decided not to move forward with WCBAC loan the Board approved for a DRI project at 17 N. Main Street in Perry. The project would have converted the upstairs space into a one room boutique lodge. After learning about the extensive requirements from the NYS Historic Preservation office (SHPO), they decided against developing the space as it did not fit their project goals. They are now planning to put the building up for sale.
- We have also been communicating with an interested party in the former Camp Wyomoco with plans to convert the 287-acre camp into a camp and RV resort. This individual has sent a summary of the project and has inquired about possible incentives and funding from the IDA and state. We have shared a variety of resources with this party and will wait to see if their financing is in place and if an offer is accepted before moving ahead.
- Scott submitted an application to replace Jim on the GLOW Workforce Development Board and will be meeting with the Executive Director at the end of the month. He has also been in touch with partners at both Greater Rochester Enterprise and Invest Buffalo Niagara. Scott will be attending a meeting of the regional IDA Directors at the end of November.
- We were contacted by Tompkins regarding a potential GAIN loan for Putman's Maple Service LLC to purchase a 2007 Kenworth with a 6000-gallon tank to be used for hauling sap. Over the next two years they will be adding 6000 taps which would create a need for more hauling capacity. The purchase price for the truck is \$50,000. They are also taking over 7500 taps which will increase the tap count to nearly 62,000. They will also need an additional 100 sensors at a total cost of \$30,000. Putman's Maple Service is applying for an \$80,000 through the GAIN loan program, Tompkins did the credit analysis for the application.

Wyoming County Business Center Update

- The WCBC North LLC amended the Designated Developer Agreement (DDA) for Frontier for the Emkay site. The extra 90 days will allow the time necessary to get an application into the NYS Brownfield Cleanup Program which was a key component of the DDA.
- We also received inquiries for multiple small business loans. They include a Rapid Start loan request to expand a small business in Wyoming; a general loan request/inquiry for the expansion of a growing youth dance studio center; and we received a Rapid Start loan application for a new small business to purchase equipment and startup capital - this is from a Fast Track graduate. The applications have been forwarded to our underwriter Mark George for review in addition to the WCBAC application for a project in Perry, which is scheduled to come before the WCBAC Board in December.

5. Other Business –

- 6. Next Meeting** - The next regularly scheduled meeting will be December 11, 2025, at 2:30 PM 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 3:00 PM on a motion made by T. McCormick, seconded by D. Berwanger and unanimously approved.

Minutes prepared by R. Marschilok

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