

WYOMING COUNTY IDA BOARD MEETING MINUTES

The WCIDA Board of Directors met on February 11, 2021 at 2:30 p.m. via Zoom Meeting.

Due to the Novel Coronavirus (COVID-19) Emergency and State and Federal bans on large meetings or gatherings and pursuant to Governor Cuomo's Executive Order 220.1 issued on March 12, 2020 suspending the Open Meetings Law, the Wyoming County Industrial Development Agency Board Meeting was held electronically via Zoom Meeting instead of a public meeting open for the public to attend in person. Members of the public may listen to and view the Board meeting by clicking the following link:

<https://www.youtube.com/watch?v=AWHaFztk8nI>

1. Roll call to establish quorum

Chairman Dadd, called the meeting to order at 2:35 p.m., in attendance were: Mark Dadd, Chairman; A. Douglas Berwanger, Vice-Chairman; Rebecca Ryan, Treasurer; Thomas McCormick, Secretary; E. Joseph Gozelski, Director; James Hardie, Director; James Rutowski, Director; James Pierce, Executive Director; Robin Marschilok, Director of Operations; Jennifer Tyczka, Program Manager; and Kevin Zanner, Hurwitz & Fine, Agency Counsel.

Guest: Hans Kunze, Community Bank N.A.

2. Administrative

A. Review/approve minutes from January 14, 2021 Board Meeting

The minutes from the January 14, 2021 Board Meeting were reviewed. A motion was made to accept the minutes by J. Hardie. The motion was seconded by T. McCormick and unanimously carried.

B. Review and approve Financial Statement January 2021

R. Marschilok presented the financial report from January 2021. After review the Board approved the financial report on a motion made by R. Ryan. The motion was seconded by J. Hardie and unanimously carried.

3. Action Items

A. Request from Niagara Solar (Duke Energy) for a 1-year extension of sales tax exemption for their project in the Town of Bennington until February 28, 2022.

Pierce presented a request from Duke Energy to extend the sales tax exemption for the project in the Town of Bennington for a year. The project has been on hold waiting for a contract with NYSERDA which has been held up due to pandemic related issues. The Board agreed to the request for a year extension through

February 28, 2022 on a motion made by T. McCormick. The motion was seconded by J. Hardie and unanimously carried.

B. Request from Orangeville Energy Storage for a 1-year extension of sales tax exemption for their project until March 31, 2022.

Pierce presented a request from Orangeville Energy Storage to extend the sales tax exemption for the project for a year. The project has been on hold due to pandemic related issues. The Board agreed to the request for a year extension through March 31, 2022 on a motion made by T. McCormick. The motion was seconded by J. Hardie and unanimously carried.

C. Request from Java Energy Storage for a 1-year extension of sales tax exemption for their project until March 31, 2022.

Pierce reviewed the request for the extension of sales tax exemption from Java Energy stating that the project development has been stalled by NYSEG but the owner is hopeful it will move forward. The Board agreed to the request for a year extension through March 31, 2022 on a motion made by T. McCormick. The motion was seconded by J. Hardie and unanimously carried.

D. Request from Dream Lake Campground for IDA assistance for a facility expansion. Board authorization for a public hearing needs to be considered.

Pierce presented the request from Kal-Kenna Properties for IDA assistance with the project for Dream Lake Campgrounds located at 4391 Old Buffalo Road in Warsaw. The nearly \$1M expansion project includes 45 new campsites and 1.75 acres pond, installation of a roadway, water lines and new sewer system to service and update 2 bath houses. Keith and Patty Jarnot operate Dream Lake Campground camp ground and the owners reported a record year last year. Currently there are 5 seasonal employees and with this project 4 new jobs will be created. The project will include significant improvements, the IDA incentives available for the project will be more than the \$100,000 threshold, therefore a public hearing is required. Pierce asked the Board for authorization to hold a public hearing for the project. The Board moved to authorize the public hearing for the project on a motion made by R. Ryan. The motion was seconded by J. Hardie and unanimously carried.

4. Executive Director's Report

Wyoming County IDA Economic Development Projects

- Robin has been working with Drasgow Manufacturing in Wethersfield who is making plans for a building expansion project. The expansion will be about 4,300 sq. ft. We anticipate getting an IDA Application soon on this project.

- Jim P has been working with a developer from Rochester who is interested in acquiring the former Covenant Acres church camp in the Town of Pike on Albro Road and developing it into a public campground facility. The developer is conducting his due diligence and if acquired will be seeking IDA assistance.
- Jim P. has been working with a farm implement dealer in Perry who is developing plans for a warehouse building. An IDA application is being submitted.
- Jim P. is working with new business startup that is developing plans to build and operate a meat processing facility in the Town of Attica. Information about IDA assistance was shared with a financial consultant that is working with the developer of the project.
- Plan are underway for new warehouse project for an Attica manufacturer. The new building is proposed to be 31,500 sq. ft. in size. A preliminary IDA application has been received on the project.
- Robin has been working with Creative Food Ingredients (a Parker Products company) in Perry who is proposing two more expansion projects at their facility. One project will be a partial second floor addition to an existing facility already under a PILOT. The second one will be a separate stand-alone building for a pilot manufacturing operation that will be seeking out IDA assistance.
- Jim P. is also working with a developer that is interested in building a warehouse building and a glamping facility on land in the Village of Silver Springs.
- Jim P. is working with one of the owners of Louie's Lounge in Attica about financing for an outdoor seating project.
- Marquarts are looking at plans to build a warehouse structure at the Wyoming County Rail Transfer site that initially will be used by them but might be expanded in the future for the storage and distribution of products for the rail customers. A meeting was held with the Village of Silver Springs to explore the feasibility of extending municipal power and water to the site. Annexation to Village is being explored.

Pipeline projects that are still active but have been slowed by the pandemic or the tightening of financial lending:

- Holiday Inn Express project in Arcade, 77 rooms
- SunEast Highview Solar Project-Castile 17.5MW
- Silver Lake Solar- Castile 24.9 MW
- Big Tree Solar-Bennington/Sheldon 175 MW

5. Other Business

Pierce reported to the Board that he has continued to be contacted by Beaver Hollow regarding the PILOT amendment request. In the last conversation with Kathy Snyder, she has indicated that Beaver Hollow submitted a written request to the County asking for approval of a payment plan for the delinquent PILOT payments from 2020 and she understands that the County would be good with the payment plan if the IDA is good with it. R. Ryan stated that yes, the County had received a request and there were mixed feelings regarding the request and it has not been resolved. D. Berwanger agreed that the County is in agreement with the payments for taxes owed to the County, the contract with

contract with the IDA has been breached. The County makes the other districts whole so the County is out the money and will except payments for the back taxes owed but there has been no decision on the request. The County needs to make a decision and Pierce and Chairman Dadd should be at the next Finance Committee Meeting to answer any questions so the County can reach a decision. After discussion of the importance of Beaver Hollow in the County the Board agreed that the Pierce and Dadd should attend the next Board of Supervisor's Finance Committee Meeting on March 2, 2021 at 9:00 a.m. to help resolve and move forward.

6. Next Meeting: The next scheduled meeting of the WCIDA Board is March 11, 2021 at 2:30 p.m.

7. Adjournment

The meeting was adjourned at 3:07 p.m. on motion by J. Gozelski. The motion was seconded by J. Hardie and unanimously carried.

Minutes prepared by: R. Marschilok