

WYOMING COUNTY IDA BOARD MEETING MINUTES

The WCIDA Board of Directors met on May 13, 2021 at 2:30 p.m. at the Wyoming County Agriculture and Business Center, 36 Center Street Warsaw, New York.

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 live streamed on YouTube 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=AsxUjZ1SSA8>

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; E. Joseph Gozelski, Director; Thomas McCormick, Secretary; James Pierce, Executive Director; Jennifer Tyczka, Program Manager; Scott Gardner, Economic Development Specialist and Kevin Zanner, Hurwitz & Fine, Agency Counsel.

Absent: James Rutowski, Director; Robin Marschilok, Director of Operations

2. Administrative

A. Review/approve minutes from April 8, 2021 Board Meeting

The minutes from the April 8, 2021 Board Meeting were reviewed. A motion was made to accept the minutes by D. Berwanger. The motion was seconded by T. McCormick and unanimously carried.

B. Review and approve Financial Statement April 2021

J. Tyczka presented the financial report from April 2021. After review the Board approved the financial report on a motion made by R. Ryan. The motion was seconded by T. McCormick and unanimously carried.

3. Action Items

A. Request from Drasgow Manufacturing for IDA assistance for a building expansion project in the Town of Wethersfield.

Pierce presented the Board with a request from Drasgow, Inc. to consider IDA incentives for a 4,400 sq. ft pole building expansion to its facilities. T Drasgow, Inc. currently employees 19 people and plans to add 3 new jobs over the next 3 years. The capital investment for this project is \$690,000. The Company requests abatement of

sales tax on construction materials and non-production equipment, mortgage recording tax exemption and a 10-year PILOT. At the last meeting a public hearing was authorized and held on May 5th. Attached was a copy of the public hearing notice and the minutes from the hearing, which was held via Zoom Meetings and there were no comments from the public. Pierce reviewed the Cost Benefit Analysis prepared for the project and reported that over the 10-year PLOT there will be real property tax savings of approximately \$93,000, sales tax exemption of \$23,000 and mortgage recording tax exemption of \$6,000. Included in the packet was a resolution authorizing incentives and approving the negative declaration in regards to the environmental review for the project. The Board passed the resolution on a motion made by R. Ryan. The motion was seconded by T. McCormick and unanimously carried

B. Request for IDA assistance from TTI Light Industrial, LLC for a new building project on Adrian Road in Perry. Acceptance of the application and Board authorization for a public hearing needs to be considered.

Pierce informed the Board that the IDA has received an application for incentives from TTI Light Industrial, LLC, a millwright company having offices on Main Street Perry and a physical location on Adrian Road next to the Wyoming County Raceway. The Company has outgrown its current space and plan to construct a 10,000 sq. ft., 2-story steel building with an overhead crane and other equipment to provide room for expansion and allow for office space. The current employment level is 3FT and 56 PT positions. There will be an additional 6FT and 30 PT positions created with this project. Capital investment for this project is proposed to be \$1,282,060. The incentives available are estimated at real property abatement of \$225,000, sales tax exemption of near \$50,000 and mortgage tax exemption of \$16,000. The Company is still working on getting all the local approvals and the ask of the Board today is for authorization to hold a public hearing. The Board authorized holding a public hearing for this project on a motion made by J. Gozelski. The motion was seconded by D. Berwanger and unanimously carried.

4. Executive Director's Report

Wyoming County IDA Economic Development Projects

- Jim P. continues to work with a developer from Rochester who is moving forward with 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 currently working with the bank to secure financing. The developer will also be looking to the IDA for assistance and the WCBAC for some gap financing.
- Jim P. met with the new owners of Koziel's Boat Livery on West Lake Road in Perry. Plans are underway for some improvements to the property including the creation of a campground, picnic area, an Air B & B type element, watercraft rentals and the rehab of cabins for overnight lodging. Project costs have been identified in the \$300,000 plus range so the developers are preparing an IDA application.

- Jim P., Becky Ryan and Chairman Dadd met with the representatives of Beaver Hollow regarding the ongoing effort by the company to reach agreements with the taxing jurisdictions for installment payments of over-due PILOT payments. There are now in place installment agreements with both the County and school district for these payments. In addition, the assessment has also been lowered from \$7.3 million to \$500,000 million.

It is now anticipated that the company will be coming back to the IDA with a new project application as the next step.

- Jim P. with representatives from Silver Lake Solar Project regarding a 24.9 MW project in the Town of Castile, all of the permits have been secured at the local level. The company is working on the interconnection agreement with NYSEG and securing the CHA. An IDA application is being prepared by the company.
- The Board authorized a public hearing for the SunEast Highview Solar Project in the Town of Castile, that hearing has not been held yet because the developer has not finalized a Community Host Agreement (CHA). The IDA will need to know what is in the CHA for the public hearing.
- Jim P. worked with representatives of Great Lakes Cheese about a location in Arcade for a new cheese plant after the project received some significant blowback in Allegany County. The infrastructure needs were closely assessed and efforts were made to identify 100 acres of land near the waste treatment plant. Jim P. met twice with the property owner adjacent to the IDA's 28 acres to see if they would be willing to sell 75 acres to make up the acreage needed. They were unwilling. We also did meet some of the needs of the company but we did come up short on some infrastructure requirements:
 - There was enough power but a new substation would have to be built
 - There was sufficient capacity for wastewater for hydraulics but we were short on solids processing.
 - A new sewer line with larger capacity would have to be built.
 - Water capacity and pressure for fire suppression was inadequate
 - A backup water well would be needed.

More discussion ensued regarding the possibility of a finding a location for the cheese plant. Pierce will continue to work to assess other options for this project.

5. Other Business

Included in the meeting package was the Wyoming County Business Center 2020 Annual Report. Pierce pointed out a few highlights from the Report stating that the FastTrac Program continues, the spring class was switched to the fall due to the Covid pandemic. Since 2010 the program has help start 91 businesses and created 160 jobs. Two new programs were developed due to the pandemic and technical needs of the businesses. The Business Accelerator Program helps businesses needing technical assistance or looking to diversify the business. The Business Mentorship Program helps businesses with unique issues, providing 8 hours of one-on-one time with a business consultant. This program was paid for through money received from the CARES Act through Community Action. Pierce pointed out that the Micro-loan program has 16 loans, 2 new ones this year. Another new

program is the Re-start Wyoming Loan Program, which provided up to \$10,000 for businesses to cover costs associated with the pandemic and helping the businesses restart after the shutdown. There are 6 companies currently and one more pending loan request.

6. Next Meeting: The next scheduled meeting of the WCIDA Board is June 10, 2021 at 2:30 p.m.

7. Adjournment

The meeting was adjourned at 3:16 p.m. on motion by T. McCormick. The motion was seconded by R. Ryan and unanimously carried.

Minutes prepared by: R. Marschilok