

WYOMING COUNTY IDA BOARD MEETING MINUTES

The WCIDA Board of Directors met on June 11, 2020 at 2:30 p.m.

Because of 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/channel/UCrexugLTuFMeOsJNftiH-Q>

1. Roll call to establish quorum – Roll call was taken to establish the Members and others attending by telephone.

Chairman, Mark Dadd, called the meeting to order at 2:33 p.m., in attendance by telephone were: Mark Dadd, Chairman; A. Douglas Berwanger, Vice-Chairman; Rebecca Ryan, Treasurer; Sandra Piridy, Secretary; E. Joseph Gozelski, Director; James Hardie, Director; Thomas McCormick, Director; James Pierce, Executive Director; Robin Marschilok, Director of Operations; Jennifer Tyczka, Program Manager; William Daly, Special Projects Coordinator and Kevin Zanner, Hurwitz & Fine, Agency Counsel.

2. Administrative

A. Review/approve minutes from May 14, 2020 Board Meeting

The minutes from the May 14, 2020 Board Meeting were reviewed. A motion was made to accept the minutes by D. Berwanger. The motion was seconded by J. Hardie and unanimously carried.

B. Review and approve Financial Statements May 2020

R. Marschilok presented the financial reports from May 2020. After review the Board approved the financial report on a motion made by R. Ryan. The motion was seconded by S. Piridy and unanimously carried.

3. Action Items

A. Request for changing the PILOT arrangement for Beaver Hollow

The Board moved into Executive Session at 2:39 p.m. to discuss a new request from Beaver Hollow which included review of financial and confidential information on a motion made by J. Hardie. The motion was seconded by S. Piridy and unanimously carried. After discussion the Board moved out of Executive Session at 3:06 p.m. on a motion made by J. Hardie, seconded by R. Ryan and unanimously carried

Once back in regular session no action was taken.

B. Request for sales tax extension for J.C. Equipment (former Broeder Machine site)

Pierce explained to the Board that the project for JC Equipment was approved for incentive

last June and due to an issue with the previous owners the sale of the property was held up until this Spring. Recently the project has started to move forward and the owners are asking for a 1 year extension of the sales tax abatement. The Board agreed to extend the sales tax abatement until June 30, 2021 on a motion made by J. Hardie. The motion was seconded by T. McCormick and unanimously carried.

C. Request for sales tax extension for Calamar

Pierce presented the Board with a request from Calamar to extend the sales tax exemption through the end of 2020 to enable the completion of the project. R. Ryan confirmed the project as been successful and the residents living in the apartments are very happy. Pierce included that the previously outstanding vendor invoices have mostly been rectified. The Board approved the request for the sales tax extension on a motion made by J. Hardie. The motion was seconded by R. Ryan and unanimously carried.

D. Review and approve Infectious Disease Response Plan and add as an amendment to the Employee Handbook

Pierce reported that Norb Fuest from Apple Tree Consulting has completed an Infectious Disease Response Plan for the Wyoming County IDA to adopt in response to Covid-19 and the requirement to have a plan in place when reopening the office. The plan is a comprehensive guideline following recommended practices of the CDC and OSHA. Pierce stated that the thought of adding the plan to the Employee Handbook has been changed to leave the plan as a stand-alone policy in order to make changes when or as they occur in regards to future pandemics. After discussion the Board agreed to table this item until the next meeting in order for the Board members to review the Plan more thoroughly.

4. Executive Director's Report

Wyoming County IDA

JC Equipment -Lease/PILOT for the former Broeder's Machine Building in South Warsaw

- Jesse Cole, Cole Building Solutions now has title to the property and are starting to clear the site and empty the contents of the building of old equipment. They have signed the Project Agreement and lease documents are being prepared.

Duke Energy Solar – Lease/PILOT Bennington Solar Project

- Project agreement and resolution were reviewed by Duke's Counsel and some proposed changes were sent to Kevin Zanner. Duke is waiting for NYSERDA to announce the auction for new solar coming on-line, this project will be proposed for that auction.

Delaware River Solar – Lease/PILOT (Pike)

- Waiting on executed community host agreement and updated IDA application with new property tax ID numbers

Silver Lake Solar, LLC

- This 24.99 MW project is proposed to be located in the Town of Castile, the project has received Negative Declaration on the SEQRA from the Town, but they have not yet reached out to the IDA for assistance.

Dream Lake Campground Expansion- Warsaw

- This project still needs to go through local permitting and SEQRA process before applying to the IDA. Planning Boards are slowly starting to meet again since the start of the pandemic so we may see something soon.

Sale of Steele Ave-Arcade Hotel Project

- Land sale agreement was sent to the hotel developer, it has not yet been signed. The deposit check for the land is being held Hurwitz and Fine as Escrow Agent. Putting their finances together for this project has been slowed by the banks being hesitant to commit to financing for new projects. The company however remains committed to the Arcade project.

TTI Light Industrial, LLC-From Perry

- This company is located on Main Street in Perry, they provide precision industrial support for preventive maintenance, supplemental manpower, full process installation/machine, tool setting & reconditioning and fabrication/machine shop contract manufacturing services. Their primary focus is the food and beverage industry. Jim P has been in discussions with them since the fall about plans to build a new facility at the Perry Race Track parcel which they own. They have outgrown the Main Street location. The company is putting some numbers together.

EDA Cares Act Fund

- Jim P, with assistance from Scott Gardner and Eric Szucs have been leading a Finger Lakes Region push for the development of a concept that will assist recreation, tourism and hospitality businesses. An EDA application is being considered through the Genesee Finger Lakes Regional Planning Commission for program that will assist these industry sectors that have been hit the hardest and will be the slowest to recover. The concept will include technical assistance for diversification and reinventing this industry sector with a marketing campaign tied in. A pre-application meeting with an EDA representative is scheduled for next week.
- Pierce added that Hidden Valley Animal Adventure has reported to him that they are doing very well since they have reinvented how they are doing tours at the Park. Last weekend they had 3500 visitors using the new guidelines and allowing personal vehicles to drive through the Park.

Wyoming County Business Assistance Corporation

Boxler Maple, LLC

- Loan documents for this GAIN loan have been prepared by WCBAC Counsel and sent to the Boxler's attorney for review.

Dream Lake Campground – Loan

- Waiting on local permitting to be complete and for co-lender Steuben/Community Bank to re-approve their portion of the financing for this project. The bank has shared with the WCBAC the supporting documentation for the loan request.

Wyoming County Business Center – Administered by the IDA

Re-Start Wyoming Loan Program

- This loan fund, with assets of \$200,000, has very attractive deferments and interest rates designed to provide up to \$10,000 for businesses affected by the pandemic and to prepare for re-opening. Thus far 3 loans have been approved totaling \$28,000.

Sand's Restaurant – Loan Approved for Silver Lake Family Restaurant for a catering business

- Loan documents have been sent by the WCBC's Counsel to the borrower's counsel for review.

Max's Bakery Perry – Loan Approved

- Loan documents were prepared by WCBC's Counsel and sent to borrower's attorney for review.

Datum Works, LLC – Loan for a startup CNC Consulting Business (FastTrac Graduate)

- This loan closed on June 1st.

Business Accelerator Academy

- A \$1,000 grant from Key Bank was awarded to the WCBC after submitting an application for a new business technical assistance program known as the Business Accelerator Academy. The focus of the program that will be launched in the spring of 2021 will be for those new businesses that have recently opened but yet need some additional technical assistance and mentoring to make the business grow. Other grant applications have been submitted for additional seed funding.

FastTrac

- The fall session of this entrepreneur program is schedule for September 1, 2020.

5. Special Project Coordinator's Report

W. Daly updated the Board on the following:

- Daly informed the Board that Indus 19, LLC has officially announced a soft opening as of June 17th. There will be a Grand Opening in the Fall.
- Daly stated that money disbursed from the grant for the 2020 Census is loosening up. There will be in person contact made now with Census Outings at pavilions or parks areas in order to keep safe distancing while assisting residents with the Census reporting.
- Marquart's have been awarded \$2 million from the 17B program round of the Purchase of Development Rights Program. This was a new category identified by competition and trade issues. Marquart's is the first farm in the State to receive money under the 17B program.

6. Other Business/Communications - None

7. Next Meeting

The next regular scheduled meeting is scheduled for July 9, 2020 at 2:30 p.m.

8. Adjournment

The meeting was adjourned at 3:33 p.m. on a motion made by J. Hardie, seconded by S. Piridy and unanimously carried.

Minutes prepared by: R. Marschilok