

WYOMING COUNTY IDA BOARD MEETING MINUTES

The WCIDA Board of Directors met on July 09, 2020 at 2:30 p.m. at the Wyoming County Agriculture and Business Center, 36 Center Street Warsaw, New York 14569.

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 Members of the public may listen to and view the Board meeting by clicking the following link:

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

1. Roll call to establish quorum

Chairman, Mark Dadd, called the meeting to order at 2:37 p.m., in attendance were: Mark Dadd, Chairman; A. Douglas Berwanger, Vice-Chairman; Sandra Piridy, Secretary; E. Joseph Gozelski, Director; James Hardie, Director; James Pierce, Executive Director; Robin Marschilok, Director of Operations; Jennifer Tyczka, Program Manager; and Kevin Zanner, Hurwitz & Fine, Agency Counsel.

Absent: Rebecca Ryan, Treasurer; Thomas McCormick, Director and William Daly, Special Projects Coordinator.

2. Administrative

A. Review/approve minutes from June 11, 2020 Board Meeting

The minutes from the June 11, 2020 Board Meeting were reviewed. A motion was made to accept the minutes by D. Berwanger. The motion was seconded by S. Piridy and unanimously carried.

B. Review and approve Financial Statements June 2020

R. Marschilok presented the financial reports from June 2020. After review the Board approved the financial report on a motion made by J. Hardie. The motion was seconded by J. Gozelski and unanimously carried.

3. Action Items

A. Request for IDA Assistance from Alle-Catt Wind Energy, LLC

Pierce presented to the Board an application for IDA Incentives from the Alle-Catt Wind Energy, LLC. Alle-Catt Wind Energy is a 340 MW wind project being developed on over 30,000 acres of leased land in Wyoming, Cattaraugus, and Allegany Counties in the towns of Arcade, Freedom, Farmersville, Centerville, and Rushford. The Company proposes to construct up to 14 turbines in the Town of Arcade with an investment of nearly \$73 million. The Host Agreement with the Town of Arcade has been executed and the Company will pay a total of \$11,410 /MW for the host and PILOT fee. With the 80%/ 20% split the PILOT portion will be \$2,290/ MW. Pierce stated that the total incentives available to the project would be more than \$100,000, therefore a public hearing must be held for the project. The Project Applicant is asking approval for incentives to construct 14 turbines however the Article 10 approved for the Project indicates only 13 turbines in the Town of Arcade. Pierce asked Counsel for his opinion on the inconsistent number. Zanner suggested that the Company should clarify how many turbines will be installed and the number should be the same as what was approved in the Article 10 or there should be an amendment to the Article

10 documents. After discussion the Board authorized the scheduling of a public hearing for the project once the Company clarifies the number of turbines to be installed in the Town of Arcade on a motion made by J. Gozelski. The motion was seconded by S. Piridy and unanimously carried.

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

Chairman Dadd reminded the Board that Norb Fuest from Apple Tree Consulting had 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. At the previous meeting the Board agreed to table this item until June in order for the Board members to review the Plan more thoroughly. After review the Board approved the Plan as presented on a motion made by J. Hardie. The motion was seconded by D. Berwanger and unanimously carried.

4. Discussion Item

A. Request for IDA Assistance from Beaver Hollow Conference Center

Pierce updated the Board on the request from Beaver Hollow to restructure the PILOT. Pierce stated that earlier in the week the IDA met with representatives from Beaver Hollow, the Pioneer School District and the Town of Java. Beaver Hollow has been hard hit by the Corona Virus and the shut downs. While looking at ways to cut loses the Company has taken a hard look at the property assessment and taxes. Their property assessment has gone up from \$2,770,000 to \$7,300,000 and they are at 60% on the PILOT schedule this year. The meeting was a start for discussion between all the parties to try to negotiate a workable solution. One option may be to create a host agreement with the Town and agree on a number for the PILOT payment moving forward. Counsel agreed that the IDA is essentially acting as a facilitator for Beaver Hollow and the municipalities as they work out a solution.

5. Executive Director's Report

Wyoming County IDA

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

- Jesse Cole, Cole Building Solutions has started on the demolition of the building and clearing the lot. They have signed the Project Agreement and lease documents are being prepared for the project's closing.

Dream Lake Campground Expansion- Warsaw

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

Sale of Steele Ave-Arcade Hotel Project

- Land sale agreement was sent to the hotel developer and 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. We are putting together a meeting with the owner of the company to discuss the IDA's involvement.

Buffalo Solar

- Jim P. is in discussion of a small community solar project being developed by Buffalo solar on 1.5 acres located in the Town of Bennington behind the Fire Hall. They are looking for IDA help to make this 500KW project work financially.

Solar Projects in the Pipeline

- Delaware River – Pike 12.6 MW
- Silver Lake Solar- Castile 24.9 MW
- Big Tree Solar-Bennington/Sheldon 175 MW

IDA Projects Approved but not constructed and fees due at closing:

	Capital Costs
• Java Energy-6MW Battery Storage	\$17,275,000
• Orangeville Energy- 20 MW Battery Storage	\$11,680,000
• Niagara Solar (Duke Energy, Bennington)-20MW	\$23,799,260
• J.C. Equipment (Cole Building Solutions)	\$325,000
Totals	\$53,079,260

EDA Cares Act Fund

- Jim P, with assistance from Scott Gardner and Eric Szucs along with Visit Rochester have been leading a Finger Lakes Regional push for the development of a concept that will assist recreation, tourism and hospitality businesses. The concept will include technical assistance for diversification and reinventing this industry sector with a marketing campaign tied in. EDA gave us the green light to apply. The application is nearing completion and is expected to be submitted next week.

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 attorney for review, expect to close next week.

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 rate and is designed to provide up to \$10,000 for businesses affected by the pandemic and to prepare for re-opening. Thus far 5 loans have been approved totaling \$40,000.

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.

Business Accelerator Academy

- A second grant of \$5,000 was secured from the Wyoming Foundation which will be added to \$1,000 grant from Key Bank that was awarded to the WCBC 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 an interactive class of 4 sessions for those new businesses that have recently opened but yet need some additional technical assistance and mentoring to make their business grow.

Business Mentorship Program

- EDA Cares Act funding (\$8,000) secured by Community Action for assisting small businesses will be put to use by the WCBC on a new technical assistance program that will assist pandemic impacted business. The concept is to match qualified mentors with business that need assistance to help stabilize affected businesses and to reinvent how they do business moving forward for things such as diversification, digital selling and other new ideas to adapt to the new normal

FastTrac

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

6. Special Project Coordinator's Report - None

7. Other Business/Communications - None

8. Next Meeting

The next regular scheduled meeting is scheduled for August 13, 2020 at 2:30 p.m.

9. Adjournment

The meeting was adjourned at 3:10 p.m. on a motion made by D. Berwanger, seconded by J. Hardie and unanimously carried.

Minutes prepared by: R. Marschilok