

WYOMING COUNTY IDA ANNUAL BOARD MEETING MINUTES

The WCIDA Board of Directors met on September 10, 2020 at 1:00 p.m. (immediately following the Governance and Finance/Audit Committees) at The Attica Hotel, 28 Exchange Street Attica, New York.

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=nQP6gGvwPWY&t=2s>

Chairman Dadd called the meeting to order at 1:18 p.m.

1. Roll call:

In attendance were: Mark Dadd, Chairman; A.D. Berwanger, Vice Chairman; Rebecca Ryan, Treasurer; 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, Agency Counsel.

2. Administrative

A. Minutes of the July 9, 2020 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 report from July and August 2020 was reviewed. The financial report was accepted on a motion made by R. Ryan, seconded by J. Hardie. The motion was unanimously approved.

3. Act of Governance Committee Recommendations

A. Approve Governance Committee Member Appointments

Chairman Dadd asked for a motion to approve the Governance Committee's recommendation to appoint all members of the WCIDA Board to the Governance Committee. J. Hardie made a motion to accept the Governance Committee recommendations. The motion was seconded by T. McCormick and unanimously carried.

B. Approve Finance and Audit Committee Member Appointments

Chairman Dadd asked for a motion to approve the Governance Committee's recommendation to appoint all members of the WCIDA Board to the Finance and Audit Committee. J. Hardie made a motion to accept the Governance Committee recommendations. The motion was seconded by T. McCormick and unanimously carried.

C. Approve Recommended Appointments of Board Officers

Chairman Dadd asked for a motion to approve the Governance Committee's recommendation of appointment of WCIDA Board Officers. J. Hardie made a motion to accept the Governance Committee recommendations for the slate of officers as: Mark Dadd, Chairman; A. D. Berwanger, Vice-Chair; T. McCormick, Secretary; and Rebecca Ryan, Treasurer. The motion was seconded by T. McCormick and unanimously carried.

D. Approve, Adopt and re-adopt Policies and Charter

The Chairman then asked the Board for a motion to accept the Governance Committee's recommendation to approve, adopt and re-adopt policies and charter. J. Hardie moved to re-adopt the Procurement Policy, Disposition of Real Property Guidelines, The Real Property Acquisition Policy and the Policy for Receipts of Accounting, Internal Controls and Auditing Complaints; the Conflict of Interest Policy and the Governance Committee Charter as recommended by the Governance Committee. The motion was seconded by T. McCormick and unanimously Carried.

4. Act on Finance/Audit Committee Recommendations

A. Approve, Adopt and Re-adopt Policies and Charter as Recommended

Chairman Dadd asked for a motion to accept the Finance and Audit Committee's recommendation to adopt and readopt policies and charter. D. Berwanger made a motion to accept the Finance and Audit Committee's recommendations to re-adopt the Investment Policy, the Finance and Audit Committee Charter and to adopt the Amended Agency Fee Policy. R. Ryan seconded the motion and it was unanimously carried.

B. Approve/Adopt Preliminary Budget for 2021

The Chairman asked for a motion to adopt the budget as recommended by the Finance and Audit Committee. D. Berwanger made a motion to adopt the budget for 2020 as recommended by the Finance and Audit Committee. The motion was seconded by R. Ryan and unanimously carried.

5. Review 2020 Annual Report

Pierce presented the 2020 Annual Report stating that the much-needed Microtel Project in Warsaw is complete and JC Equipment has started the renovation for its project at the Broeder Machine site, also in Warsaw. The year 2020 brought with it the Novel Coronavirus and the many challenges that came with it. Pierce reported that the IDA and its affiliated agencies worked to help keep County Businesses informed of Governor's Orders and local directives as well as putting a loan deferral program in place to help alleviate financial burden to the businesses. Pierce continued highlighting the projects assisted by the WCIDA and the administrative tasks accomplished by the WCIDA. Pierce continued with the Annual Report on Activities and Accomplishment of the WCBAC. The Board approved the Annual Report as presented on a motion made by T. McCormick. The motion was seconded by J. Hardie and unanimously approved.

6. Action Items

A. **Alle-Catt Wind Energy, LLC-Application for IDA Assistance- Board Approval**

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 in Wyoming, Cattaraugus, and Allegany Counties. Allegany has approved IDA incentives and Cattaraugus is still going through the review process. The

Company proposes to construct up to 13 turbines in the Town of Arcade with an investment of nearly \$73 million. The Company went through the Article 10 process therefore there was no need for local SEQR approval. The WCIDA paid a third party, CGR, Inc. to prepare an Economic Impact Report. Pierce reviewed the summary of the report stating the Project will see a total of \$17.8 million in benefits from the IDA assistance, 16.4 million in real property tax savings and \$1.4 million in sales and mortgage tax exemptions. The Project will bring an estimated \$14 million in economic benefits to the area over the next 20 years, including Host Community Payments to the Town, lease payments to property owners for land use, and PILOT payments to the taxing jurisdiction. The project will also help to reach the carbon dioxide reduction goals for the State. The PILOT package being proposed is not a standard PILOT per the IDA Uniform Tax Exemption Policy. The IDA sent out Notice of Deviation Letters to all the affected taxing jurisdictions and have not received any correspondence back. The incentives for the project total more than \$100,000 therefore a Public Hearing was held for the project on September 3rd at 2 p.m. A copy of the Public Hearing Minutes is included in the Meeting package however there were not any public guests who present, only representatives from the Project and IDA staff. The Minutes reflect no items of concern to bring to the Board. After discussion the Board moved to approve IDA assistance for the Project on a motion made by D. Berwanger. The motion was seconded by J. Gozelski and unanimously carried.

7. Other Business - None.

8. Next Meeting

The next regularly scheduled meeting will be October 08, 2020 at 2:30 p.m. at the Wyoming County Agriculture and Business Center, Warsaw, N.Y.

9. Adjournment

There being no further business to discuss the meeting was adjourned at 1:45 on a motion made by D. Berwanger, seconded by J. Hardie and unanimously approved.

Minutes prepared by R. Marschilok