

AGENDA

Wayne County Industrial Development Agency

March 22, 2023 9:00 AM

9 Pearl Street, 2nd Floor Conference Room

Lyons, New York 14489

1. Call to Order –Chairman Johnson
2. Motion to Approve February 28, 2028 Meeting Minutes
3. Project Authorization Resolution for Sleight NY Solar Farm, LLC
4. WCIDA Audit discussion with EFPR
5. Resolution Accepting Certified Financial Audit Report and Annual PARIS report
6. Fiscal Officer’s Report- Jamie Corteville
7. Executive Director’s Updates
8. Other Business
 - a. Change Board Meeting date from May 24, 2023 to May 31, 2023
 - b. Change Governance Committee meeting date from May 24, 2023 to April 26, 2023
9. Next WCIDA Meeting – April 26, 2022
10. Motion to Adjourn.

WCIDA PILOT Summary

Sleight NY Solar Farm, LLC
 Initial Project Resolution Passed 2.28.23
 Public Hearing Scheduled for 3.21.23
 Project Authorization Resolution presented at 3.22.23 Board meeting

NAICS Code	Project Title	
221114	Sleight NY Solar Farm, LLC	
Est. Company Incentives	Project Owner/s:	
✓ Real Property Tax \$2,868,079 ✓ Sales Taxes \$605,088 ✓ Mortgage Tax \$0 ✓ PILOT Term 15 Years	RESunance, LLC	
Employment	Project Address	
✓ New Jobs to site 0 ✓ Retained jobs to site 0 ✓ Est. salary of new jobs \$0 ✓ Est. Construction Jobs TBD	105 Sleight Road Newark, NY 14513	
Project Information	Project Request	
Last update 3.16.23	A sales tax and real property tax abatement in connection with the construction of a 5mW AC solar farm.	
	Total Project Cost	
	Acquisition	\$ -
	Rehabilitation/New Construction	\$ 630,000.00
	Soft Costs	\$ 581,600.00
	Infrastructure	\$ -
	Equipment (machinery equipment only)	\$ 6,304,680.00
	FF&E (Furniture, Fixture and Equipment)	\$ 2,313,648.00
	Other costs (legal, acct, fees, agency)	\$ 455,350.00
	Total Project Costs	\$ 10,285,278.00
	Company Description	
	RESunance, LLC ("Developer") is a developer of community solar farm projects in New York State. Sleight NY Solar Farm, LLC is a wholly-owned subsidiary of the Developer and the owner of the proposed Project.	
	Project Description	
	The proposed project ("Project") will consist of a 5 mW AC solar array with a single axis tracking system, which optimizes the performance by tracking the sun from east to west throughout the day. No significant grade changes are proposed, except for construction of shallow storm water management basin areas. Post construction vegetation management within the solar array footprint would be accomplished by mowing 2-3 times a year. At the end of its performance life, the solar array system will be decommissioned and the site will be restored to current field conditions.	

WAYNE COUNTY

Industrial Development Agency

Wayne County Industrial Development Agency
Wayne Economic Development Corporation
Wayne County Civic Facility Development Corporation

ANNUAL ASSESSMENT OF THE EFFECTIVENESS OF INTERNAL CONTROLS

1. BACKGROUND:

Section 2800(1)(a)(9) and Section 2800(2)(a)(8) of Public Authorities Law require all public authorities to complete an annual assessment of the effectiveness of their internal control structures and procedures.

2. MISSION OF AUTHORITY AND MAJOR BUSINESS FUNCTION(S).

Our mission is to develop, promote and advance economic growth, wellbeing and sustainable communities in Wayne County. The major functions associated with this are to work with businesses and not-for-profit entities that desire and need Authority benefits, grant monies and/or loans.

3. MAJOR RISKS ASSOCIATED WITH OPERATIONS

Major risks associated with the functions are conflicts of interest, collusion, fraud or theft when handling monetary functions, operational issues.

4. INTENT:

The intent of the Authority's system of internal control shall be to:

- a) Promote effective and efficient operations so as to help the Authority carry out its mission.
- b) Provide reasonable assurance that the Authority's assets are safeguarded against inappropriate or unauthorized use.
- c) Promote the accuracy and reliability of accounting data and financial reporting to ensure transactions are executed in accordance with the Authority Boards' authorization and recorded properly in accounting records.
- d) Encourage adherence to the Authority Board's policies and procedures for conducting programs and operations.
- e) Ensure compliance with applicable laws and regulations.

5. ASSESSMENT

The Authority reviews internal controls on an on-going basis. Additionally, the Authority undergoes an annual financial audit by an independent CPA firm. Any internal control weakness identified either by agency staff or by the CPA firm is communicated to the Audit Committee and the Board of Directors. To the extent that deficiencies are identified, the Authority develops corrective action plans to reduce any corresponding risk.

For the year ended December 31, 2022 the present internal control procedures appear to be sufficient to meet internal control objectives that pertain to the prevention and detection of material weaknesses or deficiencies.

Wayne County Industrial Development Agency

Authority Mission Statement and Performance Measurements

Name of Public Authority:

Wayne County Industrial Development Agency (WCIDA)

Public Authority's Mission Statement:

Our mission is to develop, promote and advance economic growth, well-being and sustainable communities in Wayne County.

Date Adopted: February 23, 2022

List of Performance Goals (If additional space is needed, please attach):

- Assist in the expansion and retention of existing businesses in Wayne County through business development, promotion, and financial resources.
- Proactively promote entrepreneurship through financial and technical assistance.
- Expand workforce capabilities through strong partnerships with area educational, governmental, and business leaders to promote the advancement of the County's skill-level.
- Advance property and infrastructure improvements in the County to increase preparedness and the availability of shovel ready sites for new business development.
- Build effective partnerships with State and local economic development partners, including other counties and regional organizations to coordinate resources and promote economic development.
- Engage regional partners, site selectors, and target industry groups to promote and attract new businesses to Wayne County.
- Plan for responses to potential interruptions in the local economy including natural disasters and public health concerns through coordinate efforts at the local, state, and regional level.

Additional questions:

1. Have the board members acknowledged that they have read and understood the mission of the public authority?

Yes

2. Who has the power to appoint the management of the public authority?

The County Board of Supervisors appoints the County Director of Economic Development and Planning, who is approved as the Executive Director by the Board of Directors.

3. If the Board appoints management, do you have a policy you follow when appointing the management of the public authority?

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The Board of Directors approves management annually in compliance with the public authority law.

4. Briefly describe the role of the Board and the role of management in the implementation of the mission.

The Board of Directors over sees all activities implemented by management and staff. Management oversees the day to day operations and implements initiatives set forth by Board of Directors.

5. Has the Board acknowledge that they have read and understood the responses to each of these questions?

Yes

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Resolution Accepting Certified Financial Audit Report and Annual PARIS report

Whereas the Board of the Wayne County Industrial Development Agency (WCIDA) has been presented with the 2022 financial statements and audits prepared by the EFPR Group, having been presented to the Audit & Finance Committee in a prior meeting; and

Whereas, the Audit & Finance Committee has recommended that the Board of the WCIDA accept and adopt the audit reports and authorize staff to submit the Certified Financial Audit Report and Annual PARIS report to the NYS Authority Budget Office, as required by the Public Authority Accountability Act; and

Whereas, following the Board's review of the reports with EFPR Group; be it hereby

Resolved, that the WCIDA Board of Directors hereby accept the recommendation of the Audit & Finance Committee and authorize staff to submit the reports as required.

Moved: Ayes:

Second: Nays:

	Yea	Nay	Absent	Abstain
Scott Johnson				
Phil Eygnor				
Julie DiLella				
Kaye Stone-Gansz				
Jeannie Brockmyre				
Robert DeBadts				
Pamela Heald				
Amanda McDonald				
Kenneth VanFleet				

The above resolution is certified and true and was passed at the Wayne County Industrial Development Agency board meeting on March 22, 2023.

Deborah Hall, Assistant Secretary