

1. May 26, 2021 Agenda

AGENDA

Wayne County Industrial Development Agency

May 26, 2021 at 9:00 am

Zoom

9 Pearl Street, 2nd Floor Conference Room

Lyons, New York 14489

WCIDA Board Meeting

1. Call to Order – David Spickerman, Chairman
2. Approval of April 28, 2021 Minutes
3. Initial Project Resolution - NY Williamson I, LLC
4. 2020 PILOT Jobs reporting
5. Fiscal Officer's Report
6. Continue Discussion of Board Survey
7. Executive Director's Updates
8. Other Business
9. Next Board Meeting – June 23, 2021 at 9:00 a.m.
10. Motion to Adjourn

2. May 26, 2021 Minutes

Documents:

[WCIDA-MEETING-MINUTES-5.26.2021.PDF](#)

3. May 26, 2021 Attachment

Documents:

[ATTACHMENT-1.PDF](#)

Executive Director Updates:

Mr. Pincelli, CEO discussed the Taste of Wayne County and a potential BOND financing project. At 9:59 a.m. Ms. Heald made a motion to enter into Executive Session to discuss the proposed acquisition, sale of real property and Ms. Brockmyre seconded the motion. At 10:31 a.m., Ms. Brockmyre made a motion to exit Executive Session and Ms. Stone-Gansz seconded the motion.

Mr. Pincelli, CEO, will talk with the entities regarding the purchase of WCIDA properties.

Other Business: The board did not discuss any other business at this time.

The next WCIDA Board Meeting is June 23, 2021 at 9:00 am.

Motion to adjourn at 10:32 am by Ms. Heald and seconded by Ms. Stone-Gansz.

Respectfully submitted,

Katie Bronson, COO (in absence of the Assistant Secretary)

INITIAL PROJECT RESOLUTION
(NY Williamson I, LLC)

A regular meeting of the Wayne County Industrial Development Agency was convened on May 26, 2021 at 9:00 a.m.

The following resolution was duly offered and seconded, to wit:

Resolution No. 05/2021 - ___

RESOLUTION OF THE WAYNE COUNTY INDUSTRIAL DEVELOPMENT AGENCY (THE "AGENCY") (i) ACCEPTING THE APPLICATION OF NY WILLIAMSON I, LLC, FOR ITSELF AND/OR ON BEHALF OF AN ENTITY OR ENTITIES TO BE FORMED (COLLECTIVELY, THE "COMPANY") IN CONNECTION WITH A PROPOSED PROJECT (AS FURTHER DESCRIBED HEREIN); (ii) AUTHORIZING THE SCHEDULING AND CONDUCT OF A PUBLIC HEARING; (iii) DESCRIBING THE FORMS OF FINANCIAL ASSISTANCE BEING CONTEMPLATED BY THE AGENCY WITH RESPECT TO THE PROJECT AND (iv) AUTHORIZING THE SOLICITATION OF LEAD AGENCY STATUS, AS APPLICABLE, PURSUANT TO THE STATE ENVIRONMENTAL QUALITY REVIEW ACT ("SEQRA") WITH RESPECT TO THE AGENCY'S UNDERTAKING OF THE PROJECT.

WHEREAS, by Title 1 of Article 18-A of the General Municipal Law of the State of New York, as amended, and Chapter 916 of the Laws of 1969 of the State of New York, (the "Act"), the **WAYNE COUNTY INDUSTRIAL DEVELOPMENT AGENCY** (the "Agency") was created with the authority and power to promote, develop, encourage and assist in acquiring, constructing, reconstructing, improving, maintaining, equipping and furnishing industrial, manufacturing, warehousing, commercial, research, and recreational facilities as authorized by the Act, and in connection therewith to issue its revenue bonds, and/or enter into straight lease transactions and provide other forms of financial assistance; and

WHEREAS, **NY WILLIAMSON I, LLC**, for itself and/or for an entity or entities to be formed (collectively, the "Company"), has submitted an application to the Agency requesting the Agency's assistance with a certain project (the "Project") consisting of: (i) the acquisition by the Agency of a leasehold interest in approximately 13 acres of real property located at 5520 Eddy Ridge Road in the Town of Williamson, New York (the "Land", being more particularly described as a portion of tax parcel No. 65116-00-366701, as may be subdivided); (ii) the planning, design, construction and operation of a 2.338 MWac PV solar electrical generation system, including panel foundations, inverters, transformers, interconnect wiring, utility connections, sitework, landscaping, fencing, security and related improvements (collectively, the "Improvements"); (iii) the acquisition of and installation in and around the Land and Improvements by the Company of machinery, equipment, fixtures and other items of tangible personal property (the "Equipment" and, collectively with, the Land and the Improvements, the "Facility"); and (iv) entering into a straight lease transaction (within the meaning of subdivision

(15) of Section 854 of the Act), pursuant to which the Agency will retain a leasehold interest in the Facility for a period of time and sublease such interest in the Facility back to the Company (the "Straight Lease Transaction"); and

WHEREAS, the Agency is contemplating providing financial assistance to the Company with respect to the Project (collectively, the "Financial Assistance") in the form of: (A) an exemption from all State and local sales and use taxes with respect to qualifying personal property included in or incorporated into the Facility or used in the construction and equipping of the Facility; (B) mortgage recording tax exemption for project financing; and (C) a partial real property tax abatement through a payment-in-lieu-of-tax agreement (the "PILOT Agreement"), pursuant to which the Company would make payments in lieu of real property taxes to the Agency for the benefit of each affected tax jurisdiction (the "Affected Tax Jurisdictions"); and

WHEREAS, pursuant to and in accordance with Section 859-a of the Act, the Agency desires to schedule and conduct a public hearing relating to the Project and the proposed Financial Assistance; and

WHEREAS, the Agency is required to review the proposed Project pursuant to the State Environmental Quality Review Act, as codified under Article 8 of the Environmental Conservation of the State (collectively, "SEQRA") for which the Agency seeks to serve as Lead Agency for SEQRA review purposes; and

WHEREAS, the Agency desires to (i) accept the Application, (ii) describe the forms of contemplated financial assistance; (iii) authorize the issuance of lead agency solicitation letters, as applicable, in furtherance of the Agency's review of the Project pursuant to SEQRA; and (iv) authorize the scheduling and conduct of a public hearing pursuant to and in accordance with the Act.

NOW, THEREFORE, BE IT RESOLVED BY THE MEMBERS OF THE WAYNE COUNTY INDUSTRIAL DEVELOPMENT AGENCY AS FOLLOWS:

Section 1. Based upon the representations made by the Company to the Agency in the Application, the Agency hereby finds and determines that:

(A) By virtue of the Act, the Agency has been vested with all powers necessary and convenient to carry out and effectuate the purposes and provisions of the Act and to exercise all powers granted to it under the Act; and

(B) It is desirable and in the public interest for the Agency to (i) acquire a leasehold interest in the Land, Improvements and the Equipment constituting the Facility, (ii) lease the Agency's interest in the Land, Improvements and Equipment constituting the Facility to the Company pursuant to a lease agreement to be negotiated, and (iii) enter into a Straight Lease Transaction; and

(C) Subject to the terms and conditions set forth within Section 4, hereof, the Agency has the authority to take the actions contemplated herein under the Act; and

(D) The action to be taken by the Agency will induce the Company to undertake the Project, thereby increasing capital investment and employment opportunities in the Town of Williamson, and otherwise furthering the purposes of the Agency as set forth in the Act; and

(E) The Project will not result in the removal of a facility or plant of the Company or any other proposed occupant of the Project from one area of the State of New York (the "State") to another area of the State or result in the abandonment of one or more plants or facilities of the Company or any other proposed occupant of the Project located within the State; and the Agency hereby finds that, based on the Company's Application, to the extent occupants are relocating from one plant or facility to another, the Project is reasonably necessary to discourage the Project occupants from removing such other facility or plant to a location outside the State and/or is reasonably necessary to preserve the competitive position of the Project occupants in their respective industries; and

Section 2. The proposed financial assistance being contemplated by the Agency includes (i) an exemption from all state and local sales and use taxes with respect to the qualifying personal property included within the Project or used in the acquisition, construction or equipping of the Project, (ii) mortgage recording tax exemption for project financing and (iii) a partial real property tax abatement through PILOT Agreement, pursuant to which the Company would make payments in lieu of real property taxes to the Agency for the benefit of the Affected Tax Jurisdictions.

Section 3. The Agency further authorizes the scheduling and conduct of a public hearing as required by Section 859-a of the Act (the "Public Hearing"). Prior to such Public Hearing, the Chairman, Vice Chairman, the Executive Director and/or the Chief Executive Officer of the Agency are hereby authorized and directed to negotiate the terms of one or more PILOT Agreements for the Project in accordance with the Agency's Uniform Tax Exemption Policy ("UTEP").

Section 4. The Chairman, Vice Chairman, the Executive Director and/or the Chief Executive Officer of the Agency are hereby authorized and directed to negotiate, but not execute, certain lease agreements, the PILOT Agreement, and related documents to undertake the Straight Lease Transaction. The Agency's authorization of the Project and the Financial Assistance shall be subject to the adoption of Agency resolutions relative to same.

Section 5. The Agency hereby authorizes the Chairman, Vice Chairman, the Executive Director and/or the Chief Executive Officer of the Agency, along with counsel to the Agency, to work with the Company to review the Project in accordance with SEQRA. To the extent deemed necessary or appropriate, the Agency hereby authorizes the issuance of lead agency solicitation notices, for designation of itself as lead agency for purposes of reviewing the Project pursuant to SEQRA, including the distribution of the Environmental Assessment Form to all applicable involved and interested agencies in connection with same.

Section 6. Harris Beach PLLC, as Transaction Counsel for the Agency, and Converse & Morell, as Agency General Counsel, is hereby authorized to work with counsel to the

Company and others to prepare for submission to the Agency all documents necessary to effect the authorization and undertaking of the Project.

Section 7. The officers, employees and agents of the Agency are hereby authorized and directed for and in the name and on behalf of the Agency to do all acts and things required and to execute and deliver all such certificates, instruments and documents, to pay all such fees, charges and expenses and to do all such further acts and things as may be necessary or, in the opinion of the officer, employee or agent acting, desirable and proper to effect the purposes of the foregoing resolutions and to cause compliance by the Agency with all of the terms, covenants and provisions of the documents executed for and on behalf of the Agency.

Section 8. This Resolution shall take effect immediately.

The question of the adoption of the foregoing resolutions was duly put to vote on roll call, which resulted as follows:

	<i>Yea</i>	<i>Nay</i>	<i>Absent</i>	<i>Abstain</i>
David Spickerman, Sr.	X			
Ken Miller	X			
Julie DiLella			X	
Kaye Stone-Gansz	X			
Jeannie Brockmyre	X			
Pamela Heald	X			
Robert Debadts	X			

The resolutions were thereupon duly adopted.

STATE OF NEW YORK)
COUNTY OF WAYNE) ss:

I, the undersigned, the COO (in absence of the Assistant) Secretary) of the Wayne County Industrial Development Agency, DO HEREBY CERTIFY:


That I have compared the foregoing extract of the minutes of the meeting of the Wayne County Industrial Development Agency (the "Agency") including the resolution contained therein, held on May 26, 2021, with the original thereof on file in my office, and that the same is a true and correct copy of the proceedings of the Agency and of such resolution set forth therein and of the whole of said original insofar as the same relates to the subject matters therein referred to.

I FURTHER CERTIFY that all members of said Agency had due notice of said meeting, that the meeting was in all respects duly held and that, pursuant to Article 7 of the Public Officers Law (Open Meetings Law), said meeting was open to the general public, and that public notice of the time and place of said meeting was duly given in accordance with Article 7.

I FURTHER CERTIFY that there was a quorum of the members of the Agency present throughout said meeting.

I FURTHER CERTIFY that as of the date hereof, the attached resolution is in full force and effect and has not been amended, repealed or modified.

IN WITNESS WHEREOF, I have hereunto set my hand and seal of said Agency this 26 day of May, 2021.



Kathleen Brenson, COO (in absence of the
Assistant Secretary)

[SEAL]