

Wayne County Industrial Development Agency
Board Meeting – March 22, 2023
MINUTES

A regular meeting of the Wayne County Industrial Development Agency (WCIDA) was called to order by Chairman Scott Johnson, at 9:27 a.m. at 9 Pearl Street, Lyons, Second Floor Conference Room. The meeting was held in person for board members. Members present in-person were Vice-Chairman Phil Eygnor, Secretary Kaye Stone-Ganz, Treasurer Julie DiLella, Kenneth VanFleet, Amanda McDonald and Robert DeBadts. Jeannie Brockmyre and Pamela Heald were absent. Also present in person were staff members Brian Pincelli, CEO; Katie Bronson, COO; Jamie Corteville, CFO; Ariel Camp, Economic Development Specialist, and Deb Hall, Assistant Secretary. Counsel John Morrell was present. Guests present were Dominic Isgro from Coaster Solar, LLC in person and via Zoom were David Byrne and Nicholas Schupp from Renua Energy, Inc representing the Sleight NY Solar Farm, LLC.

Mr. Johnson presented Minutes from the February 28, 2023 board meeting for approval with a motion to accept by Mr. Eygnor and a second by Mr. DeBadts. Minutes were accepted with unanimous approval.

Mr. Johnson introduced the Project Authorization Resolution for Sleight NY Solar Farm LLC. Mr. Isgro discussed the community distributed generation project of 5 MW on Sleight Rd. in the town of Arcadia. He discussed the site plan and special permit which the Town approved both. The project is seeking PILOT approval. Ms. Stone-Ganz asked about a decommission plan. Mr. Schupp stated that through a bond with town, at the end of the life of the project, the land would be restored to its original state. Mr. Morrell asked the value of the bond which was disclosed at \$142,000 with a 2.5% escalator over 25 years. Mr. Schupp later clarified that the decommission plan is a contingency of building permit with the town and will be finalized before work begins. The project will be a lease of property. Ms. Bronson reported that a Public hearing was held with one public comment submitted by email. The concern was regarding use of ag land and public monies to support this project. Ms. DiLella asked about the use of local contractors. Mr. Isgro said he would check on the intended use of local contractors but no work has started yet. Mr. Schupp said they try to use local help for site development. Mr. Pincelli stated that it would be good to have a local point of contact for the town. A motion to approve the application was made by Ms. Stone-Ganz with a second from Mr. DeBadts. All approved. Mr. Pincelli followed on that use of local workforce is being discussed as another contingency of approval. Ms. Stone-Ganz and Ms. DiLella both agreed that since these projects do not create long-term jobs, the use of local contractors would be a good trade off.

Mr. Pincelli also updated the board on the County Board of Supervisors recent resolution to opt out of state tax exemption (487) for solar projects, essentially meaning that solar developers will be fully taxable unless they seek assistance from the IDA.

Ms. Corteville discussed the EFPR Audit and Audit committee recommendation, as well as financial statements from the audit. She explained the change in value for 32 acres of land owned by the IDA. Ms. Corteville reviewed PARIS reports and the 2022 Assessment of Internal Controls. Mr. Johnson introduced a Resolution to accept the audit and the PARIS reports. Ms. Corteville mentioned that the audit contract will go out for RFP this year. She discussed the reporting of FTEs. A motion to approve the Resolution was made by Ms. Stone-Ganz with a second from Mr. Eygnor. All approved.

Ms. Corteville presented the Fiscal Officer's Report that showed the bank account balances.

Mr. Pincelli presented his annual report about everything that was happening in the department, not just the agency. He showed a summary of grant revenue and projects associated with the funds since 2017. Ms. DiLella asked about the housing funds for derelict properties and farmworker housing.

In other business, the May meeting was changed from May 24 to May 31. Governance committee meeting also changed to May 31.

Mr. Morrell asked about spreading out money based on bank failures. Ms. Corteville said we are covered with through additional collateralization past the covered FDIC amount of \$250,000. She mentioned Mr. Pincelli and herself review the collateral statements for the funds over \$250,000 on a monthly basis. She will also start to research new investment opportunities including CDs and T-bills for maturing funds that will be available after May 31.

Hearing no other business, Mr. Johnson stated that the next WCIDA Board Meeting was set for April 26, 2022 at 9:00 a.m. Ms. Stone-Gansz made a motion to adjourn which was seconded by Ms. DiLella. Meeting adjourned at 10:24 a.m.

Respectfully submitted,

A handwritten signature in black ink that reads "Deborah Hall". The signature is written in a cursive, flowing style.

Deborah Hall, Assistant Secretary