

**Wayne County Industrial Development Agency**  
**Regular Meeting – March 23, 2022**  
**MINUTES**

The regular meeting of the Wayne County Industrial Development Corporation (WCIDA) was called to order by Chairman Scott Johnson at 9:53 a.m. on Wednesday, March 23, 2022. The meeting was held in person at 9 Pearl St., Second Floor Conference Room, Lyons, NY and also via Zoom. This meeting was made available via livestream on the IDA Youtube channel.

Members present in person Chairman Scott Johnson, present via Zoom were Kaye Stone-Ganzs – Secretary, Pamela Heald, Robert DeBadts and Jeannie Brockmyre. Julie DiLella – Treasurer and Ken Miller – Vice Chairman were absent. Also present were staff members Brian Pincelli, CEO; Jamie Corteville, CFO; Ariel Cardiel, Economic Development Specialist (Zoom), and Deb Hall, Assistant Secretary. Guests in attendance were Maura Sprague and Christopher Johnson from EFPR Group.

Minutes from the February 23, 2022 board meeting were presented for approval as a motion by Ms. Heald and second by Ms. Stone-Ganzs. These were accepted with unanimous approval.

Mr. Pincelli introduced Ms. Sprague from auditor group, EFPR, to review the annual audit with board members. She explained that the audit was presented to the Audit committee the day prior in full detail and that the EFPR Group expects to issue an unmodified opinion on the financial statements. She stated that an Management Discussion & Analysis (MD&A) section will be included for this agency audit. She briefly reviewed the Statement of Financial Position, the Statement of Activities Y/Y for 3 year span, and the Statement of Cash Flows plus the Notes section. She also noted the number of new PILOTs for the year was two, with 37 active PILOTs in total, from which testing was done for the audit. Ms. Sprague noted that agency fees and contractual revenue were reduced for 2021 and identified that the independent auditors' report is included in accordance with Government Auditing Standards. Board members had no questions regarding the audit. Mr. Pincelli noted that the continuing reduction in contract revenue was due to a reduction in funds requested from the county.

Ms. Corteville reviewed the Annual PARIS reporting documents that outline in further detail the current board members and staff of the corporation, yearend financial position statements taken from the audit, as well as any property, debt, loans for bond information that is pertinent to the corporation. She also noted that in April, there will be a full report to the board regarding jobs reporting for each of the PILOTs. Mr. Pincelli reminded the Board that all the activities of the corporation is public information. A Resolution Accepting Certified Financial Audit Report and the Annual PARIS Report was presented by Ms. Stone-Ganzs, with a second from Ms. Brockmyre. All approved by voice vote.

Mr. Pincelli introduced an Initial Project Resolution for One Main Street Macedon, LLC, also known as Van Bortel Chevrolet, Inc. A motion to accept the resolution was made by Ms. Heald, with a second from Mr. DeBadts. All approved.

Ms. Corteville presented the Fiscal Report and agency account balances.

Mr. Pincelli reported that a new “shovel ready” program from NYS called FAST is being presented as part of the state budget. This program will enhance local ability to make sites market ready. The fund is proposed to start with \$200 million. He also reported no further clarification on prevailing

wage requirements relating to the sum total of benefits, now required by the state, especially as it pertains to solar projects. He further stated that the county will be doing Farmland Protection update and is also looking at solar project impact on available prime farm soils. He hopes to get local tax jurisdictions to support the review and to consider how to comprehensively update and protect land use regulations while balancing economic growth at the local level.

Mr. Pincelli introduced a new potential project at the industrial park in the town of Ontario, which is home to several program clients. The town did a traffic study at the one access road intersection to the park on Route 104. It was determined that a second access road is needed. The town is asking for a five-way split of cost associated with road, water, and sewer upgrades that would lead to more available industrial sites. They have asked the IDA, as a current owner of parcels of land in the park, to share the cost at \$16,750. Mr. Pincelli was asking for the board's opinion on the project. All members agreed it would be a good investment and would show that Wayne County is "open for business."

The next WCIDA Board Meeting was set for April 27, 2022 at 9:00 am. Hearing no other business, Mr. Johnson called for a motion to adjourn, which was made by Ms. Brockmyre, with a second from Mr. DeBadts. 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 style with a large initial "D".

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Deborah Hall, Assistant Secretary