

Wayne County Industrial Development Agency
Regular Meeting – May 25, 2022
MINUTES

A regular meeting of the Wayne County Industrial Development Agency (WCIDA) was called to order by Chairman Scott Johnson, at 10:08 a.m. at 9 Pearl Street, Lyons, Second Floor Conference Room. The meeting was held in person at 9 Pearl St. Lyons, NY and also via Zoom, as allowed by Executive Order until June 14, 2022.

Members present in-person were Chairman Scott Johnson, new Vice-Chairman Phil Eygnor and member Treasurer Julie DiLella. Joining via Zoom were Kaye Stone-Gansz – Secretary, Robert DeBadts and Pamela Heald. Member absent was Jeannie Brockmyre. Also present were staff members Brian Pincelli, CEO; Jamie Corteville, CFO; Ariel Cardiel, Economic Development Specialist, and Deb Hall, Assistant Secretary. Katie Bronson, COO, and John Morrell, agency counsel were also in attendance via Zoom.

Mr. Johnson welcomed Mr. Eygnor as new vice-chair. Minutes from the April 27, 2022 board meeting were presented for approval as a motion by Ms. Stone-Gansz with a second by Ms. DiLella. Minutes were accepted with unanimous approval.

Mr. Johnson presented a Resolution Authorizing Planning Funds from Wayne County. Mr. Pincelli explained that the County sets aside money in each budget to use as matching funds for public funding applications. This request for \$100,000 will go toward a state consolidated funding application for Dept. of State 2022 Smart Growth Community Planning and Zoning Grant program. The WCIDA provides the match to the County application which will propose to identify areas in the county that can be targeted for growth. This effort will be a partnership between the county and the IDA. The grant request will be for \$100,000 for a total of \$200,000 to pull together all the various plans into one county-wide Smart Growth Plan. Ms. DiLella stated that this would be a powerful plan if it outlined the basic needs of development, especially in the area of utilities, to help inform developers. Ms. DiLella made a motion to approve the Resolution with a second from Mr. Eygnor. Resolution was unanimously approved.

Ms. Bronson reviewed the new Conflict of Interest Policy which was established to strengthen the Code of Ethics policy and to protect the WCIDA's interest when members of the board are contemplating entering into a transaction or arrangement that might benefit the private interest of a member, officer or staff of the WCIDA. The policy indicates situations that might be seen as conflicts of interest and establishes reporting to the Governance Committee when a potential conflict arises. Ms. DiLella noted who the Governance Committee members were as Ms. Stone-Gansz, Ms. Brockmyre and Mr. Van Fleet. Ms. Heald made a motion to accept the Resolution to approve the Conflict of Interest Policy with a second from Ms. Stone-Gansz. Resolution was unanimously approved.

Mr. Johnson introduced a Resolution Authorizing the Assignment of Project Ownership for the Previously Approved Project 1000 Silver Hill LV LLC. Mr. Pincelli explained the change in ownership of the company formerly IEC now Creation Tech Inc., which leases property owned by 1000 Silver Hill LLC which is currently under a PILOT agreement. Creation Tech acquired I.E.C. and will make a formal announcement in early June. Ms. Stone-Gansz made a motion to approve the Resolution, with a second from Ms. Heald. Resolution was unanimously approved.

Ms. Hall reviewed a new procedure for videoconference attendance at meetings. A public hearing was conducted at 9:00 a.m. as required by law prior to proposing a Resolution Authorizing the Expanded Use of Videoconferencing for Meetings of the Board. Ms. Hall pointed out the limited definitions of “extraordinary circumstances” that would be allowable for a member to participate via videoconference from a private location and that the member would have to notify her as soon as possible but no less than 24 hours prior to the meeting in order to exercise this option. A quorum of members would still have to be present in person or in a public location in order to convene a meeting. Private videoconferencing members are not counted toward the quorum. Ms. Heald made a motion to accept the Resolution and procedures as presented with a second from Ms. Stone-Gansz. Resolution was unanimously approved.

Mr. Johnson introduced a Resolution Authorizing Signatories for WCIDA Bank Accounts. Ms. Corteville explained the need due to change in board membership. The Resolution names the five (5) signatories as Mr. Pincelli, Ms. Bronson, and Mr. Johnson plus two new signatories, Ms. DiLella and Mr. Eygnor. A motion was made to accept the Resolution by Ms. Heald with a second from Ms. Stone-Gansz. Resolution was unanimously approved.

Ms. Corteville presented the agency bank account balances.

Mr. Pincelli shared an ABO report that was compiled using state comptroller data that showed solar PILOT charges and a comparison to other county IDAs. In addition to the PILOT payments, Wayne County charges a one-time benefit fee of \$25,000 per megawatt, payable to the town hosting the project. He also noted that while the report showed a deficiency for public access to documents on the web, this has been remedied and the agency is doing well in making documents available to the public. In other business, Mr. Pincelli reported that several projects are on deck and will be presented to the Board over the next two months.

The next WCIDA Board Meeting was set for June 22, 2022 at 9:00 am. Hearing no other business, Mr. Johnson called for a motion to adjourn, which was made by Ms. Stone-Gansz, with a second from Mr. Heald. Meeting adjourned at 10:23 a.m.

Respectfully submitted,



Deborah Hall, Assistant Secretary