

Wayne Economic Development Corporation
Board Meeting – June 22, 2022
MINUTES

A regular meeting of the Wayne Economic Development Corporation (WEDC) was called to order by Chairman Scott Johnson, at 9:21 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 July 15, 2022.

Members present in-person were Chairman Scott Johnson, Vice-Chairman Phil Eygnor, Jeannie Brockmyre and Kaye Stone-Ganz, Secretary. Joining via Zoom/phone were Treasurer Julie DiLella, Pamela Heald and Robert DeBadts. Also present were staff members Brian Pincelli, CEO; Jamie Corteville, CFO; Ariel Cardiel, Economic Development Specialist, and Deb Hall, Assistant Secretary.

Minutes from the May 25, 2022 board meeting were presented for approval as a motion by Mr. Eygnor with a second by Ms. Stone-Ganz. Minutes were accepted with unanimous approval.

Ms. Corteville reported on the loan aging report and mentioned that the new loans which were recently approved will be closing soon and funds will be sent to loan recipients. She is working on shortening the “days to pay” averages for some of the loan clients who are over 30 days. The fund account balances were reviewed, again in light of new loan closings.

Mr. Pincelli reported that loans from the revolving loan fund (RLF) are currently capped at \$500,000 but was open to discuss parameters for increasing the cap, with a focus on the usefulness of the loan fund while not competing with banks. The current RLF balance is \$1.9 million. The new \$1.2 million Brownfield RLF will also be managed by WEDC. The EPA Brownfield Assessment grant has committed funding to projects totaling approximately \$250,000, with additional spending anticipated over the coming months. Ms. Stone-Ganz asked about the Elmer St. property and the Land Bank’s plans for potential reuse. Mr. Pincelli stated that the only defined goal at the time was to return the property to productive use and get it back on tax rolls.

Mr. Pincelli reported that NY State has established a Task Force focused on the reuse of Correctional Facilities across the state, including the former Butler Prison. NY State had previously allocated \$8 million toward statewide correction facility reuse, of which a portion is still available. Mr. Pincelli has had several meetings with Task Force members regarding Butler Prison and is working to coordinate marketing and promotion of the site’s availability in coordination with the Task Force. The infrastructure at the facility is intact including on-site wastewater treatment.

Mr. Pincelli also reported on the ribbon cutting which he, Mrs. Bronson, and Mr. Eygnor attended for Pace Electronics and their new offices and distribution center in Williamson. Mr. Pincelli updated the Board on the countywide broadband project. He also discussed the upcoming countywide housing study, with a data driven focus and the goal of revealing market development pressure by geographic locations throughout the county. Planning staff are also coordinating an update to the County Farmland Protection Plan that will, among other things, work to address solar development market pressure and the protection of farmland. Planning staff are also initiating a Farmworker Housing program that will provide \$1 million to improve housing conditions for farmworkers, and are preparing a grant proposal for a countywide Smart Growth Comprehensive Plan.

Ms. Hall reported that members should have received a Save the Date notice for July 21 Newark Pilots baseball game and that formal invitations and RSVP instructions will be forthcoming.

In other business, Ms. Heald reported as a member of the Newark DRI committee that many applicants have submitted projects for consideration in an amount that is much more than can be funded. Mr. Pincelli reported expectation of a new DRI “lite” program, but details have not been released.

No other business was brought before the Board. The next WEDC Board Meeting was set for July 27, 2022 at 9:00 a.m. A motion to adjourn at was made by Ms. Heald with a second from Mr. DeBadts. Meeting adjourned at 9:54 a.m.

Respectfully submitted,



Deborah Hall, Assistant Secretary