

**Wayne County Industrial Development Agency**  
**Board Meeting – June 28, 2023**  
**MINUTES**

A regular meeting of the Wayne County Industrial Development Agency (WCIDA) was called to order by Chairman Scott Johnson, at 9:02 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 Chairman Scott Johnson, Vice-Chairman Phil Eygnor, and Treasurer Julie DiLella, Members absent were Secretary Kaye Stone-Gansz, Kenneth VanFleet, Pamela Heald, and Amanda McDonald. The attendance did not meet quorum. 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 as well as John Morell, agency counsel.

The meeting was broadcast and available live on the WCIDA YouTube channel.

Mr. Johnson tabled the presentation of Minutes from the May 31, 2023 board meeting.

Ms. Bronson gave the board an update on the Grant Building project that had a public hearing on the previous Monday. There were two attendees at the public hearing, a representative from the PalMac School District and the Grant Building LLC attorney. There were no public comments submitted at the meeting or in writing. The SEQR materials are included in the packet along with a potential resolution for next meeting.

Ms. DiLella asked about agency lead role in the SEQR process and if this is just a role to identify that no further environmental impacts will occur from the project. Mr. Pincelli stated that the Mr. Myer is representing the agency as counsel for the project from Harris Beach. He clarified that the transfer of ownership from the Land Bank needs to address the ongoing monitoring done by the DEC, which preempts the sale and change of ownership. The mortgage will require clarification of a monitoring and mitigation system that is in place and for how long. Mr. Morrell also clarified that a PILOT does not put the agency as owner, it provides for a leaseback to the new owner. Ms. DiLella was concerned about the agencies liability in offering a PILOT for this project. The Resolution will be presented next month.

Ms. Bronson offered an update on UTEP. It was clarified by legal counsel that a public hearing was not require; however, the UTEP does need to be sent to all the affected tax jurisdiction for feedback and comment. Ms. Bronson sent out an email to all contacts at the affected tax jurisdictions to seek input in writing or at this meeting. No one from the public was in attendance at this meeting. Brian Pincelli did receive feedback from two entities, a letter of support from the Village of Sodus and positive feedback from the Clyde-Savannah School District. The correspondence is attached.

The next step is an adaptive use policy which is being developed.

Ms. Bronson updated the board on the results of the anonymous annual board survey. Improvement areas are in the area of performance measures. She identified that the reports on enhanced loan and PILOT analysis from staff are an improvement toward meeting these goals. The Governance Committee suggested that the board discuss the survey and provide feedback. The survey results were anonymous. Mr. Pincelli reminded the board that any feedback at any time during the year is welcome and appreciated. He reiterated the board's responsibility of oversight of the staff but also the staff's role as county employees. The staff is working on studies that will help inform economic development decisions. Mr. Eygnor noted that the staff wears "a lot of hats" and the work is appreciated.

Ms. Corteville presented the fiscal report with bank account balances and the new CD transfer. The budget was presented showing similar tracking in income and expense in YTD budget balance.

Mr. Pincelli announced that a contract for a study of the former Butler Prison facility should be let soon. He reported that Livingston County acquired their closed prison facility from NYS indicating that whatever hurdles were present have been overcome. Still need an appraisal on the Butler site from DOC before moving forward with any property transfer.

Mr. Pincelli reported that he is still working with the County on a path for transfer of rail property to the IDA for management and oversight. He is working on tracking down title, deed, or lease agreement between the utility and the county. Ms. Bronson suggested a deed search with a title company. Mr. Morrell will look in to this but it should be recorded in the clerk's office. In general, the IDA is looking to improve on the asset management and oversight of economic development relevant to rail traffic.

Hearing no other business, Mr. Johnson stated that the next WCIDA Board Meeting is set for one week earlier next month, on July 19, 2023 at 9:00 a.m. Ms. Bronson stated she has confirmation of a quorum. Meeting adjourned at 9:30 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



## The Village of Sodus, New York

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June 22, 2023

Brian Pincelli  
Executive Director  
Wayne County Industrial Development Agency  
9 Pearl Street  
Lyons, NY 14489

Dear Mr. Pincelli,

As you are aware, the purpose of the Wayne County Industrial Development Agency is to promote, develop, encourage and assist in acquiring, constructing, improving, maintaining or equipping certain facilities, thereby advancing the job opportunities, health, general prosperity and the economic welfare of the people of Wayne County.

In my opinion, this mission can be forwarded in four ways:

1. The creation of employment opportunities for our citizens
2. The addition of new housing stock, or the improvement of existing housing stock
3. The improvement of our energy infrastructure, including renewable energy resources and improvements to the delivery grid
4. Intangible improvements to the quality of life of our citizens, making Wayne County more attractive and welcoming to encourage resident retention and attraction

The recent amendment proposed to the WCIDA Uniform Tax Exemption Policy appears to further the IDA's core mission without diminishing the benefits offered by the existing policy.

I fully support the proposed amendment.

David J. Englert  
Mayor  
Village of Sodus

**PLAN- Bronson, Kathleen R.**

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**From:** PLAN- Pincelli, Brian  
**Sent:** Wednesday, June 21, 2023 4:13 PM  
**To:** Susan Gray  
**Cc:** PLAN- Bronson, Kathleen R.; Justin S. Miller (jmiller@HarrisBeach.com)  
**Subject:** RE: Uniform Tax Exemption Policy

Good afternoon to you too Susan,

I'd appreciate the opportunity to discuss this with you.

Opting out does not preclude the IDA from providing a PILOT for these projects, but note that the County has also opted out of RPTL 487.

All of that being said, I am not interested in acting counter to what the school district would prefer and would like to review the details.

Brian

Brian Pincelli  
Executive Director  
Wayne County Economic Development & Planning  
WCIDA/WEDC  
9 Pearl St Lyons NY 14489  
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**From:** Susan Gray <susan.gray@clydesavannah.org>  
**Sent:** Wednesday, June 21, 2023 4:07 PM  
**To:** PLAN- Pincelli, Brian <BPincelli@co.wayne.ny.us>  
**Subject:** Uniform Tax Exemption Policy

Good afternoon Brian,

We have received and reviewed the proposed amendments to the Uniform Tax Exemption Policy.

This is just a reminder that the Clyde-Savannah Central School District opted out of the property tax exemption for certain energy systems on March 10, 2021. These types of properties will need a fully assessed value for property tax purposes for school district invoicing at full value.

Best Regards,

*Susan L. Gray*

Assistant Superintendent for Business and  
Operations  
Clyde-Savannah Central School District

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*Vision: We aspire to be a student-centered community that promotes diversity to meet today's goals and tomorrow's opportunities.*