

**Wayne County Industrial Development Agency**  
**Board Meeting – August 23, 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. Other Board members present were Vice-Chairman Phil Eygnor, Secretary Kaye Stone-Gansz, Kenneth VanFleet, and Amanda McDonald. Board members absent were Treasurer Julie DiLella and Pamela Heald. Also in attendance was John Morrell, Agency Counsel, along with staff members Brian Pincelli, CEO; Katie Bronson, COO; Jamie Corteville, CFO; and Cadie Meehan, Assistant Secretary. Guests in attendance were John Moeller (in person) of REC Solar Commercial Corp., Mark Sweeney (via Zoom) of Sweeney Law Firm, and Abraham Weiner (via Zoom) of Duke Energy. The meeting was broadcast live on the WCIDA YouTube channel.

Mr. Johnson asked for a motion to approve the minutes from the July 19th, 2023 Board Meeting. Mr. Eygnor made the motion with a second from Ms. McDonald. All approved.

Mr. Moeller stated the PILOT application has been completed for the South Butler Solar Project and the Town of Butler has approved the permitting. He presented a footprint of the project to the Board and explained that there will be 19 acres of solar equipment on 40 acres of land, with all electrons flowing to the local community. Ms. Bronson stated a public hearing was held on August 21st with no comments made by the public on the matter. Mr. Moeller concluded by asking the group when closing would occur if the application is approved; Mr. Morrell informed him it would happen quickly, likely within a couple of weeks. Ms. Stone-Gansz made a motion to approve the Project Authorization Resolution with a second from Mr. Eygnor. All approved. Mr. Moeller thanked the Board for their time and exited the meeting.

Mr. Johnson introduced the Resolution Authorizing New Assistant Secretary and Records Management Officer. Mr. Eygnor made a motion to accept the Resolution as submitted with a second from Ms. Stone-Gansz. All approved.

Mr. Johnson introduced the Resolution Authorizing Investment Funding from Maturing CD. Ms. Corteville informed the Board that the current CNB CD at approximately \$202,450 (90 day term with a 4.90% interest rate) is set to mature on 8/30/23, and it is recommended to invest all said funds into CNB Jumbo Municipal CD on 8/31/23 for a 30 day term at approximately 5.15% (to mature 9/30/23 with earnings of about \$880 in interest). Ms. Corteville then stated interest rates and terms will be revisited in the month of September. Ms. Stone-Gansz made a motion to accept the Resolution as presented with a second from Mr. Eygnor. All approved.

Ms. Corteville presented the account balances and budget review. She stated the IDA is doing very well compared to budget with 78% of expected net income for the month of August. This decreased from July's 100% net income due to incoming expenses; however, we can expect to see increasing income through quarter three with pending projects such as Grant Building LLC, County Project Planning Funds, South Butler Solar LLC, and Pitch Competition sponsorship expenses. Ms. Corteville also noted she is preparing for PILOT billing; next year's budget numbers will be included in this communication so taxing jurisdictions can prepare their budgets.

Mr. Pincelli advised the Board that the former Butler Correctional Facility project has begun with MRB Group. This is a large establishment with good electrical service and access to natural gas, so it offers potential and is a facility that should be put to use. He then mentioned he'd like to invite an "at large" WCIDA Board member to sit on the Steering Committee to help guide this project. Board members were

encouraged to think about the opportunity and report back to Mr. Pincelli if they have an interest. He concluded by informing the Board that a final sale for Ontario Business Park is expected within the next few weeks and a draft proposal for transfer of property has been submitted for Ontario Midland Railroad.

Hearing no other business, Mr. Johnson stated that the next WCIDA Board Meeting is scheduled for September 27th, 2023 at 9:00 a.m. The Governance Committee Meeting originally set for the same day has been rescheduled to November 15th, 2023 at 8:00 a.m. per Ms. Bronson's recommendation; all Board members were in agreeance with this change. Mr. Eygnor offered a motion to adjourn and was seconded by Ms. Stone-Gansz. All approved. Meeting adjourned at 9:37 a.m.

Sincerely,

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

Cadie Meehan, Assistant Secretary