

**Wayne County Industrial Development Agency
Regular Meeting – September 28, 2022
MINUTES**

A regular meeting of the Wayne County Industrial Development Agency (WCIDA) was called to order by Chairman Scott Johnson, at 9:00 a.m. at 9 Pearl Street, Lyons, Second Floor Conference Room. The meeting was held in person for board members. Guests were allowed to attend via Zoom. Meeting was also available live on YouTube and recorded there.

Members present in-person were Chairman Scott Johnson, Vice-Chairman Phil Eygnor, Treasurer Julie DiLella, and Secretary Kaye Stone-Gansz, Pamela Heald, and Robert DeBadts. Member absent was Jeannie Brockmyre. John Morrell, agency counsel, was also absent. Also present in person were staff members Brian Pincelli, CEO; Jamie Corteville, CFO; Ariel Camp, Economic Development Specialist, and Deb Hall, Assistant Secretary. Guest present via Zoom was Jett Mehta from Indus 31, LLC.

Mr. Johnson presented Minutes from the August 24, 2022 board meeting for approval with a motion by Mr. Eygnor and a second by Ms. Heald. Minutes were accepted with unanimous approval.

Mr. Johnson presented a resolution for Indus 31, LLC. Mr. Pincelli introduced Mr. Mehta as representative for the Indus 31, LLC whose project is to build a hotel in Macedon, NY. The company is seeking mortgage recording, sales, and property tax benefits. Mr. Mehta is the owner/operator of other local hotels and has his home office in Penfield. He described the project as a 71 room hotel from the Wynham brand and identified a similar project of Indus in Farmington, NY. The Macedon hotel will be a modern build with meeting space, breakfast areas, lobby and exercise room. Mr. Mehta was thanked for his time and attendance and then he left the meeting.

Mr. Pincelli stated that a public hearing was held in Macedon on September 27 and no public comments were received. Ms. Heald asked for clarification that the PILOT would be a 10-year term of which was confirmed by Mr. Pincelli. The Board reviewed the Project Authorizing Resolution and asked for a summary cover page of benefits to be included in future board packets. Ms. Heald made a motion to approve the Resolution with comments to clarify that the benefit term for property tax was 10 years. A second came from Mr. DeBadts. All members approved.

Mr. Johnson introduced a supplemental project resolution for NY Williamson I, LLC, a solar project. Mr. Pincelli explained the request from the company was due to increased project costs which resulted in increased mortgage recording taxes. Ms. Heald asked to clarify that the size and scope of the project has not changed. Mr. Pincelli confirmed that only the cost had changed by nearly \$1 million. This project was recently billed for their first PILOT payment. Ms. Heald restated the need for a summary cover sheet for all project and tax benefit resolutions. Mr. Eygnor made a motion to accept the Supplemental Project Authorizing Resolution for NY Williamson I, LLC, with a second from Mr. DeBadts. All members approved.

Ms. Corteville reported that she has provided information on projected revenue to each of the communities' schools and municipalities that are affected by PILOT payments. She noted on the account balance review that additional funds in the main checking account were due to PILOT payments recently received and not yet forwarded to the taxing entities. She reviewed the fiscal health of the agency with the account balances and stated the PILOT payments will be sent out in October.

Mr. Pincelli updated the board on the pending sale of IDA property in Ontario to AP Enterprises. He is hoping they will be able to close in first quarter of 2023. He updated the board regarding the ongoing effort to understand new state standard on project benefits that trigger prevailing wage regulations. This regulation is not well documented or interpreted at the state level and so they continue to wait for a state review board to be established. He mentioned a second possible hotel build in Newark that also would need to define project costs in light of this regulation.

Mr. Johnson stated that he had been on a tour of Optimax recently and saw firsthand the need for a second access road in the BEH Industrial Park. Mr. Pincelli reminded the board that IDA funds have been set aside for cooperation with the Town of Ontario on that project. He also reminded the board that the county received a grant to do a county-wide business park feasibility study. A consultant will be chosen soon. This adds to the attraction of businesses to the county and preparation for NYS F.A.S.T. funding that focuses on shovel-readiness.

In other business, Ms. Hall invited the board to an upcoming Legislative Breakfast on Friday, September 30th which the IDA helped to sponsor. Hearing no other business, Mr. Johnson stated that the next WCIDA Board Meeting was set for October 26, 2022 at 9:00 a.m., preceded by an Audit and Finance committee meeting on October 25 at 9:00 a.m. Mr. Johnson called for a motion to adjourn which was made by Mr. Stone-Gansz, with a second from Mr. Eygnor. Meeting adjourned at 9:30 a.m.

Respectfully submitted,



Deborah Hall, Assistant Secretary