

Wayne County Industrial Development Agency
Regular Meeting – October 26, 2022
MINUTES

A regular meeting of the Wayne County Industrial Development Agency (WCIDA) was called to order by Chairman Scott Johnson, at 9:17 a.m. at 9 Pearl Street, Lyons, Second Floor Conference Room. The meeting was held in person for board members. Guest in attendance was Ken VanFleet. Guests were also allowed to attend via Zoom. Meeting was available live on YouTube and recorded there.

Members present in-person were Chairman Scott Johnson, Vice-Chairman Phil Eygnor, Treasurer Julie DiLella, and Pamela Heald. Members absent were Secretary Kaye Stone-Gansz, Jeannie Brockmyre and Robert DeBadts. John Morrell, agency counsel, attended by Zoom. 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.

Mr. Johnson presented Minutes from the September 28, 2022 board meeting for approval with a motion by Ms. Heald and a second by Mr. Eygnor. Minutes were accepted with unanimous approval.

Mr. Johnson presented a Supplemental Project Authorizing Resolution for NY Williamson I, LLC. Ms. Bronson explained that there was financial change in this previously approved solar PILOT in which affected the Mortgage recording tax and the total cost of the project. Ms. Heald asked to clarify the term is still 15 years and thanked Ms. Bronson for creating the one page summary of the project. Ms. Bronson confirmed the term is still 15 years. Ms. Heald made a motion to accept the resolution with a second from Mr. Eygnor. Motion carried.

Mr. Johnson presented a Resolution Adopting Proposed PAAA/PARIS Budgets and Authorizing Submission to the ABO. Ms. Corteville reviewed the proposed budgets which were recommended for approval by the Audit and Finance Committees. Ms. Heald made a motion to accept the resolution with a second from Ms. DiLella. Motion Carried.

Ms. Corteville reviewed the fiscal documents including account balances, PILOT payment summary and bi-annual budget review. She pointed out the \$50,000 in county funds drawn by IDA each year for operating expenses were underutilized due to cost savings in the agency, and will be refunded to the county at the end of year. Another line item for Project Planning Funds also received from the County, was noted as a \$0 for 2022 but will increase to \$165,000 for next year to be used as matching funds for grants and other projects.

Ms. DiLella asked some clarifying questions regarding solar PILOTs especially in terms, community host benefits payments and state directives in siting. Mr. Pincelli explained how NYS has 94-c administrative oversight on larger projects (over 5 MW) and that locally, smaller solar project tax abatement assessments start at the base value of the land. There was discussion on smart growth initiatives in the county planning process that take into account land use and can recommend local land use to the towns for solar and other development projects.

Mr. Pincelli commended the work of the agency regarding PILOT payment processing and noted the improvement in communication with towns and villages. He also noted that Ms. Corteville will

be making a presentation to the NYSEDC IDA Academy regarding her process for PILOT billing and reporting. Mr. Pincelli said there were a few PILOT applications currently in the cue for next month.

Mr. Pincelli also mentioned an ongoing conversation with NYS regarding reuse and development of the former Butler Prison facility per the NYS Redevelopment Commission. He is suggesting that the IDA become an interested party to facilitate a feasible redevelopment plan. No final plans have been determined.

Hearing no other business, Mr. Johnson stated that the next WCIDA Board Meeting was set for November 16, 2022 at 9:00 a.m., Mr. Johnson called for a motion to adjourn which was made by Ms. Heald with a second from Ms. DiLella. Meeting adjourned at 9:50 a.m.

Respectfully submitted,

A handwritten signature in black ink that reads "Deborah Hall". The signature is written in a cursive style with a large, prominent "D" and "H".

Deborah Hall, Assistant Secretary