

Combined Meeting – Wayne County IDA, Wayne Economic Dev. Corp., Wayne Industrial Sustainability Dev. Corp., Wayne County Civic Facility Dev. Corp.  
Regular Meeting – March 24<sup>th</sup>, 2017  
MINUTES

The combined meeting of the Wayne County IDA (WCIDA), Wayne Economic Dev. Corp.(WEDC), Wayne Industrial Sustainability Dev. Corp. (WISDC) and Wayne County Civic Facility Dev. Corp. (WCCFDC) was called to order at 10:00 a.m. on Friday, March 24<sup>th</sup>, 2017 by Chairman David Spickerman. The meeting was held in the 2<sup>nd</sup> floor conference room, 9 Pearl Street, Lyons. Members present: Pamela Heald, David Spickerman, James Hoffman, Steve LeRoy and Bob Havrilla. Also present from WCCFDC Board – Ken VanFleet. Also present; from EFPRGroup – Joe Kehm, CPA, Stacie Chan, CPA and Maura Sprague, Supervisor; John Morell, Esq.; Brian Pincelli, Director of Econ. Dev.& Planning and P. Churchill and M. Leisenring.

The audit committee of all four entities met prior to the combined board meeting. EFPRGroup presented the 2016 audits for each entity, at which the board members from each respective entity were present. The auditors indicated that the audits were each unqualified and clean audits; the highest classification. It was the consensus of the group to combine the motion for accepting the audits into one resolution.

**Resolution Accepting Audit-Authorizing Submission-WCIDA, WEDC, WISDC, WCCFDC**

Whereas, EFPRGroup has prepared an audit of the WCIDA, WEDC, WISDC and WCCFDC for 2016 activities; and

Whereas, the audits have been presented to the audit committee which found them complete and has therefore advised the boards of the WCIDA, WEDC, WISDC and WCCFDC that they should consider the audits as full and accept them and submit them to the required parties; be it hereby

Resolved, that the boards of the WCIDA, WEDC, WISDC and WCCFDC hereby accept the audits and authorize WCIDA, WEDC, WISDC and WCCFDC to submit them to the required parties, including the NYS Comptroller; PAAA ABO Office; County Treasurer; County Administrator; Lyons National Bank; and any others that may be necessary, along with having them put on the website.

Moved: Ms. Heald

Second: Mr. Hoffman

Ayes: Ms. Heald and Messrs. Hoffman, Havrilla, Spickerman, LeRoy and VanFleet

Nays: None

The auditors thanked the board and staff and commended them for their cooperation and diligence in again producing a timely audit. They left the meeting at this time as did Mr. VanFleet.

The regular WCIDA board resumed at this time.

Mr. Pincelli discussed section 485-a of the real property tax law, which is a residential-commercial urban exemption program. This exemption authorizes tax exemptions for non-residential property converted to a mix of residential/commercial uses. It would have to be adopted by each municipality and could help improve downtown areas.

Mr. Pincelli discussed a proposed fee schedule regarding attorney fees for both loans and pilots. He has researched schedules of other IDA's for comparison. He and Ms. Churchill plan to meet with our attorneys to further discuss this before presenting it to the governance committee for consideration.

Mr. Pincelli, Ms. Churchill and Ms. Leisenring met with Ken Blake and Patrick Schmidt of the County Audit/Budget Department to discuss improving the process for quarterly contract payments. An amicable solution will be presented to the planning/economic development committee for consideration.

Under other business, it was noted that Willard Milliman and Robert Kirchhoff had both recently passed away. Mr. Kirchhoff was an original member appointed to the WCIDA in 1969 and remained on the board until 2006. Mr. Milliman was a valued board member from 2005 until 2016. Their contributions and dedication were appreciated.

There being no further business, the regular WCIDA meeting adjourned to the regular meeting of WEDC.

#### **WEDC Resolution Authorizing GAIN Loan**

Whereas, "Ten Decade Enterprises, LLC (d/b/a Embark Craft Ciderworks)" has applied for a loan to purchase equipment in conjunction with its expansion at 6895 Lake Avenue, Williamson, NY, 14539; and

Whereas, the loan has been reviewed by staff and presented to the loan review committee; and

Whereas, the loan review committee advises the WEDC that the loan be approved with the requirements and contingencies as presented in the one-page credit memorandum; be it hereby

Resolved, that the WEDC board hereby approves a loan of \$169,000 out of the 'Growing the Agriculture Industry Now' – GAIN – revolving loan fund for a term of 10 years at 1% interest, to be distributed after all requirements and contingencies as presented have been met.

Moved: Mr. Hoffman

Second: Mr. Havrilla

Ayes: Ms. Heald and Messrs. Hoffman, Havrilla, LeRoy and Spickerman

Nays: None

There being no further business, the regular WEDC meeting adjourned to the regular meeting of the WISDC.

#### **WISDC Resolution Authorizing Landscaping Services**

Whereas, the WISDC now owns approximately 120 acres of property at the Silver Hill Technology Park, Newark, with approximately 60 acres that are mowed along with fencing around ponds, trash barrels and woodlot; and

Combined Meeting Minutes  
3/24/2017  
Page Three

**WISDC Resolution Authorizing Landscaping Services (cont'd)**

Whereas, after requesting quotes from three service provides last year and awarding the work to Q's Landscape Enterprises, Inc., which has provided these services well and;

Whereas, three service providers were contacted this year and proposals have been reviewed; be it hereby

Resolved, that the WISDC board hereby authorizes the executive director to execute a contract with Q's Landscape Enterprises, Inc. for 2017.

Moved: Ms. Heald Second: Mr. Havrilla  
Ayes: Ms. Heald and Messrs. Havrilla, Hoffman, LeRoy and Spickerman  
Nays: None

On motion of Ms. Heald, seconded by Mr. Havrilla, the minutes of the last combined meeting of 3/10/2017 were unanimously approved.

There being no further business, the combined meeting was adjourned at 10:50 a.m.

Respectfully submitted,

Marie Leisenring  
Assistant Secretary