

OEDA Board Meeting Minutes

October 9, 2020

121 N Main Street 2nd Floor Albion NY

Board Room

8:15 a.m.

Draft

Members Present:

Paul Hendel, Chairman

Ken DeRoller, Secretary

John DeFilipps, Assistant Secretary

Skip Draper, Treasurer

Ed Urbanik, Member

John Misiti, Vice Chairman

Members Absent:

Carol D'Agostino, Member

Also Present:

Jim Whipple, CEO/CFO

Gabrielle Barone, Vice President Development

Diane Blanchard, Micro-Enterprise Business Coordinator

Kevin Zanner, OEDA Legal Counsel

Pursuant to Executive Order 202.1 suspending certain provisions of the Open Meetings Law, this meeting was held via video conference call with a live video stream made available at the OEDA website to facilitate public access. The meeting was recorded, and a transcript of the meeting will be posted at the website at a later time. A roll vote was conducted for each item for which a Board vote was taken in order to assure that Board member votes were correctly recorded.

I. **Roll Call**---- The meeting was called to order by Chairman Paul Hendel at 8:15 a.m. Diane called the roll. Board members Paul Hendel, Ken DeRoller, John DeFilipps, Skip Draper, John Misiti and Ed Urbanik were present, constituting a quorum of the Board.

II. **Workforce Development-Kelly Kiebala**

Kelly Kiebala presented an update on workforce development matters. She reported on a drive through job fair that took place in September at the Fairgrounds. Takeform, WNY Energy, Dobbins and a number of health care businesses participated. The job fair was a success and another one will be conducted in the near future. Ken and Kelly reported that there are approximately 17,000 total jobs in Orleans County, with 8000 held by County residents and 9,000 by workers residing outside the County.

Kelly also discussed the GLOW with your hands event last year. This year the event will be held using a virtual platform.

III. Approval of Previous Board Meeting Minutes September 11, 2020 (Electronic)

The Board reviewed the draft minutes from the September 11, 2020 Board meeting. Ed Urbanik made a motion to accept the meeting minutes as presented, seconded by John Misiti. The motion carried by a vote of 6-0-0.

IV. Financial Reports

COIDA/ORLF Accept Monthly Financials— Jim stated that the Finance Committee reviewed the COIDA and ORLF monthly financial reports and is recommending that the Board approve the reports. Ken DeRoller made a motion to accept the COIDA and ORLF financial reports, seconded by John Misiti. Motion Passed. (6-0-0) **M1020-01.**

V. Report of Committees/Departments/Sites

Business Development-- Gabrielle presented the Business Development update on the following matters:

CRFS---Gabrielle reported CRFS is preparing to return its employees to the company's 231 East Avenue location.

Brunner----Gabrielle reported that Brunner is still looking for assistance.

La Maison Albion---Gabrielle reported that this hospitality/tourism venue project went before the Albion Planning Board.

BMP—Gabrielle reported that BMP is still waiting for a response to their application to Empire State Development.

Hotel Project----Gabrielle reported there is no updates as to when work will resume on the project. Communications are open with all parties.

Project Updates--- Jim reviewed the current project list report with the Board, a copy of which was included in the Board meeting materials.

Heritage Wind-Update/Action---Jim reported that a tentative agreement was reached with the taxing authorities on the PILOT for this project.

Albion Business Park Land Sale----Waiting for GCASA.

Facilities/Sites

Albion Business Park Update----This item was discussed during Project Updates.

MAP and LDC Report

Diane reported the Fall class started on September 1st and ends on November 10th. The Fall class is going extremely well, and the new instructor Dorothy Daniels is doing a great job.

Loans Status: Printed reports from 09/10/20 are available for review.

Total Funds in RLF account as of 09/30/20:

HUD unrestricted funds---\$8,304.42

Five Star Money Market Account-Unrestricted Funds---\$72,666.89.

Legal---Kevin reported that Governor Cuomo extended his Executive Order authorizing public entities to hold public hearings and meetings remotely through November 3rd.

Marketing—Nothing Reported.

VI. Unfinished Business

Consider Approving the Purchase Offer from BOMET for a Site at the Medina Business Park Resolution

Jim reported that the Agency received an offer from BOMET Property LLC to purchase a ten-acre parcel at Medina Business Park for a purchase price of \$20,000 per acre. BOMET intends to construct a 37,500+/- square foot building on the parcel, which will be used as a single source recycling facility. He reviewed the terms of the proposed sale and the SEQRA review conducted by the Agency. Jim then presented the following resolution:

RESOLUTION OF THE COUNTY OF ORLEANS INDUSTRIAL DEVELOPMENT AGENCY AUTHORIZING THE SALE OF A 10+/- ACRE PARCEL OF LAND LOCATED WITHIN THE MEDINA BUSINESS PARK TO BOMET PROPERTY LLC AND THE EXECUTION AND DELIVERY OF A LAND SALE CONTRACT AND OTHER ACTIONS NEEDED TO EFFECTUATE THE CONVEYANCE OF THE PROPERTY.

The Resolution was moved for adoption by Skip Draper, seconded by Ed Urbanik.

Roll Call Vote:

Paul Hendel Aye

John DeFilipps	Aye
Ken DeRoller	Aye
Skip Draper	Aye
John Misiti	Aye
Carol D'Agostino	Absent
Ed Urbanik	Aye

6 Ayes
0 Nays

Resolution Passed; Resolution attached. M1020-02.

VII. New Business

Consider the Application of Western New York Energy for a PILOT and Sales Tax Incentive for a Project at their Shelby Site

Jim reported that WNY Energy submitted an application for a PILOT and sales tax exemption for a 6,050 +/- square foot expansion and a \$25 million dollar upgrade to their current facility. This project will allow the company to manufacture high grade ethanol for COVID-19 hand sanitizer products and distillation-grade ethanol for distilleries and similar end users. Jim reviewed the specifics of the proposed PILOT, which includes a fixed payment of \$890,000 per year, subject to an annual increase of 1% during each year of the twenty-year term of the PILOT. The PILOT will cover all of the tax parcels owed by WNY Energy. Kevin indicated that the proposed PILOT deviates from the Agency's standard PILOT schedule, and that written notice of the proposed deviation was mailed to the affected taxing jurisdictions in accordance with the requirements of the IDA Act. A public hearing was held on October 8th. Other than representatives of the company and the Agency, there were no other participants at the hearing, which was held remotely. The following resolution was then presented:

RESOLUTION OF THE COUNTY OF ORLEANS INDUSTRIAL DEVELOPMENT AGENCY AUTHORIZING THE CONSTRUCTION AND EQUIPPING OF A 6,050+/- SQUARE FOOT EXPANSION OF AN EXISTING ETHANOL MANUFACTURING FACILITY BY WESTERN NEW YORK ENERGY, LLC LOCATED IN THE TOWN OF SHELBY, NEW YORK FOR LEASE TO THE AGENCY AND SUBSEQUENT LEASE TO WESTERN NEW YORK ENERGY, LLC THE EXECUTION OF LEASE AGREEMENTS, A CUSTOM PILOT AGREEMENT AND TAKING OTHER ACTIONS.

The Resolution was moved for adoption by John DeFilipps, seconded by Ken DeRoller.

Roll Call Vote:

Paul Hendel	Aye
John DeFilipps	Aye
Ken DeRoller	Aye
Skip Draper	Aye
John Misiti	Aye
Carol D'Agostino	Absent
Ed Urbanik	Aye

6	Ayes
0	Nays

Resolution Passed; Resolution attached. M1020-03.

Ken DeRoller reported on a \$55,000 United Way grant for consultants. They will be interviewing candidates in the near future.

VIII. Executive Session

Motion to enter into Executive Session to discuss a personnel matter involving an Agency employee made by Ed Urbanik, seconded by Skip Draper. Motion unanimously carried (6-0-0).

At the conclusion of the Executive Session discussion, John Misiti made a motion to exit Executive Session, seconded by Skip Draper. Motion Passed (6-0-0). No votes were taken during Executive Session.

IX. Adjournment

Ed Urbanik made a motion to adjourn the meeting subject to Chairman's recall, seconded by Skip Draper. Motion Passed (6-0-0).

Respectfully Submitted,

Diane Blanchard