

# **2017**

## **Annual Report**

### **Wyoming County Planning & Development**

The Wyoming County Department of Planning and Development's mission is to improve the quality of life for all county residents by:

- ❖ Seeking professional planning assistance for our County departments, municipalities and individuals through active membership in the Genesee/Finger Lakes Regional Planning Council and the NYS Association of County Planners.
- ❖ Encouraging appropriate development by working cooperatively with the Wyoming County Industrial Development Agency, the Wyoming County Chamber of Commerce and Tourism, and various other state and regional groups, to facilitate sound business investments that create good jobs and diverse economic opportunities, and stimulate growth. Fostering a vibrant economy is essential to enhancing the quality of life in Wyoming County.

**March 2018**

## 2017 ACCOMPLISHMENTS & ACTIVITIES

There is often overlap between a pure Planning function and a pure Economic Development function. There is an outstanding working relationship with the Wyoming County IDA and County Departments. Highlights of activities or projects worked on, and organizations worked with in 2017 follow.

### **PROJECTS:**

#### **Calamar – Grandview Terrace in Warsaw**

This \$14,200,000 senior (55+), market rate apartment complex was negotiated and planned throughout 2015 and 2016. Sale of the property closed 3/17/17, construction began in May, and the Ground Breaking was held in June. The Grand Opening is planned for the Fall of 2018. Approximately 30% of the 120 apartments have been preleased. ***As of 3-28-18 the entire 130,000 SF, three story structure has been framed, roofed, and siding is being put on.***

#### **Clean Energy Community (CEC)**

- In 2017 Wyoming County earned the Clean Energy Community (CEC) designation from NYSERDA.
- NYSERDA identified ten high-impact actions that local governments can take to save money, foster a vibrant economy, and improve the environment. By completing four of the ten high-impact actions, the County earned the Clean Energy Community designation. With the designation the County was able to apply for a non-matching \$150,000 CEC grant in 2017 to support additional clean energy projects in the County. The County's grant application called for the \$150,000 to be used to construct a solar array at the County Highway Depart facility in Rock Glen. The electric generated will be put directly on the electric grid reducing the County's annual cost of electric. ***(On 2-14-18 the County was awarded the \$150,000 CEC grant from NYSERDA.)***

- The four High-Impact Actions adopted by Wyoming County and certified completed by NYSERDA are:

1--Unified Solar Permit-- Pass legislation to adopt the New York State Unified Solar Permit to reduce costs and delays for solar projects in the jurisdiction.

*This was adopted by the Board of Supervisors and is used for permitting by the Department of Fire & Building Codes, earning a \$5,000 NYSERDA non-matching grant.*

2--Energy Code Enforcement Training-- Train code compliance officers and other municipal officials in best practices in energy code enforcement through training, collaborative plans reviews, and joint onsite inspections of local construction projects.

*This training was completed by the Department of Fire & Building Codes.*

3--Energize NY Finance-- Allows property owners to pay back the cost of clean energy upgrades to their commercial or non-profit property through a special charge on their property tax bill.

*This was adopted by the Board of Supervisors and is now available to County residents through PACE Financing. Contact the Department of Planning & Development for details.*

4--Clean Fleets-- Install an Electric Vehicle Charging Station (EVCS) and/or other alternative fuel infrastructure or deploy alternative fuel vehicles in the municipal fleet.

*The County working with the Village of Warsaw installed a two port EVCS in their west municipal lot just off of Rte. 20A. Use began October 2017.*

### **Wyoming County Rural Arts Initiative (WCRAI)**

- A \$200,000 non-matching grant for the WCRAI-Microenterprise Program was awarded by NYS in the fall of 2015. The WCRAI-MP committee has been making grants to local artists throughout 2016 and 2017. The final reporting to close out the grant was sent into the OCR in December 2017. Eleven artists were funded.
- The WCIDA has designated \$80,000 of CDBG funds to use to continue WCRAI funding.
- A \$49,500 NYS Council on the ART (NYSCA) non-matching marketing grant was awarded in the fall of 2016.
- Pilar McKay and Scott Gardner developed the plan in 2017. It was presented to the WCRAI committee in December 2017.
- The Director served as a NYSCA panelist in NYC to judge CFA applications for 2016 and is still part of the state panelists pool.

### **Hotels**

- There was continuous outreach to national, regional and local developers to have hotels built in the County.
- The Village of Warsaw applied on 12-15-17 to Empire State Development (ESD) on behalf of a local LLC/ investment group for a RESTORE NY grant to demolish the Manor Oak building on Rte. 19 in the Village and then construct a new 50 room Cobblestone Hotel on the site. The application is being considered for two possible grants—the standard \$1,000,000 grant and a Special Project grant of up to \$2,500,000. Grant announcements are expected in late February. ***NYS made the RESTORE NY grant awards on 3-26-18. The Village of Warsaw received a \$1,000,000 grant. The project at 283 N. Main St. will move ahead with a new developer. A major brand name hotel will be built.***
- A hotel development company from Buffalo is considering taking an option on Parcel B, a 4.5 acre site owned by the WCIDA on Steele Ave, in the Village of Arcade. They are considering a 75 room hotel. The WCIDA is funding a Geotech study on the soils on the site, a new survey, and a new hotel feasibility study for the Arcade area.

## NYS Broadband Program (NYSBP)

- The Counties Broadband Committee has been very active interfacing with the NYSBP offices in Albany and reaching out to broadband providers to get them to serve the County.
- The Phase 3 awards were finalized on 3/1/18 by the NYSBP
- Armstrong Telephone and Hughes Network Systems, LLC received awards in Wyoming County
- Phase 3 awards for Wyoming County were:

Town	State Grant	Total Investment	Locations Addressed
<b>County Total</b>	<b>\$850,547</b>	<b>\$1,438,511</b>	<b>1,704</b>
Arcade (town)	\$509,893	\$748,312	222
Wethersfield (town)	\$105,055	\$256,394	384
Eagle (town)	\$45,952	\$117,076	70
Castile (town)	\$36,542	\$65,858	176
Middlebury (town)	\$30,086	\$44,552	179
Perry (town)	\$28,196	\$40,280	179
Gainesville (town)	\$18,271	\$33,535	84
Attica (town)	\$19,689	\$33,058	102
Java (town)	\$11,026	\$25,167	53
Covington (town)	\$14,492	\$21,237	90
Orangeville (town)	\$11,184	\$17,617	65
Genesee Falls (town)	\$6,615	\$12,505	32
Warsaw (town)	\$6,143	\$8,776	39
Pike (town)	\$4,410	\$8,100	15
Sheldon (town)	\$2,363	\$4,674	11
Bennington (town)	\$315	\$921	1
Arcade (Village)	\$315	\$450	2

- In 2016 Frontier Communications and Armstrong Telephone were awarded over \$1M to expand broadband service in census blocks in the Towns of Orangeville, Wethersfield, Warsaw, Gainesville, Eagle, Pike and Genesee Falls.

### **Steele Ave Business Park – Town of Arcade**

- Parcel A---28 acres in the Town of Arcade were purchased by the WCIDA for a business park in 2016. This development site has muni electric and Village sewer and water. It is zoned Highway Commercial/Light Industrial.
- The site has been listed with both the two regional economic development groups that the WCIDA works with—Invest Buffalo Niagara and the Greater Rochester Enterprise.
- Parcel B in the Village of Arcade---is approximately 4.5 acres on Steele Ave. across from Parcel A. A hotel developer is considering an option to hold Parcel B to build a hotel.
- Other sites in the County are being considered for purchase by the WCIDA.

### **Gainesville Multimodal RR Site**

- Work with Empire State Development (ESD), the WCIDA, TJ Marquart & Sons, Inc., and the Norfolk & Southern RR went on throughout 2016 and 2017 on locating a multimodal rail site between Route 19A and Fuller Road in Gainesville. The FLREDC awarded over \$1M through ESD for this project. Construction should begin in the second Q of 2018.

### **Agriculture and Farmland Protection Board (AFPB)**

- The AFPB was “resurrected” in 2016 (after not meeting for two years) to assist the Genesee Valley Conservancy (GVC) with the application by the Smithgall’s (Old Acres Farm) in Perry for a Purchase of Development Rights grant through NYS Ag & Markets. The successful award was for \$1.9m.
- The AFPB working with the GVC established a PDR program for the County in 2016. It was fully engaged in 2017 with six farms that went through the pre-application process. Two farms were selected by the AFPB to work with the GVC to formally apply for PDR grants in 2018.

### **Geographic Information System (GIS)**

- The department played a major role in establishing and coordinating the GIS committee since 2014. Through the great leadership of S. Perkins, R. Jines and the IT Department, GIS is dramatically upgraded and will soon be functional for internal and external use. \$30,000 for this effort came from the WCIDA.

### **ORGANIZATIONS:**

#### **Genesee Finger Lakes Regional Planning Council (G/FLRPC)**

A Regional Council is a public organization created to foster coordination among neighboring counties and to provide a regional approach to those concerns crossing local boundaries. It serves a grouping of counties whose residents are joined as a unit economically, socially and geographically. The local governments representing these counties have joined together voluntarily to address common economic and social concerns through the efforts of Regional Councils.

- Planning Coordination Committee membership
- Economic Development Advisory Committee membership

- G/FLRPC is the CEC representative in the Finger Lakes for NYSERDA
- Serves the 9 counties of the Finger Lakes region of NYS.

### **Greater Rochester Enterprises (GRE)**

Greater Rochester Enterprise (GRE) is an economic development organization committed to attracting new capital investments and creating regional wealth and new jobs throughout the Greater Rochester, NY region.

- The GRE is the regional economic development coordinator for the Finger Lakes.
- Serves the 9 counties of the Finger Lakes region of NYS.

### **Invest Buffalo Niagara (IBN)**

Founded in 1999, Invest Buffalo Niagara represents the eight counties of Western NY. Their mission is to attract new employers to the Buffalo Niagara region through outreach to growing companies around the world.

- IBN is the regional economic development coordinator for 8 counties in WNY.
- Wyoming County and the WCIDA although officially part of the IBN are able to work with both the GRE and IBN.

### **Finger Lakes Regional Development Council (FLREDC)**

- Serves the 9 counties of the Finger Lakes region of NYS.
- There are 10 REDCs in NYS

**Empire State Development (ESD)** staffs the FLREDC.

ESD is the economic development arm of NYS. The 10 regional ESD offices staff the 10 REDCs statewide.

- The County is extremely active on the FLREDC and County officials serve on work groups
  - Sustainability Workgroup
  - Agriculture Workgroup
  - Regional Council

### **New York State Association of Counties (NYSAC)**

The New York State Association of Counties (NYSAC) **represents** New York counties and their taxpayers before Federal, State and Local officials on matters germane to county governments.

- NYSAC meeting are attended, with membership on the Standing Committee on Economic Development, Environment and Energy
- Arranged for the NYSEDC to coordinate keys economic development resolutions with NYSAC for the Standing Committee on Economic Development, Environment and Energy

## **New York State Economic Development Council (NYSEDC)**

The New York State Economic Development Council is the state's principal organization representing economic development professionals. The 900 members include the leadership of Industrial Development Agencies, Local Development Corporations, commercial and investment banks, underwriters, bond counsels, utilities, chambers of commerce and private corporations. The purpose of NYSEDC is to promote the economic development of the state and its communities, encourage sound practices in the conduct of regional and statewide development programs, and to develop education programs that enhance the professional development skills of NYSEDC members.

- The Director attends NYSEDC conferences and serves on the Board of Directors as well as on the Finance, and Membership Committees.