

**Allegany County Industrial Development Agency**  
**MONTHLY MEETING**  
October 13, 2016  
Crossroads Conference Center, Belmont, New York

**OPENING REMARKS**

- Vice-Chairman Hopkins called the board meeting to order at 9:03 AM.
- Present: Judith Hopkins, Jack Ormond, Rich Ewell, Mike Johnsen, Randy Shayler
- Others Present: Dr. Craig Clark, IDA Executive Director; Cathleen Whitfield, IDA-CFO; Kier Dirlam, Director of Planning

**BOARD MINUTES / SECRETARY'S REPORT**

- A motion was made by R. Ewell, seconded by J. Ormond and carried to approve the 9/8/16 Board Meeting minutes.

**TREASURER'S REPORT**

- **Abstract** – A motion was made by M. Johnsen, seconded by R. Ewell and carried to accept the Abstract Report for the October expenses as presented for payment.
- **Treasurer's Report** – Motion by M. Johnsen, seconded by J. Ormond and carried to accept the Banking Summary and Budget Report as presented.

**MAINTENANCE REPORT**

- Executive Director Craig Clark reported on the Crossroads carpet bids. It will cost approximately \$12,000 to replace the large conference room, Audio Care Suite, front lobby and hallways versus \$2,100 to professional clean the same. Dr. Clark recommended we clean the carpets for now.
- Root Water Well System reported that one of the arsenic water tanks is due for replacement with a cost of approximately \$2,000. Executive Director Clark stated this expense will be a first priority with the agency as funds allow.

**OLD BUSINESS / UPDATES**

- **Park-N-Ride** – Kier Dirlam, Director of Planning, reported that we are still waiting to hear from NYSDOT with the funding results and hopeful for approval in September. He gave an update on the project that the \$830,000 grant through NYSDOT and USFTA will include 72 parking spots, LED lighting, paving, an additional exit driveway and the possibility of two car charging stations. The FTA provided funding for buses and our project got lumped in with the NYS city projects, which plays a role in the delay. There is still engineering work to be done with hopes to go to bid in February/March 2017 with construction to begin in the spring 2017. M. Johnsen inquired about the management

firm handling the project, with their recent employee overturn, and K. Dirlam confirmed that they are still on board with a new engineer overseeing from their Atlanta office.

- Board Member Resignation – Executive Director Craig Clark reported on the recent resignation of IDA Chairman/CEO Jack Wood. He motioned to accept Mr. Wood’s letter effective September 9, 2016. A motion was made by R. Ewell, seconded by J. Ormond and carried.

## **NEW BUSINESS**

- New IDA Board Member – Executive Director Clark welcomed new board member Randy Shayler, thanking him for his service. Mr. Shayler stated he appreciates the opportunity to serve and is honored in doing so. Mr. Shayler is employed with Otis Eastern in Client Development and Community Relations and relocated to Wellsville eight years ago from Syracuse. He currently serves as a Village of Wellsville Trustee and is active with United Way International Committee, Manufacturing Committee, Steering Economic Development Committee and the Greater Allegany County Chamber of Commerce. Mr. Shayler stated his strong belief in Economic Development.

## **IDA CHAIRMAN APPOINTMENT**

- Vice-Chairman Hopkins announced the need for a new IDA Chairman to be appointed with the resignation of Jack Wood. A motion was made by R. Ewell to appoint board member Mike Johnsen as Chairman; seconded by J. Ormond and carried 4-0. Chairman Johnsen thanked the board for their nomination and he is looking forward to moving ahead.

## **UPDATES**

- Lufkin/GE - Executive Director Clark reported how helpful Senator Charles Schumer and Senator Catharine Young have been during this transition. The official move out date for Lufkin employees is December 15, 2016. Dr. Clark has been working with two parties in hopes of one purchasing the building as he also continues to work with Senator Schumer’s office and GE.
- I-86 Development – All information regarding the three colleges has been given to Tom Dolan. Mr. Dolan is confident we can show more detailed information on the number visitors to Allegany County and the three campuses. Dr. Clark noted there are approximately 40,000 visitors alone at the Houghton College Kerr-Pegula Athletic Center (KPAC) and currently visiting sports teams are housed in the Hornell/Olean areas. Both potential developers have received the stats and the next step is a Letter of Intent to the IDA. The hotel study performed two years ago will be sent to board members, noting that a 100 room hotel at 65% occupancy is doable. It was noted that the IDA Board will need more info from developers before any decision will be made. J. Hopkins suggested that Mr. Dolan attend another IDA meeting and requested a development piece by the next meeting. Dr. Clark stated he will work on a layout plan.

- I-86 Waterline – Executive Director Clark reported he continues to work with the Friendship Engineer and board and we currently need a leakage study on the tanks and line which affects excess water needed. After study is completed there will be discussion on repairs.
- Regulus – Chairman Johnsen reported on the waste to jet fuel project. He asked for their business plan and has only received a financial spreadsheet. There has been no contact from Regulus since the September meeting. Dr. Clark stated he received a preliminary application via Email last evening, but the business section was missing. K. Dirlam reported he toured six sites with the company and they currently are interested in the S-Curves site, which has natural gas across the street and rail access. ACIDA controls the S-Curves site.

### **GOOD OF THE ORDER**

- New board members will need to take the on-line PARIS training. C. Whitfield to send link to Randy Shayler and Craig Clark.

### **CALENDAR**

- **Next Meeting:** Thursday, November 10, 2016 @ 9:00 AM  
Crossroads Commerce Center, Belmont, NY

### **ADJOURNMENT**

With there being no further business, a motion to adjourn at 10:02 a.m. was made by J. Ormond, seconded by R. Ewell and carried.

Respectfully submitted,

Cathleen L. Whitfield  
Recording Secretary