

**ALLEGANY COUNTY INDUSTRIAL DEVELOPMENT AGENCY
MONTHLY MEETING**

November 9, 2017

Crossroads Conference Center, Belmont, New York

OPENING REMARKS

- Chairman Johnsen called the board meeting to order at 9:07 AM.
- Present: Mike Johnsen, Rich Ewell, Randy Shayler, Judith Hopkins
- 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. Shayler, seconded by J. Hopkins and carried to approve the October 12, 2017 Board Meeting minutes.
- A motion was made by R. Shayler, seconded by R. Ewell and carried to approve the October 30, 2017 Special Board Meeting minutes.

TREASURER'S REPORT

- **Abstract** – A motion was made by Rich Ewell, seconded by Randy Shayler and carried to accept the Abstract Report for the November expenses as presented for payment.
- **Treasurer's Report** – A motion was made by J. Hopkins, seconded by R. Ewell and carried to accept the Banking Summary and Budget Reports for October.
- **IDA Bond** – A motion was made by Chairman Johnsen, seconded by R. Ewell and carried to approve the invoices presented for payment from the Bond account.

MAINTENANCE REPORT

- Cathleen Whitfield, IDA-CFO reported that the building maintenance contractor has repaired and painted the damaged accent façade on the south side exterior of the Crossroads building. Contractor stated there have been no major issues at the OFA/Vets Building. Isacc HVAC serviced the heating units in both buildings and reported no issues or repairs necessary.

OLD BUSINESS

- **Park-n-Ride** – K. Dirlam reported the blacktop has been completed. Contractor still needs to replace the septic distribution box and finish striping; seeding; signage and install garbage enclosure fencing. Outside temps need to be at least 50 degrees for two days prior before striping can be completed. There are currently vehicles using the lot as a park-n-ride. J. Hopkins questioned if there would be a Park-n-Ride sign. The IDA will address more signage in the spring. Regarding the increased costs of plowing and mowing, Executive Director Clark is negotiating with the County. The plowing has been increased from 23,000 square feet to 80,000 square feet.

- GE/Lufkin – The closing is nearing the final stages. Executive Director Clark expressed his frustration with the length of time it is taking to sign the contract. GE has agreed to all contract requests and the closing should occur within a month of signing the contract. There was discussion regarding a Public Hearing and it was noted the public hearing is for a PILOT Agreement. There can be no negotiation until the PH is done. Executive Director Clark is still waiting to receive the PILOT application and will forward to the board for review upon receipt. There is question as to how many jobs will be created. Chairman Johnsen asked if the IDA will still own the building and will it be tax exempt? Executive Director Clark stated it will be a triple net 20 year lease with only a 10 year PILOT. After 20 years the new tenant will own the building. C. Clark will review the contract regarding the PILOT issues contained within the lease agreement.

- Crossroads/Belvidere Project – Exec. Director Clark spoke with the developers who reported they will be coming her December 11, 2017 for an evening meeting with the Town of Amity Board and the Amity Planning Board. They will bring the master plans for the general public in January, 2018. The Project Engineer was here in October to discuss plans and met with C. Clark and K. Dirlam. They will present visions and pictures. J. Hopkins discussed the general public meeting and questioned how much input they will have. J. Hopkins inquired as to what type of businesses will be built, medical, retail and/or manufacturing. Dr. Clark reported the developers are committed to a hotel, gas, conference center and restaurant. The Project Engineer will lay out bases for empty spaces but will not note what will be in those spaces at this time. There is no zoning in the Town of Amity. Chairman Johnsen suggested the Amity Planning Board request public input. Dr. Clark reiterated the meeting in December is not for the general public. The first step is for the developers to meet with the town officials of the project location and it is not an open forum.

- Transportation Corporation – The Corporation is focusing on making sure the Friendship/Belvidere waterline is ready and everything is a “go” with Friendship. Work is still being completed on easements, which are the specific documents ordered by the Engineer. Chairman Johnsen questioned why the ACIDA is involved with this process and not the County’s responsibility with the bond.

- Solar Projects – There is no new information at this time. The bidding process with NYPA (New York Power Authority) will come out this month to see if they can sell the power, then projects can move forward.

- ACIDA Board Member – Dr. Clark reported he has tried to contact the individual considered and now has new contact information. He also mentioned there is another interested individual and he is waiting to hear back.

NEW BUSINESS

- GE/Lufkin Public Hearing – A motion was made by R. Ewell, seconded by J. Hopkins and carried to set a Public Hearing date for the sale of the GE/Lufkin building; with date to be determined upon review of the application.

UPDATES – IDA EXECUTIVE DIRECTOR DR. CRAIG CLARK

- Tracewell Building – There is still an active company looking to move into building and is currently negotiating with the Seneca's.
- Site Selectors – The site selectors did visit the County and liked our green fields and buildings visited. The buildings did not fit their profile for national companies but they will market the green fields as there was more interest with green fields than structures.

GOOD OF THE ORDER

- No report.

CALENDAR

- **Next Meeting:** December 14, 2017 @ 9AM
Crossroads Commerce Center, Belmont, NY

ADJOURNMENT

With there being no further business, a motion to adjourn at 10:09 a.m. was made by J. Hopkins, seconded by R. Ewell and carried.

Respectfully submitted,

Cathleen L. Whitfield
Recording Secretary