

**ALLEGANY COUNTY INDUSTRIAL DEVELOPMENT AGENCY  
SPECIAL TELE-CONFERENCE MEETING**

December 21, 2017

Crossroads Conference Center, Belmont, New York

**OPENING REMARKS**

- Vice-Chairman Hopkins called the meeting to order at 4:19 PM.
- Present (via tele-conference): Judith Hopkins, Randy Shayler, Rich Ewell
- Absent: Chairman Michael Johnsen
- Others Present: Dr. Craig Clark, IDA Executive Director; Cathleen Whitfield, IDA-CFO;

**NEW BUSINESS – GE/LUFKIN CLOSING**

- Executive Director Craig Clark informed the IDA Board of the pending closing scheduled for next week and the opportunity for them to discuss any questions or concerns on moving forward with the building transfer from GE and the lease. There have been numerous conversations via E-mail regarding approval of and review of the contracts but an official resolution needs to be in place to acquire the GE/Lufkin building before closing.
- Vice-Chairman Hopkins asked for a motion for discussion to accept the GE/Lufkin building and land as per documents that have been reviewed. A motion was made by Rich Ewell and seconded by Randy Shayler to pursue discussion.
- R. Shayler expressed concern with regards to the environmental covenant and is the IDA covered and will the tenant abide by the covenant? Executive Director Clark remarked that the tenant is aware and has agreed to abide by the covenant. This is also confirmed by our lawyer. The tenants concerns were resolved and there should be no issue. When the title changes hands in 20 years the IDA will no longer be involved and the tenant takes over the covenant.
- R. Ewell questioned the red-lined items in the final contract that was disbursed. It was explained that the red-lined items were an explanation to the lessor of changes since the last lease version was presented. Under Item 7.3, R. Ewell noted, although he is in favor of the lease agreement, he wants to reiterate that the tenant agrees to insure the building and name the IDA as additional insured and provide the necessary documentation. Vice-Chairman thanked Rich for his diligence regarding insurance concerns and stated she is pleased the IDA board has a member with insurance expertise.
- There was discussion regarding a PILOT Agreement. The property being owned by the ACIDA will be tax exempt and the new tenant has agreed to pay a PILOT on the property. PILOT terms will not be agreed upon or announced until a PILOT application is submitted and a Public Hearing has been held.

With no further questions or concerns, Vice-Chairman Hopkins asked for a roll call vote for a Resolution that the Allegany County Industrial Development Agency (ACIDA) approve accepting possession of the GE/Lufkin building located in the Town of Wellsville.

- Richard Ewell            VOTING    AYE
- Randy Shayler           VOTING    AYE
- Judith Hopkins         VOTING    AYE
- Michael Johnsen        VOTING    ABSENT

The foregoing Resolution was declared duly adopted.

Vice-Chairman Hopkins asked for a roll call vote for a Resolution that the Allegany County Industrial Development Agency (ACIDA) approve the Lease Agreement for the GE/Lufkin building as presented today.

- Richard Ewell            VOTING    AYE
- Randy Shayler           VOTING    AYE
- Judith Hopkins         VOTING    AYE
- Michael Johnsen        VOTING    ABSENT

The foregoing Resolution was declared duly adopted.

**ADJOURNMENT**

With there being no further business, a motion to adjourn at 4:34 p.m. was made by R. Ewell, seconded by R. Shayler and carried.

Respectfully submitted,

Cathleen L. Whitfield  
Recording Secretary