

**ALLEGANY COUNTY INDUSTRIAL DEVELOPMENT AGENCY
MONTHLY MEETING**

July 13, 2017

Crossroads Conference Center, Belmont, New York

OPENING REMARKS

- Vice-Chairman Hopkins called the board meeting to order at 9:02 AM.
- Present: Randy Shayler, Rich Ewell and Judith Hopkins
- Excused: Mike Johnsen
- Others Present: Craig Clark, IDA Executive Director; Cathleen Whitfield, IDA-CFO

BOARD MINUTES / SECRETARY'S REPORT

- A motion was made by R. Shayler, seconded by R. Ewell and carried to approve the 6/8/17 Board Meeting minutes with no comment or changes.

TREASURER'S REPORT

- **Abstract** – A motion was made by R. Ewell, seconded by R. Shayler and carried to accept the Abstract Report for the July expenses as presented for payment.
- **Treasurer's Report** – A motion was made by R. Shayler, seconded by R. Ewell and carried to accept the Banking Summary and Budget Reports for May and June pending a discussion with Jack Ormond regarding the summary totals.
- **IDA Bond** – A motion was made by R. Shayler, seconded by R. Ewell and carried to approve the invoices presented for payment from the Bond account.

MAINTENANCE REPORT

- There was discussion regarding the insurance premium payment due for 2017-18 for the Building Maintenance Contractor. The current situation is not working to the satisfaction of the IDA Executive Director and he is scheduled to meet with the contractor to discuss alternatives.

OLD BUSINESS

- **Uniform Tax Exemption Policy** – IDA Executive Director Craig Clark presented an updated policy that was compared to the Wyoming County policy, which now has a new section regarding wind and solar energy. Dr. Clark is asking the board to review the policy and it will be added to the ACIDA website upon approval. Daniel Spitzer, Hodgson Russ Attorney, is currently reviewing a pending 100-200 solar electric project in the Town of Burns which creates a need for an updated Tax Exemption Policy. There was discussion regarding the last paragraph on Page 5 with regards to solar/wind language of “existing or current tax assessment.” Dr. Clark will review with Dan Spitzer on the language as it was noted the difficulty in fighting the definition of “existing.”

NEW BUSINESS

- ACIDA PILOT Fee Schedule – Executive Director Clark distributed a chart of our current fee schedule. It was noted Allegany County is charging fees lower than most IDA's around the Southern Tier and IDA rates do vary around New York State. The ACIDA fees are typically a main source of income and Dr. Clark will review other WNY IDA fee structures.

UPDATES – IDA EXECUTIVE DIRECTOR CRAIG CLARK

- Park-N-Ride Project – The NYSDOT has signed off on the project. A pre-bid meeting was held July 12, 2017 with four contractors expressing interest. The bids are due back by July 25, 2017. The bid package states construction will be completed by 10/31/17, weather pending, which would move the project out over winter and Spring 2018. DPW Superintendent Guy James, Director of Planning Kier Dirlam and Larry Kaminski, Ardent Solutions, will be meeting next week to discuss moving forward after bids are received and bid approval should be at the next Legislative Board Meeting on August 14, 2017.
- GE / Lufkin – Contract negotiations are still being marked up by the attorneys. An environmental study will be performed by LaBella Engineering. Phase I has already been completed by GE. When the second review of the contract is completed, Dr. Clark will present it to the IDA Board for review.
- Truck Stop – A Purchase and Sale Agreement was presented to the IDA Board for review noting there should be no reference for electric and natural gas utilities. Once the contract has been signed the water construction can begin. Dan Spitzer, IDA Legal, suggested the following motions be voted on:
 - It is hereby resolved that the contract for the sale of the truck stop will not result in any significant environmental impacts and, therefore, the IDA issues a negative declaration under SEQRA. A motion was made by R. Ewell, seconded by R. Shayler and carried to accept the resolution.
 - A resolution that the contract for the sale of the crossroads truck stop is hereby approved, subject to IDA Board review and written confirmation to the Executive Director, with final approval by the IDA Executive Director and Agency counsel. The IDA Executive Director and Chairman are hereby authorized to execute all documents related to the transaction and take all steps necessary to finalize the transaction. A motion was made by R. Ewell, seconded by R. Shayler and carried to accept the resolution.

GOOD OF THE ORDER

- Nothing to report.

CALENDAR

- **Next Meeting:** Thursday, August 3, 2017 @ 9AM
Crossroads Commerce Center, Belmont, NY

ADJOURNMENT

With there being no further business, a motion to adjourn at 10:05 a.m. was made by R. Shayler, seconded by R. Ewell and carried.

Respectfully submitted,

Cathleen L. Whitfield
Recording Secretary