

**ALLEGANY COUNTY INDUSTRIAL DEVELOPMENT AGENCY
MONTHLY MEETING**

August 3, 2017

Crossroads Conference Center, Belmont, New York

OPENING REMARKS

- Chairman Johnsen called the board meeting to order at 9:02 AM.
- Present: Mike Johnsen, Randy Shayler, Judith Hopkins and Rich Ewell (9:18)
- Others Present: Dr. Craig Clark, IDA Executive Director; Kier Dirlam, Director of Planning; Cathleen Whitfield, IDA-CFO

BOARD MINUTES / SECRETARY'S REPORT

- A motion was made by R. Shayler, seconded by J. Hopkins and carried to approve the 7/13/17 Board Meeting minutes with no comment or changes.

TREASURER'S REPORT

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

MAINTENANCE REPORT

- Executive Director Craig Clark reported on the septic system repairs and the need to replace the pump in the well along with a toilet in the Office for Aging/Veteran's building. The contract for the Building Superintendent position was discussed and there was consensus to end the contract at the end of July and the IDA will hire a maintenance contractor as needed for building repairs and continue to provide the insurance.

OLD BUSINESS

- No business to report.

NEW BUSINESS

- **Solar Provider** – Chairman Michael Johnsen reported on a solar project in the Town of Granger. He stated that the Town of Granger has no zoning, no Planning Board and the project is not visible from the road. The town will fill out an IDA Application but they need someone to be the lead agency for SEQR. Chairman Johnsen and Executive Director Clark will meet with the Town of Granger Board and explain the IDA responsibilities and benefits and the town responsibilities before there is any approval.

Kier Dirlam, Director of Planning, reported that towns with no zoning or other methods of approval have nothing to trigger a SEQR except building permits. He consulted with County Attorney Tom Miner as the zoning issue also affects the Town of Amity Park-n-Ride and the Town of Centerville wind project regarding SEQR. Mr. Dirlam spoke with a Department of State attorney who stated there is a loophole. Dr. Clark will consult with Dan Spitzer, IDA counsel. There was discussion regarding what triggers a SEQR and if it's a certain type of project. Mr. Spitzer reported that it's a project over 10 acres. Dr. Clark stated that the Allegany County IDA will be the lead agency, if necessary.

Chairman Johnsen reported that the Town of Granger referenced a NYS Special 15-year tax benefit with solar and wind projects. Chairman Johnsen asked if this could be researched and Dr. Clark said that Dan Spitzer has, in fact, researched this and he will get a report from him. In conclusion, Dr. Clark will research the SEQR requirements.

A motion was entertained to approve the Allegany County IDA agreeing to be the lead agency for the Town of Granger if IDA Counsel, Dan Spitzer, confirms they need a lead agency. Motioned by R. Ewell; seconded by R. Shayler and carried 4-0.

UPDATES – IDA EXECUTIVE DIRECTOR DR. CRAIG CLARK

- Town of Burns 100 Acre Solar Project; – Dr. Clark disbursed a map of the project for the board members to review. Chairman Johnsen questioned the estimated value of the project and Dr. Clark stated it is usually a standard \$3/watt and it is a 20 megawatt project.
- Centerville Wind Turbine Project – Dr. Clark reported he attended a 5-town (3-Allegany County and 2-Cattaraugus County) informational meeting regarding the proposed project. The project will consist of 100 turbines (600' to tip) at 3.5 megawatt each. Leases to move the project forward are already established and the project should start in two years.
- Crossroads Park-n-Ride – Planning Director Kier Dirlam attended the Public Works Committee meeting yesterday and the contractor for the project was approved with a third party to oversee the project. There were three bids for the project and Novi was the approved contractor out of West Seneca, New York. Hunt Engineering will most likely be the third party to oversee project. The project does not need full legislative board approval as it's a capital project previously approved. Contract to be signed as soon as possible for project to begin at date of signing with an October 31st target date for blacktop. The contract is standard based on state and federal regulations. There will be a ground breaking ceremony and the ACIDA Board is invited.
- GE Lufkin – LaBella Engineering has completed Phase I with no imminent issues and all was determined to be “clean.” Closing is up to GE and hopefully within the next few months. Lufkin is currently maintaining the property and lawn. Judith Hopkins questioned where we stand with HVS and is the IDA still involved with them. Dr. Clark stated they will get ½ of 1% of PILOT when ACIDA is paid.

- NYS CFA Funding Application – Executive Director Clark reported that he submitted an application for the Belvidere waterline project and the developers will match the funding, thus receiving potentially 20% of project costs.

GOOD OF THE ORDER

- Nothing to report.

CALENDAR

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

ADJOURNMENT

With there being no further business, a motion to adjourn at 10:04 a.m. was made by R. Ewell, seconded by R. Shayler and carried.

Respectfully submitted,

Cathleen L. Whitfield
Recording Secretary