

**ALLEGANY COUNTY INDUSTRIAL DEVELOPMENT AGENCY
MONTHLY MEETING**

September 14, 2017

Crossroads Conference Center, Belmont, New York

OPENING REMARKS

- Chairman Johnsen called the board meeting to order at 9:08 AM.
- Present: Mike Johnsen, Randy Shayler, Judith Hopkins
- Excused: Rich Ewell
- Others Present: Dr. Craig Clark, IDA Executive Director; Cathleen Whitfield, IDA-CFO; Kathy Kellogg, Olean Times Herald

BOARD MINUTES / SECRETARY'S REPORT

- A motion was made by R. Shayler, seconded by J. Hopkins and carried to approve the August 3, 2017 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 September expenses as presented for payment.
- **Treasurer's Report** – A motion was made by J. Hopkins, seconded by R. Shayler and carried to accept the Banking Summary and Budget Reports for August.
- **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

- Cathleen Whitfield, IDA-CFO reported that the building maintenance contractor is currently working on repairing lighting electrical issues between the two buildings and has cleaned all clogged gutters on the Crossroads Building. Repairs will be done to an exterior window well with a poly-glass cover installed. He also did some minor patch repair to the Crossroads roof where leaks were detected.

OLD BUSINESS

- **GE-Lufkin Building** – The lease is close to closing, looking at mid-October. Chairman Johnsen thanked Rich Ewell for his expertise and input with regards to the insurance end of things. Executive Director Clark reviewed the final lease agreement and stated there were no new changes. GE sent the paperwork to the IDA attorneys yesterday and the transfer details are close to completion. Exec. Director Clark will forward contract to board members upon receipt.
- **Park-n-Ride Project** – In Kier Dirlam's absence, Executive Director Clark reported that the contractor is still looking at 10/31/17 as an estimated completion date. Paving will

begin next week and they are currently completing the retention pond. Binder will go down first in new parking area and when construction is completed, the entire parking lot will be paved at once. There will be a bus stop shelter station installed near the new end of parking lot. The DOT found funding so there is no additional cost to project.

- Tower at Crossroads - Executive Director Clark reported that Kier Dirlam can update further at a later date, but the wireless broadband will be ready to go live soon. The new tower was installed yesterday behind the Crossroads building, which will provide high-speed internet to both buildings. Chairman Johnsen stated that there are 3-4 new customers using wireless now with success since some of the last mile providers have been operational.

NEW BUSINESS

- Invest Buffalo Niagara – Executive Director Clark reported he is now part of the Invest Buffalo Niagara Board. Amazon is currently looking to relocate in Western New York and is searching for a location to house 50,000 jobs. They sent a location request to our office and we will be working with them. Dr. Clark has attended two meetings noting that the Western New York Region aligns with what we are trying to accomplish. The cost of operation is less in WNY for offices and data centers. It is very competitive for areas wanting to win the project which consists of 1 million square feet and \$5 Billion construction project. Dr. Clark noted the bigger metro areas will be vying for the project and he has made the County Legislators aware we will be working with them.

UPDATES – IDA EXECUTIVE DIRECTOR DR. CRAIG CLARK

- P&ED Committee – Dr. Clark handed out his monthly P&ED report noting that he is concentrating more on digital marketing and working with the site selectors. He will be helping evaluate our land projects.
- Incubator Works - On 11/14/17 the Greater Allegany County Chamber of Commerce will be co-hosting an event celebrating the 30th Anniversary of Incubator Works. Dr. Clark serves on their board and invited IDA board members to attend.
- Angel Investors – Dr. Clark commented on the lack of venture capital in Allegany County and the Southern Tier Region. Angel Investors was created through funding received by the ARC and Dr. Clark will be attending the next Appalachian meeting. Another entity, “Power Grant” is managed by Southern Tier West. Board Member Hopkins mentioned a meeting with Paul Miller and Southern Tier West to raise money for this effort. Dr. Clark said he would connect with Richard Zink at STW.
- Crossroads Developers – Dr. Clark reported that he has been talking with developers weekly. They are currently working on the master plan with the acreage. In November they will come present their ideas and the event will be hosted at the Crossroads Center. Chairman Johnsen asked if there has been any response from town officials. Dr. Clark said, “no, but we’ve had nothing to show them yet.” Construction is slated for a start date of Summer, 2018 and open the following Fall/Winter.

- Crossroads Waterline – A water leak detection study was recently done and the leaks will be repaired. The waterline will be installed by Summer, 2018. Work is currently being done on easements and then the bids will go out.
- Solar Projects – The Town of Granger has submitted the paperwork to New York Power Authority (NYPA) for possible funding. The Town of Burns has no new information at this time on their project.
- Economic Development Steering Committee – There will be a meeting on October 3rd with a push to make members work on expanding the three college's efforts working with alumni to promote Allegany County.

GOOD OF THE ORDER

- Nothing to report.

CALENDAR

- **Next Meeting:** Thursday, October 12, 2017 @ 9AM
Crossroads Commerce Center, Belmont, NY

ADJOURNMENT

With there being no further business, a motion to adjourn at 9:43 a.m. was made by J. Hopkins, seconded by R. Shayler and carried.

Respectfully submitted,

Cathleen L. Whitfield
Recording Secretary