

Allegany County Industrial Development Agency
MONTHLY MEETING
December 13, 2018
Crossroads Conference Center, Belmont, New York

OPENING REMARKS

- Chairman Johnsen called the board meeting to order at 9:03 AM.
- Present: Mike Johnsen, Judith Hopkins, Skip Wilday, Doug Frank, Randy Shayler
- Excused: Rich Ewell
- Other's Present: Dr. Craig Clark, IDA Executive Director; Angela McKay, Assistant Director of Economic Development & Planning; Cathleen Whitfield, IDA-CFO; Kier Dirlam, Director of Planning

BOARD MINUTES / SECRETARY'S REPORT

- A motion was made by J. Hopkins, seconded by S. Wilday and carried, with no comment or changes, to approve the November 8, 2018 Board Meeting minutes.

TREASURER'S REPORT

- **Abstract** – A motion was made by R. Shayler, seconded by D. Frank and carried to accept and approve the Abstract Report for the December expenses as presented for payment.
- **Financial Summaries** - A motion was made by D. Frank, seconded by R. Shayler and carried to accept and approve the Financial Summaries as presented.
- **Bond Invoices** – A motion was made by J. Hopkins, seconded by Chairman Johnsen and carried to approve the presented bond invoices for payment pending the LaBella invoice is not a duplicate.
- **HodgsonRuss Invoices** – Executive Director Clark discussed outstanding HodgsonRuss invoices and breakdown of expenses for 2017 and 2018. He will provide a breakdown per project with future invoices. The 2017 invoices are in the abstract today for payment. The IDA received invoices this month dating back to 2012 for the Allegany Crossroads Utility Corporation project. Craig Clark and Kier Dirlam requested they have time to review the invoices before payment is approved. The invoices were held by HR until project moved forward.

MAINTENANCE REPORT

- No report.

OLD BUSINESS

- **Stilly Enterprises** – PILOT contract is not yet finalized. Owner has not followed up with total renovation expenses per request by our attorney, Dan Spitzer.
- **PILOT Spreadsheet** – C. Clark presented a spreadsheet prepared by A. McKay with all the current IDA PILOT projects and pertinent information, such as job creation, current

employees, payment status and start-up/ending dates to allow easier follow-up for annual reviews. A request was made to add two additional columns showing back taxes owed and a breakdown of what is owed. Craig agreed to work on assuring that we have responses to all annual requests by IDA Auditors regarding their status, which is a PARIS requirement. Chairman Johnsen discussed a standard IRS form businesses provide every year on employee status and suggested the IDA request a copy of it. Chairman Johnsen suggested the IDA send follow up letters to the companies that do not respond and C. Clark suggested he speak with them first. Chairman Johnsen reported that Swain is open and running. All slopes are not yet open but they continue to make snow. Last year was not as profitable with the warm weather but it's looking better this year. The restaurant is open with a new chef.

- County Road 20 Waterline – The project is all set to go to bid. Bid notices will be in the Wellsville Daily Reporter and Olean Times Herald on January 2, 2019 and bids will be due by late January. The insurance was still under review but C. Clark stated that R. Ewell said bid documents look fine, however, the Allegany Crossroads Utility Corporation (ACUC) will need their own insurance policy. There was question as to where the funding would come from to pay the premium. Chairman Johnsen asked who would be reviewing the bids and making award. C. Clark stated that LaBella Engineering would be reviewing bids and recommending to the board.
- Crossroads Development – There is no movement at this time. C. Clark working to get information from Developer but he has been out of the country. C. Clark will again request a timeline. The biggest issue is to get hotel planning to begin in January in order to meet summer deadlines.
- Allegany County Service Contract with IDA – IDA Attorney, Daniel Spitzer, sent the contract early this morning. There will be a Committee of the Whole (COW) meeting with Legislators next Thursday, December 20th, at 10AM to discuss the contract. The IDA Board is invited to attend and Dan Spitzer will be in attendance. The IDA Board reviewed and discussed the contract. C. Clark responded the contract is a first draft and it will be presented at the COW meeting next Thursday with explanation. There will be no vote that day, just discussion. Chairman Johnsen reiterated that all board members refrain from speaking with the media and refer all inquiries to Craig Clark.
- Town of Burns PV Moraine Solar Energy Center – K. Dirlam, Michelle Denhoff, Planning & Development Specialist, and C. Clark attended the energy meeting regarding the \$100 million project which encompasses 500 acres with 80 megawatts. Chairman Johnsen asked why there was so much acreage. K. Dirlam reported there is no acreage across Route 36 and the startup shows a larger layout of land then it becomes honed into exact location of project at a later date. The project is called “Moraine” because of the glacial land and that was the former name of the town. The project will be fenced in and no growth above 36”. It is proposed that sheep could be used to keep the growth down as goats will eat the wires. It will probably be a two-year process with 2021 being the earliest construction is anticipated. C. Clark spoke with Steuben County noting whichever county has the most property invested should be the lead agency. At this time, Allegany County appears to have the most property invested. The next step is a Public Hearing scheduled for this evening on solar law at the Town of Burns. Chairman Johnsen mentioned the Alle-Catt wind project is another huge project at \$500 million.

The Town of Freemont is anxious to have the project drop their town taxes to zero. C. Clark reported that Modelist Solar Associates have a smaller project in Caneadea of 400 kilowatts which is enough power for approximately 20 homes. There are similar small projects popping up in the county including one in Wellsville and one in Friendship. Chairman Johnsen reported on his research of the company “EDF” who is proposing the Moraine project. They are buying up small solar companies and appear to have worldwide success. R. Shayler asked if anyone has seen any of their land contracts. M. Johnsen has not found any contracts and also mentioned that wind turbines only exist with federal benefits and when those benefits are gone, so are the turbines.

- Sexual Harassment Policy – There is a standard policy New York State says the IDA should adopt, whereas, the ACIDA lawyers do not like that policy. Our lawyers forwarded a sexual harassment policy for our review. The policy does not need to be voted on today and board members were asked to review the policy and it will be revisited at a later date.

NEW BUSINESS

- C. Clark had no other new business and mentioned the Tourism Sherpa held an event yesterday at the Crossroads to report on his study of Allegany County Tourism marketing and branding. He mentioned that the Kent Farm ATV Park was a major plus for the area and that up to 8,000-10,000 people come for some events at the Andover Park on some weekends. The Sherpa also saw Balloon Rally and the Genesee River in the top three unique attractions with Swain Ski Resort in the next tier. He suggested we should be targeting areas 3+ hours away. He was brought in by Gretchen Hanchett, Executive Director of the Greater Allegany County Chamber of Commerce.

UPDATES – CRAIG CLARK

- No further reports.

GOOD OF THE ORDER

- None.

CALENDAR

- **Next Meeting:** Thursday, January 10, 2019 @ 9:00 AM
Crossroads Commerce Center, Belmont, NY

ADJOURNMENT

With no further business, a motion to adjourn at 10:20 a.m. was made by M. Johnsen, seconded by S. Wilday and carried.

Respectfully submitted,
Cathleen Whitfield
Recording Secretary