

**Allegany County Industrial Development Agency**  
**MONTHLY MEETING**  
February 8, 2018  
Crossroads Conference Center, Belmont, New York

**OPENING REMARKS**

- Vice Chairman Hopkins called the board meeting to order at 9:03 AM.
- Present: Judith Hopkins and Rich Ewell
- Others Present: Dr. Craig Clark, IDA Executive Director; Kier Dirlam, Director of Planning; Michelle Denhoff, P&D Specialist
- Tele-conferenced: Mike Johnsen, Chairman and Daniel Spitzer, Legal Counsel
- Absent: Randy Shayler, Cathleen Whitfield

**BOARD MINUTES / SECRETARY'S REPORT**

- A motion was made by R. Ewell, seconded by M. Johnsen and carried to approve the January 18, 2018 Board Meeting minutes with no comment or changes.

**TREASURER'S REPORT**

- Abstract – A motion was made by R. Ewell, seconded by M. Johnsen and carried to accept the Abstract Report for the February expenses as presented for payment.
- Banking Summary & Budget Reports – Due to the resignation of Jack Ormond, there were no reports.

**MAINTENANCE REPORT**

- R. Ewell asked why the electric bill at the truck stop has been so high. C. Clark stated that the truck stop is periodically being investigated by maintenance and they have found no evidence of exterior outlets in use.
- There were some recent ice dams on the Crossroad Center roof that had caused some leakage into Suite 140 and Suite 200. They are no longer a problem; however, maintenance stated they are concerned about damage to insulation and the ceiling. J. Hopkins asked how long it would be before serious repair would be required.
- M. Johnsen asked why there are always about a dozen vehicles in the rear of the new parking lot that don't seem to move. K. Dirlam stated they were the Meals on Wheels transport vans and that they are always parked in the same spots. This is making it difficult to complete parking lot maintenance and it is hopeful that the vans are only parked temporarily until the new Meals on Wheels contractor finds a permanent location in Allegany County. Office for the Aging has been asked to periodically move them to make snow removal easier.
- J. Hopkins noticed that the exterior doors for 6087 have quickly deteriorated in recent years. C. Clark said quotes for new doors will be coming this year.

## OLD BUSINESS

- Waterline – There was a meeting with Mike Shaffron that was held 2/7/2018 with Friendship and C. Clark. Mike Shaffron has done a good job presenting data on well capacity. Three out of four wells are operational in Friendship, still allowing for plenty of water volume for the Town of Friendship and the Crossroads Hotel project. The Town of Friendship Supervisor is very motivated and wants to move forward as soon as possible. Friendship is also interested in doing a sewer line as well; however that is not feasible at this time. Daniel Spitzer, Hodgson-Russ, was tele-conferenced for the following discussion of the waterline so that he could give some updates.
  - R. Ewell asked for an update on the required easements. C. Clark stated that he plans to send a letter out to each of the property owners with details on the required easement work. It is expected that once the easements are signed and returned the project construction will be bid out in the spring.
  - R. Ewell asked what type of insurance, if any, is typically required for projects of this nature to thwart the possibility of being sued. D. Spitzer replied that an insurance broker is typically hired through the transportation company itself and a reserve for repairs, etc. is also typically on hand.
  - R. Ewell asked if there was any way to create a water district in Friendship so that the IDA/transportation company does not have to be responsible for billing, taking payments, etc. D. Spitzer stated that unless the Town of Amity was to agree a water district cannot be created for this project because it crosses over two municipalities.
  - M. Johnsen asked for a history of how the transportation company was created and stated his concern about IDA being responsible for billing/payments as well. D. Spitzer said that the easiest option would be to contract with the Town of Friendship to do the billing/payments for the transportation company and that rate structure would be dependent on users.
  - M. Johnsen stated that it is going to be important to determine how the bond is going to be paid back by the IDA. C. Clark said that he would contact Jeff Smith to discuss the bond repayment plan based on the original discussions Jeff was part of with the legislature.
  - K. Dirlam said that the original municipal agreement with Friendship to supply water was signed in 2008 and it was agreed this will need to be reviewed and updated.

## NEW BUSINESS

- Friendship Foundry Landfill – The IDA received a letter from the NYSDEC, provided, requesting staff access to the site to conduct an investigation. D. Spitzer stated that one of his affiliates is more educated on response to this type of request and stated that a phone call could be set up for discussion if C. Clark was interested. R. Ewell stated that he would be more comfortable knowing that the landfill is 100% owned by the IDA rather than just being a link in the title somewhere.
- NYSDEC Truck Stop Phone Call – C. Clark stated that he received a phone call from a NYSDEC representative with concerns about a spill at the truck stop. An investigative agent had found liquid in a contained area used for fueling a tank where there should be none. Upon further conversation, C. Clark was told that the spill was contained and small.

The liquid could therefore be cleaned up with absorbent pads, which he has already picked up from the DEC representative.

- Allegany-Cattaraugus Wind Energy LLC – D. Spitzer stated that he attended a meeting with Invenegy (company that is doing the Allegany-Cattaraugus project) at the Crossroads Center on February 7, 2018. They have to go through an Article 10 process which is very standard. The Project Manager, Eric Miller, explained the project to him and is proposing some local law changes and a host agreement. A PILOT application is expected in the near future. He said that it is typical for a wind company to request paying the 1% fee to the IDA over a four year period, rather the normal upfront payment. J. Hopkins asked if a map was available that would show the area covered by the project in Allegany and Cattaraugus counties. C. Clark said that their website <https://alle-catt.com/> would have details available to peruse. He also said that he attended the public information session last year and it was mostly positive feedback with a lot of questions from attendees.

## UPDATES

- PM Research – The PILOT agreement was sent to PM's legal representatives in December. D. Spitzer stated that they have been silent for quite some time and would like to get some dialogue going. There needs to be a meeting before March 1<sup>st</sup>. C. Clark said that he intended to speak with the owners February 9<sup>th</sup> and bring it up. The public hearing has been scheduled for February 22<sup>nd</sup> as discussed in the last meeting and Shad Alsworth, Town of Wellsville, now seems to be on board with the pilot.
- Crossroad Developers Master Plan Public Session – The public session meeting that took place on January 27<sup>th</sup> had nearly 100 people in attendance. The general feeling was that it was a great meeting, well received, and Pepsi Kettavong did well in presenting the ideas. J. Hopkins said that after the meeting she noticed that he was talking to two different adjacent landowners so that can only be a good thing we hope. C. Clark said that the developers will be at the Crossroads Center Monday, February 12<sup>th</sup> to discuss financing options with him.

## GOOD OF THE ORDER

- None.

## CALENDAR

- **Next Meeting:** Thursday, March 8, 2018 @ 9:00 AM  
Crossroads Commerce Center, Belmont, NY

## ADJOURNMENT

With there being no further business, a motion to adjourn at 10:17 a.m. was made by R. Ewell, seconded by M. Johnsen and carried.

Respectfully submitted,  
Michelle Denhoff, Acting Recording Secretary