

Allegany County Industrial Development Agency
MONTHLY MEETING

June 14, 2018

Crossroads Conference Center, Belmont, New York

OPENING REMARKS

- Chairman Johnsen called the board meeting to order at 9:02 AM.
- Present: Mike Johnsen, Judith Hopkins, Randy Shayler, Rich Ewell, Doug Frank and Skip Wilday
- 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 J. Hopkins and carried to approve the May 10, 2018 Board Meeting minutes with no comment or changes.

TREASURER'S REPORT

- Abstract – A motion was made by D. Frank, seconded by R. Ewell and carried to accept the Abstract Report for the June expenses as presented for payment.
- Banking Summary Reports & Bond Invoice – A motion was made by S. Wilday, seconded by R. Shayler and carried to approve the May Banking summary and bond invoice presented for payment.

In reference to the bond invoice, Executive Director Craig Clark reported that the Belvidere/County Road 20 waterline will be moved across the road at one location to avoid conflict with a landowner and their easement access.

BUILDING MAINTENANCE REPORT

- The new front doors on the Crossroads building have been installed. It will be another three weeks before the second entrance doors are replaced on the south end.
- The fence around the recyclable area has been installed which completes the Park-n-Ride project with the Contractor.
- R. Ewell suggested mowing around the bunker area and clearing out some of the trees.

OLD BUSINESS

- PM Research, Inc. – Executive Director Clark reported there are no updates at this time. He has been in contact with IDA legal, Dan Spitzer, and is still waiting for an agreement. There is no conflict with the wording of agreement. PM Research has also requested sub-leasing space to prior GE Lufkin employees. The Board discussed the necessity for PM to acquire the necessary insurance coverage. Chairman Johnsen asked Rich Ewell to oversee the insurance requirements and review the sub-lease agreement. Chairman Johnsen has concerns with multiple sub-leasing as that was not the original intent of the IDA agreement. It was noted that PM Research will need to get prior approval from the IDA Board for any future sub-lease agreements. R. Shayler questioned if the IDA

Clawback Agreement refers to sub-leasing and Craig Clark said, 'no' that the clawback agreement only affects the PM Research employees. Mr. Clark will send a letter to PM Research that the IDA Board will accept the sub-lease agreement, but not long-term as that was not the original agreement with PM. The lease has not yet been signed. **A motion was made by M. Johnsen, seconded by R. Ewell and carried to approve the sub-lease agreement pending Mr. Ewell's review of the insurance requirements and Dan Spitzer reviewing the lease agreement.**

- Stilly Enterprises – A Public Hearing date will need to be set regarding the pending PILOT Application. Craig Clark to contact Dan Spitzer regarding resolution notice. **A motion was made by J. Hopkins, seconded by R. Ewell and carried to set a Public Hearing date upon receipt of the resolution by Hodgson Russ.**
- Crossroads/Belvidere Hotel – Craig Clark reported that the hotel is still moving forward pending the incentive funding from Empire State Development that might be available as soon as June 25, 2018. ESD has established the funding source but no detail yet whether it will be a spend/reimburse loan or funding upfront. When commitment has been received by ESD, another project press release will be done.
- Truck Stop – Legislator Judy Hopkins reported she has been hearing complaints from fellow Legislators regarding the lawn growth at the Truck Stop property. The property was not mowed pending the sale closing but, after discussion, there was Board consensus to have the property partially mowed due to expense. Craig Clark to contact Matt Snyder and make arrangements. R. Ewell asked when the waterline will start and Mr. Clark noted it will go to bid around the same time the hotel project starts with anticipated start date of August/September 2018.

NEW BUSINESS

- Sweetwater Media – The PILOT was terminated at the last IDA board meeting. The Direct TV call center is still in place at a new location across the street. There was no continued need for a building of that size with the business downsizing from 14 employees to four. A resolution was requested to cancel the lease/leaseback agreement so they can sell the former building. **A motion was made by J. Hopkins, seconded by D. Frank and carried to cancel the IDA lease/leaseback agreement with the stipulation that all costs incurred and legal fees will be at the expense of Sweetwater Media. S. Wilday abstained due to a partner being an investor of Sweetwater Media.**

UPDATES – CRAIG CLARK

- Alliance Co-Gen Plant – C. Clark updated new board members on the PILOT Agreement and past history of Co-Gen Plant. There was discussion regarding Alliance's failure to pay and keep the amended payment arrangement current. C. Clark will connect with Alliance and arrange a meeting to discuss. R. Ewell and S. Wilday will attend meeting as well.
- IDA Bond – The first principal payment comes due this year. C. Clark will arrange a meeting with Terri Ross, County Treasurer, Tim Boyde, County Administrator and Curt

Crandall, Legislative Chairmen to discuss options. There are enough funds in the bond to finish the waterline. Legislator J. Hopkins suggested a Legislative Committee of the Whole presentation regarding the history of the bond and hotel project, as there are only a few legislators still on the board from when the bond was approved in 2012.

- Crossroads Buildings – There was discussion regarding the IDA continuing to own the two buildings. Chairmen Johnsen commented the IDA is not in the position to be in the real estate business and should re-visit selling the buildings to the County.
- IDA Friendship Property – C. Clark reported it was established that the ACIDA does own the small parcel in Friendship, inherited by former IDA Executive Director Mickey Martelle. NYSDEC is checking out brownfield sites and is asking for access to the site for testing. IDA legal has been in conversation with the DEC.
- Maker City Project – C. Clark distributed a report of the project with a summary of their recommendations and strengths of Allegany County. There was a good local response of participants to assist the Allegany County Economic Development Steering Committee with this endeavor.

GOOD OF THE ORDER

- Ted Hopkins Memorial – J. Hopkins updated the board on her search for a memorial tree in Ted's name to be planted at the Crossroads Center. She is searching for a somewhat mature red oak and was told by Marcus Brothers in Arkport that planting cannot be done at this time. She has met with Kier Dirlam, Director of Planning, to discuss a landscaping plan and an appropriate planting spot where root growth will not interfere with any infrastructure. She has made arrangements for the transportation of the tree to Crossroads. As Ted was a former IDA Board Member, there was IDA Board consensus to donate up to \$1,000 for the tree and surrounding landscape. The Hopkins family will donate a bench and plaque for the site.
- Wellsville – Mayor Randy Shayler reported the Village of Wellsville has received the final funding for 23 Main Street and the project will be moving forward. Dresser Rand confirmed again that 70-100 jobs will be retained and housed in Wellsville, as originally announced. The Mayor discussed on-going issues with the fire companies and gave a history of the origin of the fire companies and the Village owning the Fire Department which is comprised of individual fire companies on both sides of the river.

CALENDAR

- **Next Meeting:** Thursday, July 12, 2018 @ 9:00 AM
Crossroads Commerce Center, Belmont, NY

ADJOURNMENT

With there being no further business, a motion to adjourn at 10:23 a.m. was made by J. Hopkins, seconded by S. Wilday and carried.

Respectfully submitted: Cathleen L. Whitfield, Recording Secretary