

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

OPENING REMARKS

- Chairman Johnsen called the board meeting to order at 9:02 AM.
- Present: Judith Hopkins, Mike Johnsen, Randy Shayler, Skip Wilday, Doug Frank
- Others Present: Dr. Craig Clark, IDA Executive Director; Angela McKay, Assistant Director of Economic Development & Planning; Michelle Denhoff, Planning & Development Specialist
- Excused: Rich Ewell, Cathleen Whitfield

BOARD MINUTES / SECRETARY'S REPORT

- A motion was made by J. Hopkins, seconded by D. Frank and carried to approve the August 9, 2018 Board Meeting minutes with no comment or changes.

TREASURER'S REPORT

- **Abstract** – A motion was made by M. Johnsen, seconded by D. Frank and carried to accept the Abstract Report for the September expenses as presented for payment.
- **Financial Summaries** – The financial summary year to date was reviewed. A bank representative met with M. Johnsen prior to this morning's meeting to sign documents to refinance the IDA building loan. The new payment cycle will begin tomorrow, September 14, 2018. A motion was made by R. Shayler, seconded by D. Frank and carried to approve the financial summary presented with no comments.
- **Bond Invoice Approval** – Payments from the bond to LaBella Associates and Pullen & Pullen were discussed. A motion was made by J. Hopkins, seconded by D. Frank and carried to approve the bond payments as presented.

MAINTENANCE REPORT

- C. Clark reported that there is a small leak in the large conference room, but only during long, heavy periods of rain and it is being examined.
- The generator for the building is now installed and ready for use. It is currently connected to the IDA fuel tank at the rear of the building. Jeff Luckey has agreed to monitor any fuel usage that the generator incurs.

OLD BUSINESS

- **Stilly Enterprises** – The public hearing for Stilly's PILOT agreement is scheduled for October 2, 2018 at 10AM at the Wellsville David A. Howe Public Library Auditorium. R. Shayler stated that someone may attend expressing some negative comments. J. Hopkins said that it would be beneficial to have others there making some positive comments as well.

- Waterline – The Belvidere waterline is now ready for bid and the last pieces of paperwork were completed last week. C. Clark stated that there was verbal support from the Legislature to move forward with the project. There will be a full time inspector on duty during construction, as part of the contract with LaBella Associates. It was discussed that the IDA and the Transportation Corp does not want to be responsible for accepting water payments so, the contract with the Town of Friendship needs to include billing and receiving payments. R. Ewell had suggested we consider a \$10 million insurance umbrella for the waterline project; however, Dan Spitzer, IDA attorney, and Mike Schaffron with Labella Associates, suggested that \$2 million would be adequate and in line with industry standards. After discussion, a motion was made by J. Hopkins and seconded by D. Frank to approve insurance umbrella coverage of \$2 million and to place the waterline project out to bid. The motion was carried and approved, with one request to abstain from S. Wilday.
 - J. Hopkins asked how long the entire process will take. C. Clark stated the bid will be open for 30 days and any received bids will be good for 60 days. It is believed that the request for proposals will include a completion time of one year.
- Hotel Developers – The developers are still very interested in constructing a hotel at the crossroads; however they still have a \$2 million gap initially required for the infrastructure phase. The County is very interested having some work started at the site. The first phase will be to remove the tanks that are still on site with developers beginning the design phase while this is in progress. The NYSDEC has requested that tanks be removed by January, 2019.
 - C. Clark will let members know when the developers will be here again, as they want to come down and discuss the next phases that will be taking place.
 - There was discussion on use of outside investors to get the required \$2 million; however, they want to avoid equity investors.
 - LaBella Associates will be sending bid documents to C. Clark for tank removal for ACIDA approval to move forward.

NEW BUSINESS

- Alliance PILOT – Alliance is seriously delinquent on PILOT payments. It appears this is due to lack of income at this time. C. Clark handed out an email from D. Spitzer with wording for a letter that he suggested be sent to the taxing jurisdictions relating to this project and, also, requesting a meeting to discuss options.
- Site Selectors Visit – The site selectors are coming back to Allegany County October 29th and October 30th. C. Clark expects that they will meet with the IDA Board the morning of the 30th. During this phase, WDGC will be visiting the Tracewell building and discussing how we can work with the Seneca Nation to find a tenant.

UPDATES

- Siemens – While at the last Site Selectors meeting, C. Clark met with a site selector from Atlanta looking for a building in the Northeast that will be utilized by a wood products company. The Siemens building is a good fit for this request; however, it is unknown when the building is going to be available. The next layoff will be announced soon. They are planning to keep 120 staff on site but the office buildings are not up to standard so we need to work on facilities to assure they stay in the Wellsville area. C. Clark is meeting with Siemens in October to get some more updates on facilities.

- Alle-Catt Wind Energy LLC – Invenergy said they are moving forward and they will work with the Cattaraugus County Legislators and IDA regarding the recent vote to not support Wind related IDA PILOTS. Construction is planned to start in 2020. J. Hopkins stated that she feels part of the reason people are so against PILOTS is because the media only covers them when they are not successful.
- Solar Projects – There are no updates on the solar projects planned in the Towns of Burns or Friendship. The large one that has been brought up previously will still be another couple years as they are still in the planning phases.

GOOD OF THE ORDER

- M. Johnsen thanked J. Hopkins for chairing the meeting last month.
- There is a Young Professionals gathering at the Wellsville Country Club on September 20th at 6 PM called the Mentor Mixer. There are already 45-50 people signed up and several others are expected to attend that have not RSVP'd.
- C. Clark stated that he received 16 tickets for the “I Love NY” suite to the Buffalo Bills game on October 7th if any IDA members are interested in attending.

CALENDAR

- **Next Meeting:** Thursday, October 11, 2018 @ 9:00 AM
Crossroads Commerce Center, Belmont, NY

ADJOURNMENT

With no further business, a motion to adjourn at 9:55 a.m. was made by S. Wilday, seconded by M. Johnsen and carried.

Respectfully submitted,

Michelle Denhoff
Acting Recording Secretary