

**Allegany County Industrial Development Agency**  
**MONTHLY MEETING**  
December 12, 2019  
Crossroads Conference Center, Belmont, New York

**OPENING REMARKS**

- Chairman Ewell called the board meeting to order at 9:03 AM.
- Present: Rich Ewell, Judith Hopkins, Mike Johnsen, Randy Shayler, Doug Frank, Skip Wilday
- Others Present: Dr. Craig Clark, IDA Executive Director; Cathleen Whitfield, IDA-CFO

**BOARD MINUTES**

- A motion was made by M. Johnsen, seconded by D. Frank and carried to approve the November 14, 2019 Board Meeting minutes with no comment or changes.

**TREASURER'S REPORT**

- **Abstract** – A motion was made by M. Johnsen, seconded by R. Shayler and carried to accept the Abstract Report for the December 2019 expenses as presented, noting that the invoice for SJB will be paid by the IDA and not the Bond.
- **Financial Summaries** – The financial summary was reviewed. A motion was made by D. Frank, seconded by M. Johnsen and carried to approve the financial summary presented. M. Johnsen suggested the Executive Director review bank statements on a monthly basis.
- **Bond Invoices** - A motion was made by J. Hopkins, seconded by D. Frank and carried to approve the invoices presented for payment from the bond. It was decided to hold the WNY RR check (for flagging) until confirmation it was not paid twice. R. Ewell reported his conversation with Attorney Dan Spitzer regarding the past invoices received in late 2018. A separate bond abstract will be sent to the County Treasurer for this invoice.

**MAINTENANCE REPORT**

- No issues to report.

**EXECUTIVE SESSION**

- A motion to enter into Executive Session at 9:20 a.m., to discuss contracts, was made by S. Wilday, seconded by J. Hopkins and carried.

**REGULAR SESSION**

- A motion to return to Regular Session at 9:47 a.m. was made by R. Shayler, seconded by J. Hopkins and carried.

## NEW BUSINESS

- Web Streaming – Executive Director Craig Clark reported on the NYS Comptrollers mandate that all IDA meetings be streamed live and stored as of 1/1/20. He spoke with the Steuben County IDA who is using free software and Youtube and also talked to “Zoom Room” which stores 100 GB in the cloud and costs approximately \$1,000 per year for the storage. The IDA will need to purchase camera and microphone. There is another free software package “OBS” but it needs to be hosted. Chairman Ewell noted the hospital uses a conference room system with the EMT’s and could possibly the EMT’s have one at the Crossroads facility. Dr. Clark reported the County already owns a video system that is not being used and investigating having it transferred. M. Johnsen expressed concern there might not be enough bandwidth at the Crossroads Building for streaming. There was discussion regarding Public Hearings that would need to be streamed live and difficulty if county township locations could not accommodate. Dr. Clark to investigate bandwidth. **A motion was made by S. Wilday, seconded by M. Johnsen and carried to authorize the IDA Executive Director to purchase and contract with Zoom Room up to \$5,000.**

## OLD BUSINESS – RESOLUTIONS

- Norbut Solar/NSF Angelica Sites 1, 2, 3, 4 – A resolution declaring Allegany County Industrial Development Agency’s intent to be lead agency for SEQRA review of the NSF Angelica Site 1, LLC, NSF Angelica Site 2, LLC, NSF Angelica Site 3, LLC, and NSF Angelica Site 4, LLC Solar Energy System projects in the Towns of Angelica and Belfast, Allegany County. **A motion was made by M. Johnsen, seconded by J. Hopkins and carried with a roll call vote:**
  - **Rich Ewell – Aye**
  - **Judith Hopkins – Aye**
  - **Mike Johnsen – Aye**
  - **Doug Frank – Aye**
  - **Randy Shayler – Aye**
  - **Skip Wilday – Aye**
- OYA Solar, LP – A resolution declaring Allegany County Industrial Development Agency’s intent to be lead agency for SEQRA review of the OYA Solar, LP Solar Energy System projects in the Town of Independence, Allegany County. **A motion was made by J. Hopkins, seconded by S. Wilday and carried with a roll call vote:**
  - **Rich Ewell – Aye**
  - **Judith Hopkins – Aye**
  - **Mike Johnsen – Aye**
  - **Doug Frank – Aye**
  - **Randy Shayler – Aye**
  - **Skip Wilday – Aye**
- Allegany Travel Center (Quicklee’s) – Resolution authorizing the Executive Director to send a letter to the Chief Executive Officers of the affected taxing entities informing them of a proposed deviation from the Agency’s Uniform Tax Exemption Policy in connection with the proposed 5644 County Route 20 LLC

Project. **A motion was made by M. Johnsen, seconded by D. Frank and carried to approve the deviation resolution.**

- M. Johnsen asked for a status update. Dr. Clark reported the project is at 50% design completion and ready to acquire building permit.
- Allegany Travel Center (Quicklee's) – Resolution authorizing the proposed sale of property of 5744 County Route 20, LLC project. A motion was made by J. Hopkins, seconded by M. Johnsen and carried with a roll call vote:
  - **Rich Ewell – Aye**
  - **Judith Hopkins – Aye**
  - **Mike Johnsen – Aye**
  - **Doug Frank – Aye**
  - **Randy Shayler – Aye**
  - **Skip Wilday – Aye**
- Public Hearings – All public hearings for the OYA Solar; NSF Solar Angelica Sites 1, 2, 3, 4; and Alle-Catt Wind projects have been set. Dr. Clark noted the public hearings are only to discuss the financial incentives for each project. C. Whitfield to send all dates and times to Board members. Dr. Clark reviewed the Alle-Catt Wind PILOT estimate with board members.
- Allegany County Service Contract – Dr. Clark reported the Service Contract was unanimously approved by the County Legislature for \$450,000 over two years.
- PILOT Fees – There was discussion regarding a \$1,000 administrative fee being charged annually to each PILOT project.

#### **GOOD OF THE ORDER**

- No Report.

#### **CALENDAR**

- **Next Meeting:** January 9, 2020 @ 9:00 AM  
Crossroads Commerce Center, Belmont, NY

#### **ADJOURNMENT**

With no further business, a motion to adjourn at 10:23 a.m. was made by M. Johnsen, seconded by S. Wilday and carried to open the ACUC meeting.

#### **RE-OPEN MEETING**

Chairman Ewell re-opened the meeting at 10:40 a.m. to discuss the hotel project. Dr. Clark discussed forming a town or county sewer district for the project that would also allow bonding for the sewer upgrades required. **A motion was made by R. Shayler, seconded by M. Johnsen and carried for the IDA Executive Director to authorize Clark Patterson Lee Associates to do the engineering work to create a sewer district up to \$3,800.**

<b>ADJOURNMENT</b>
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With no further business, a motion to adjourn at 10:47 a.m. was made by S. Wilday, seconded by M. Johnsen and carried.

Respectfully submitted,  
Cathleen Whitfield, Recording Secretary