

**Allegany County Industrial Development Agency**  
**MONTHLY MEETING**  
March 14, 2019  
Crossroads Conference Center, Belmont, New York

**OPENING REMARKS**

- Chairman Ewell called the board meeting to order at 9:17 AM.
- Present: Rich Ewell, Judith Hopkins, Mike Johnsen, Skip Wilday and Randy Shayler
- Excused: Doug Frank
- Other's Present: Craig Clark, IDA Executive Director; Angela McKay, Assistant Director of Economic Development & Planning; Cathleen Whitfield, IDA-CFO

**BOARD MINUTES / SECRETARY'S REPORT**

- A motion was made by M. Johnsen, seconded by J. Hopkins and carried, to approve the February 14, 2019 Board Meeting minutes.

**TREASURER'S REPORT**

- **Abstract** – A motion was made by M. Johnsen, seconded by S. Wilday and carried to accept and approve the Abstract Report for the March 2019 expenses as presented for payment.
- **Financial Summaries** – A motion was made by R. Shayler, seconded by M. Johnsen and carried to accept and approve the Financial Summaries as presented.
- **Bond Invoices** – A motion was made by M. Johnsen, seconded by J. Hopkins and carried to approve the presented LaBella bond invoice for payment.
- **Auditors Annual Report** – C. Whitfield reported the Engagement Letter was received from BWB auditors for signature and they will present the 2018 Annual Report at the April 11<sup>th</sup> IDA Board meeting for review and approval. C. Whitfield currently working with auditors on a few outstanding items. OSC requests that IDA annual reports be submitted into PARIS by 3/30/19. C. Whitfield to email her contact at the State Comptroller's Office.

**MAINTENANCE REPORT**

- Building Maintenance has been working on the heating system and trouble-shooting noisy registers in the Crossroads building and repairing heating issues in the Office for the Aging/Vets building. Chairman Ewell noted the parking lot has a crack and cut-out and wondered if it should be sealed this year. C. Clark commented there is a meeting scheduled with the DOT and Larry Kaminski of Ardent Solutions next week. Ardent is looking into Federal grant funding to help cover the cost of maintenance of the parking lot. C. Clark will speak with County to see if they can do repair work and sealing for reimbursement.

## NEW BUSINESS

- NYS Economic Development Council Assessment – A voluntary IDA assessment letter was received asking for NYS IDA's to pay an assessment fee based on their operating budgets. This assessment will help proposed legislation for state IDA's. The Governor originally announced to the legislature that he proposed that any future projects with any state funds and benefits, including PILOT's, have to use Union rates and employees. Currently the discussion is noting that prevailing wage rates rather than union rates be used on these projects that would include IDA related projects. R. Shayler asked how this would impact our waterline project and C. Clark remarked it wouldn't since we already bid the project with prevailing wage rates. J. Hopkins asked what the impact would be to the hotel project and C. Clark stated the NYSDEC is currently trying to negotiate the size of the project where prevailing wage rates would apply. But the hotel may incur the need to have prevailing wage rates if this passes the legislature. **There was a motion by S. Wilday, seconded by M. Johnsen and carried to process payment for the \$500 assessment fee in support of the NYSEDC and what they are doing.**
  
- Kent Farms Brewery – C. Clark sent the application to board members and applauded the board for their support. The project would benefit between \$7,000-\$8000 but would also cost nearly that much for legal fees and the 1% IDA fee to setup the PILOT Agreement. C. Clark spoke with Kent Farms and they made the decision not to move forward with the IDA as there was no real overall benefit and their project is already underway. Chairman Ewell asked if we want critical mass on every project. M. Johnsen stated he prefers to decide each project individually then set a mass precedent. Executive Director Clark stated he prefers to have every business present their project and then he will only bring projects to the board in the \$200,000 - \$300,000 range; otherwise there is no benefit to the company after legal fees, etc. J. Hopkins mentioned the Angel Fund and can this organization help the smaller projects. It is possible but the business would have to sell part of their equity and that may not be agreeable to the business owner. R. Shayler stated he doesn't think the IDA should be the entity to say we can't do a project because of the size.
  
- Potential Financial Project – This is in the preliminary stages. A group of Fillmore residents want to re-open the Fillmore Hotel with a restaurant, general store and apartments. The current hotel is located in a distressed area and no application has been received at this time. The \$300,000 project would create 4-5 jobs and SCORE is currently working with the group on their business plan. C. Clark to send application to board members to review when received. There is possible savings of \$20,000 - \$30,000 after legal fees. Chairman Ewell asked that we create a preliminary sheet with a check-off list for the board to review before moving forward on a project. C Clark stated Angela McKay would create it to have the following:
  1. Business Plan
  2. How Much Saved
  3. Jobs Created
  4. Principals Involved
  5. Why Should IDA Approve Project

### EXECUTIVE SESSION

- A motion was made by J. Hopkins, seconded by S. Wilday and carried to enter into Executive Session at 9:29 a.m. to discuss contracts.

### REGULAR SESSION

- A motion was made by R. Shayler, seconded by S. Wilday and carried to return to Regular Session at 9:54 a.m.

### OLD BUSINESS

- Stilly Enterprises – The PILOT Agreement was signed and upon payment of the legal fees and 1% IDA Fee, the agreement will be filed.
- Truck Stop Tank Removal – The tank removal process has been completed. The IDA has not received the final invoice yet but the total should be approximately \$134,000. The concrete blocks have been placed in the entrance once again to keep truck parking at a minimum.
- Allegany County Service Contract – The contract has not been received yet and it has been determined the bond will be increased.

### UPDATES – EXECUTIVE DIRECTOR CRAIG CLARK

- Alle-Catt Wind Turbines – Attorney Dan Spitzer stated the project is moving forward but Cattaraugus County has some issues. C. Clark is meeting in mid-April with E.D.F. Renewables regarding the 500 Acre Moraine Solar Project in the Town of Burns. M. Johnsen commented a third major solar panel project is starting in Livingston County that totals over 2500 acres. J. Hopkins mentioned she has received complaints and opposition over the Allegany County project. J. Hopkins also mentioned with the loss of Catharine Young as our senate representative, there is positive news that she will still be able to work on agricultural projects at her new job as she is working with agricultural research through Cornell University.
- K-Mart Building – C. Clark is working with Brad Whitford on filling the vacant building and discussed potential businesses. There was discussion regarding property tax assessments of K-Mart and Dresser-Rand, and also noting the loss of sales tax revenue with K-Mart closing. **After further discussion, Board Members had full consensus to entertain a possible business coming to the K-Mart Plaza and would review a possible PILOT application.**

### GOOD OF THE ORDER

- None.

<b>CALENDAR</b>
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- **Next Meeting:** Thursday, April 11, 2019 @ 9:00 AM  
Crossroads Commerce Center, Belmont, NY

<b>ADJOURNMENT</b>
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With no further business, a motion to adjourn at 10:14 a.m. was made by M. Johnsen, seconded by S. Wilday and carried.

Respectfully submitted,

Cathleen Whitfield  
Recording Secretary