

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

OPENING REMARKS

- Chairman Ewell called the board meeting to order at 8:58 AM.
- Present: Rich Ewell, Mike Johnsen, Doug Frank and Randy Shayler
- Excused: Skip Wilday and Judith Hopkins
- Other's Present: Craig Clark, IDA Executive Director; Angela McKay, Assistant Director of Economic Development & Planning; Cathleen Whitfield, IDA-CFO; Kier Dirlam, Director of Planning

BOARD MINUTES / SECRETARY'S REPORT

- A motion was made by M. Johnsen, seconded by D. Frank and carried, to approve the April 11, 2019 Board Meeting minutes.

TREASURER'S REPORT

- **Abstract** – A motion was made by D. Frank, seconded by M. Johnsen and carried to accept and approve the Abstract Report for the May 2019 expenses as presented for payment.
- **Financial Summaries** –A motion was made by M. Johnsen, seconded by D. Frank and carried to accept and approve the Financial Summaries as presented.
- **Bond Invoices** – A motion was made by M. Johnsen, seconded by R. Shayler and carried to approve the bond invoices presented for payment. C. Clark reported we are still waiting for the document from Hodgson Russ regarding paying ACUC expenses from the bond.

MAINTENANCE REPORT

- No issues to report.

NEW BUSINESS

- **K-Mart PILOT Application** – M. Johnsen asked if Dan Spitzer has reviewed it and C. Clark responded, “yes, and the language will be such that there needs to be a tenant in place before the PILOT is active. This is a first-time PILOT where the landlord is not directly hiring the employees.” The Board discussed the concern about the effect on the tax rates in the village if a full PILOT was approved. The K-Mart building is assessed separately from the other buildings at the Riverwalk Plaza. There was discussion that the proposed PILOT will benefit the property owner but not directly benefit the village or school, and eventually the County and NYS will benefit from sales tax revenue. There is no shared sales tax from the County back to the local towns and villages. There was discussion about the possibility and legality of asking the County for shared sales tax on this particular project. D. Frank asked if the PILOT is not approved, will it affect the

renovations on this project. C. Clark reported, “no,” that the owner is still working to get the tenant but without the PILOT, he can’t offer a larger reduction on the square footage cost. M. Johnsen asked for a comparison between other big box costs per square foot versus us. C. Clark suggested waiting to see if the request for a reduced assessment is approved before proceeding with the PILOT application. The current assessment is \$3.4 million and owner is hoping to have assessment reduced. Grievance day for the Village of Wellsville is 5/28/19. R. Shayler also expressed concern that if the PILOT moves forward, why wouldn’t another business come back with the same proposal and how much does the village participate, verses landlord. C. Clark reported there is nothing imminent at this point so we can wait on the PILOT. There was Board consensus to discuss PILOT at the next meeting in June.

- IDA Credit Card – Chairman Ewell presented the possible need of an IDA credit card for the Executive Director. C. Clark stated he works for New York State with the college and Allegany County. The County has a budget for Economic Development which covers his expenses but there are times when some items for ACIDA do not fit county or state reimbursements so it would be useful in limited cases. He will check with the IDA accountants and Dan Spitzer and re-address at the next meeting.
- Local Waterfront Revitalization Plan – K. Dirlam, Director of Planning, reported that he and Randy Shayler, Mayor of Wellsville, attended a Local Waterfront Revitalization Planning & Application meeting for grant funding along the Genesee River to the Pennsylvania border. If Allegany County townships agree, the plan will go north. The Village of Wellsville has agreed to do the grant application and Brenda Szabo with Jones Memorial Hospital is spearheading the project for Healthy Walking Communities. A request was made for the IDA to write a letter of support for the application. There is no allocation of funds, just support. There was full board consensus to write the letter.

OLD BUSINESS

- Crossroads Development – C. Clark reported he is still talking with two developers who haven’t said “no” to the hotel project. The fueling initial letter of intent is expected soon and it is a quality company. If we need to remove the building, the project will be bid to have the Truck Stop building removed. The cost should be in the \$20,000-\$50,000 range. C. Clark noted the increased bond value was to clean up the site and make it site-ready. After C. Clark determines we need to move forward he will present process to the IDA Board for a vote.
- Park-N-Ride – C. Clark reported we are still waiting to hear from the County Attorney with revised contract between the County and IDA. The County Administrator will be retiring effective June 10, 2019. This process will involve state reimbursement through grants and a bid process will be required for the mowing and plowing contract. Striping will need to be maintained and a federal funded grant will reimburse most costs for mowing, plowing and striping, but federal funding has to reimburse the County, not the IDA. The County currently reimburses the IDA for their share of the mowing and plowing and the federal grant will reimburse the County for its expense. The park-n-ride signs have been installed.

- PILOT Application Checklist – Angela McKay has updated the checklist and it will be presented at the next meeting.
- CFA Micro-Enterprise Grant – C. Clark reported on a grant application that would be on behalf of Allegany County but processed through the ACIDA. It would provide funding for any business startup in the \$25,000 range. The funding will not be a loan and businesses do not have to pay it back. A resolution needs to be approved by the Allegany County Board of Legislators to apply for the grant and set a public hearing. The application is due by July 26, 2019 and C. Clark will send out the application information for the IDA Board to review. The IDA can receive a \$30,000 administrative fee to administer the grant funds.

UPDATES – CRAIG CLARK, EXECUTIVE DIRECTOR

- No further updates to report.

GOOD OF THE ORDER

- C. Whitfield Retirement – K. Dirlam reported that C. Whitfield, IDA-CFO, will be retiring at the end of January 2020 and the IDA needs to start thinking of a separate replacement. There was discussion of the County Planning Office no longer hosting the staff person who is responsible to perform the IDA duties and financials. Possible options were discussed and the Board will continue to address the situation.

CALENDAR

- **Next Meeting:** Thursday, June 13, 2019 @ 9:00 AM
Crossroads Commerce Center, Belmont, NY

ADJOURNMENT

With no further business, a motion to adjourn at 10:08 a.m. was made by M. Johnsen, seconded by R. Shayler and carried.

Respectfully submitted,

Cathleen Whitfield
Recording Secretary