

ALLEGANY COUNTY INDUSTRIAL DEVELOPMENT AGENCY

ALLEGANY TRAVEL CENTER - PUBLIC HEARING Crossroads Commerce Center 6087 State Route 19N, Belmont, NY August 29, 2019 – 10:00 AM

PUBLIC HEARING MINUTES

Attending: Craig Clark, IDA Executive Director
Cathleen Whitfield, IDA CFO
Rich Ewell, IDA Chairman
Judy Hopkins, IDA Vice-Chairman /County Legislator
Randy Shayler – IDA Secretary
Doug Frank – IDA Treasurer
Mike Johnsen – IDA Board Member
Skip Ward – IDA Board Member
Glenn Bugman – Quicklee’s
Chad Bugman – Quicklee’s
Ken Perelli – Quicklee’s
Debbie McDonnell – County Administrator
Bill Dibble – County Legislator
Philip Stockin – County Legislator
Dwight Fanton – County Legislator
Wendy Skinner – Town of Amity Planning Board
Casey Jones – Transformation Initiative – Belmont Resident
Marvin Moffat – Wellsville Village Resident
Georgia Moffat – Wellsville Village Resident
Erin Ostrander – Genesee Valley CSD
Angela McKay – Office of Planning & Development
Michelle Denhoff – Office of Planning & Development
Richard Mengels - WJQZ/WLSV Radio
Chris Potter – The Spectator

The Public Hearing was opened at 10:01 a.m.

Executive Director Clark thanked everyone for attending and gave a brief history of the Travel Center project to be constructed at the former Belmont Truck Stop location; and the proposed PILOT Agreement. He stated the IDA doesn’t typically offer incentives for operations like a truck stop, but the area is designated as a distressed area in Allegany County, therefore, an IDA can provide incentives. The developers, 5744 County Road 20 LLC, propose a Quicklee’s gas station, convenience store, fast food restaurant, truck stop and travel center with bathrooms, showers and overnight parking. The facility is approximately 6,000 square feet with a proposed total investment of \$2.5 million. The project proposes the creation of eight full-time employees, 12 part-time employees for a full-time equivalence of 15 jobs.

The IDA is proposing an incentive package of approximately \$600,000 that includes \$100,000 in sales tax exemptions for construction materials, \$17,000 in mortgage tax exemptions, and approximately \$480,000 in property tax exemptions. The PILOT Agreement is for 15 years,

longer than a typical 10 year PILOT. The Agreement calls for a 10 year abatement of taxes, followed by taxes gradually rolling up to 100 percent over the last five years. The property will reach full taxation in Year 16. The new travel center will generate sales tax revenue for the county.

Executive Director Clark noted the Public Hearing is not for Site Review but rather the PILOT Agreement. He then opened the meeting for public comment.

A guest questioned the proposed timeline for the project. Executive Director Clark stated approximately nine months with hopes to be opened in the Spring, 2020, pending winter weather and any delays.

Casey Jones of the Transformation Initiative and a Belmont resident, expressed several short and long term concerns over this Economic Development project. Mr. Jones stated, "Across I-86 we have at least five different communities that sell diesel at different locations and also have convenience stores. This is in direct competition with them. I don't have a problem with people developing property, but the problem we have is when you start competing with businesses that are already here, and many of them may already be in hardship, and in some of the smaller communities across 86, (existing businesses) may in fact go out of business as a result of something like this, leaving their communities without a convenience store." Mr. Jones then referred to the IDA as "handing out candy, which is not a good Economic Development project." Mr. Jones referenced the Quicklee's Travel Plaza in Avon and questioned whether it was subsidized. He stated by providing incentives for a project, it is inappropriate to those businesses that have been here years paying taxes. He stated this is the first he has seen drawings of the project. Mr. Jones questioned with this project being an entrance point to the County, is it the best and highest use for the county? He also questioned how much input the community would have on additional businesses located at the site and expressed concern about the future of the Crossroads site and the possibility of adult book stores or a strip joint if the current proposed development fails. Mr. Jones then proceeded to address the proposed hotel at the site and Executive Director Clark interjected and said there would be no discussion of the hotel today and that is a potential future project; that the public hearing was for the PILOT Agreement for 5744 County Road 20 LLC only. Mr. Jones ended his comments stating the project was premature and needs more research.

Dwight Fanton, County Legislator, commented that the County has performed multiple studies on the project site weighing the pros and cons of the project. Legislator Fanton remarked, "with all due respect, Mr. Casey (Jones), I'm a little concerned that someone who has been in the county for a very short period of time is sitting here trying to tell us we haven't done our homework on this. I certainly believe the IDA has done their homework and I think it's a good project. I applaud Quicklee's and Craig Clark for making this happen. I think we've studied it about all we need to."

Wendy Skinner, Town of Amity Planning Board, raised the question of the PILOT and what would the School, Town and County receive as revenue. Executive Director Clark explained there would be no taxes the first ten and then taxes would increase over the next 5 years with full taxes in the 16th year.

Marvin Moffet, Wellsville Village resident who recently moved here from outside New York City, spoke in favor of the project and expressed concern over Mr. Jones comments regarding other projects. He stated, "How many different studies have to get done before anything actually gets done? We can study until we are blue in the face. I don't have a problem with this project at all. I think it's a good thing. It's good strategic-wise. We're 30 miles from Hornell, 30 miles from Olean, and Dresser-Rand right now is building a big project, so that could be a plus for the gas station here, people driving over there could increase that kind of traffic."

The question was asked if the SEQR had been completed. Executive Director Clark commented the drawings for this project are quite similar to what was proposed by different developers two years ago. Mr. Clark stated, "Unfortunately that project did not work and now we're back on track," adding, "the SEQR for the site will be done shortly." He also commented, "Obviously it was a fueling station before, so the impact of this part of the project is very minimal. That's why they've kept the entrance ways the same too, so we don't have to change any traffic patterns. It will go back to being busy, like it was busy."

With no further comments or questions, the Public Hearing was closed at 10:16 a.m.

Respectively submitted,

CATHLEEN WHITFIELD

Recording Secretary