

Allegany County Industrial Development Agency
MONTHLY MEETING

February 13, 2020

Crossroads Conference Center, Belmont, New York 14813

OPENING REMARKS

- Chairman Ewell called the board meeting to order at 9:12 AM, and welcomed everyone.
- Present: Rich Ewell, Judith Hopkins, Doug Frank, Skip Wilday
- Absent: Mike Johnsen and Randy Shayler
- Others Present: Dr. Craig Clark, IDA Executive Director; Cathleen Whitfield, IDA-CFO
- Pam Common, Secretary to the Director of Planning.
- Guests: William Meunier, Town Councilman for the Town of Independence, NY, Mike Healy-Allegany County Legislator, Belmont, NY, Gerald Juliani & Chet Feldman of Distributed Sun (DSUN) of Washington, D.C., Emily Peavey of Wellsville, NY and Justin Wilson of Whitesville, NY, Angela McKay, Assistant Director of Planning.

BOARD MINUTES

- A motion was made by J. Hopkins, seconded by D. Frank, at and carried to approve the January 9, 2020 Board Meeting minutes with no comment or changes.
- The Centerville Public Hearing minutes will be approved at the next board meeting, in March, 2020.

TREASURER'S REPORT

- **Abstract** – A motion was made by D. Frank seconded by J. Hopkins and carried to accept the Abstract Report for the January 2020 expenses.
- **Financial Summaries** –A motion was made by J. Hopkins and seconded by D. Frank and carried, to approve the financial summaries. Per IDA Director, Craig Clark, there was a \$10,000.00 check deposit made for the Friendship Water line extension work.
- **Bond Invoices** - A motion was made by M. Johnsen, seconded by R. Shayler and carried to approve the invoices presented for payment from the bond. It was decided to hold the Evingham invoice, regarding the water line, until they are in receipt of an approving letter from LaBella.

MAINTENANCE REPORT

None

ACTION ITEMS

- **Approving Resolution with PILOT Deviation NSF Site 1-Angelica-** J. Hopkins moved to approve the resolution, having received no objections from the local taxing authorities, seconded by S. Wilday and carried by a vote of 4-0 approving the Approval Resolution with PILOT Deviation, NSF Site 1-Angelica.
- **Approving Resolution with PILOT Deviation NSF Site 2-Belfast-** A motion was made by S. Wilday and having received no objections from the local taxing authorities, seconded by J. Hopkins, and carried 4-0 approving the Approval Resolution with PILOT Deviation, NSF Site 2-Belfast.
- **Approving Resolution with PILOT Deviation NSF Site 3-Belfast -**A motion was made by S. Wilday to approve the resolution, having received no objections from the local tax authorities, seconded by D. Frank, and carried 4-0, approving the Approval Resolution with PILOT Deviation NSF Site 3-Belfast.
- **Approving Resolution with PILOT Deviation NSF Site 4-Angelica-**A motion was made by J. Hopkins to approve the resolution, having received no objections from the local taxing authorities, seconded by D. Frank seconded and carried 4-0, approving the Approval Resolution with PILOT Deviation NSF Site 4-Angelica.
- **Approval of payment to Bond Contractor Evingham for change orders 6, 7, 8 & 9 & Approval to pay miscellaneous bills, associated with the Water Line construction.** A motion was made by D. Frank and seconded by S. Wilday to approve payment to the Bond Contractor Evingham and the miscellaneous water line bills & carried in a 4-0 vote.
- **Approval to hire our Chief Financial Officer, Cathleen Whitfield, @ \$50/hr.-**A motion was made by J. Hopkins & seconded by S. Wilday and carried by a 4-0 vote. The chairman, R. Ewell thanked Cathleen Whitfield for accepting the position of CFO and helping with the transition of your previous position.
- **Approving Resolution with PILOT Deviation-OYA Solar N.Y. L.P. (Solar Project-Independence)-**A discussion was started by William Meunier, Town Councilman for the Town of Independence, NY, stating the Town of Independence has not settled on this project, to date. The Local Share Host Agreement has not been finalized; per Mr. Meunier. J. Hopkins moved to table the OYA Solar N.Y.L.P. project, seconded by S. Wilday, and carried by a 4-0 vote.

OLD BUSINESS

- **Quicklee's Travel Center**-Craig Clark, the IDA Director states the Quicklee's Travel Center has been moving along & they are working quite fast on the project, thus far. We have not done a ground breaking due to the ground conditions. We are thinking of doing the ground breaking, the second week of March, once the Legislative Board is notified and dates can be confirmed. They will have a sign up at the Quicklee's Travel Center. J. Hopkins suggests the ground breaking could be done on the same day as the next IDA Board meeting, on 03/12/2020. Mr. Clark will coordinate the ceremony and a press release. The IDA Board will be advised of the dates and time. J Hopkins also expressed her opinion on the Quicklee's Travel Center, stating we are all very excited and have great expectations for this project, especially the employment and the revenue it will bring to our county. It will also add services to travelers using I-86.

NEW BUSINESS

- **Distributed Sun (DSUN) Hume Solar Project**- R. Ewell welcomed Chet Feldman, Director of Engineering at Distributed Sun. explained why they are interested in Allegany County. Mr. Feldman states his company is a solar project development company, based in Washington, D.C., operating in New York State, since 2012. The company came to New York State due to clear goals for full carbon free electricity, in this state, by the year 2040. He states his company is able to provide large amounts of renewable energy to the grid, depending on the utility provider. In 2018, DSUN completed projects that made them the biggest solar company, in New York. Mr. Feldman has personally worked on five other PILOTS and projects. Consultants are in the field obtaining information and will be presenting our projects very soon. The company has a signed lease, with a landowner, in Hume, for 25 year, possibly 35 years. The landowner remains responsible for all land taxes. If neither party is happy, at the end of the contract, we have an obligation to de-commission the project. There will be two, parallel, 5 MW solar projects going forward. At the end of the lease, the company & the landowner can choose to continue the project or the land will be sold back, at fair market value of 57 acres. There are equipment pads and gravel pads to access the site. There will also be transformers & switch gears to get our power inverted & transformed up to grid voltage. We estimate 34,000 tracking panels, tracking east to west. Our company would be serving about 3000 customers on the Grid. Mr. Feldman answered questions from the Board members & guests regarding weather issues, solar vs wind projects, tax rolls, life expectancy, leases, decommissioning & cost reduction of energy.

GOOD OF THE ORDER

CALENDAR

- **Next Meeting:** March 12, 2020 @ 10:00 AM
Crossroads Commerce Center, Belmont, NY

ADJOURNMENT

With no further business, a motion to adjourn at 10:23 AM was made by R. Shayler, seconded by M. Johnsen and carried.

Respectfully submitted,
Pamela Common, Recording Secretary

