

**ALLEGANY COUNTY
INDUSTRIAL DEVELOPMENT AGENCY**

Crossroads Commerce Center

January 12 , 2023

2:00 pm

https://www.youtube.com/channel/UCXJ1KZ_F90Z77-JQxeHzDXQ?

AGENDA

Approval of Minutes

- Board Minutes December 8, 2022
- Special Board Minutes December 22,2022

Treasurer's Report

- Abstract Report – Expenses
- Banking & Financial Summary

Building Maintenance Report

Executive Session- discussion of contractual/legal issue

Action Items

- Update for Local Labor Exemption on OYA Solar Projects

Old Business

- Crossroads development update
- Solar Updates
- Micro enterprise updates
- Small business grant CBDG CARES act program

New Business

Good of the Order

Adjournment

Allegany County Industrial Development Agency

December 8, 2022

Crossroads Conference Center, Belmont, New York 14813

ACIDA.org

OPENING REMARKS

Chairman, R. Ewell called the Board meeting to order at 10:02 A.M. and introduced the Board and the guests in attendance. He asked the Board if there were any conflicts of interest. No conflicts were declared.

- Present: Richard Ewell, Judith Hopkins, Randy Shayler, John Ricci and Douglas Frank.
- By Telephone: None
- Absent: Pam Common, Recording Secretary.
- Guests: Deb Root, Fred Demmick, Dwight Fanton, Mike Healy, Tom Windus, Oakley Sortore, Tim Boyd and Carissa Knapp.
- Others present: Dr. Craig Clark, IDA Executive Director

Live streaming on YouTube at: <https://www.youtube.com/watch?v=ENW4A66xj9E>

MINUTES

- **Minutes of the IDA Board Meeting of 11-10-2022-** A motion was made by J. Hopkins, seconded by J. Ricci, to approve the November IDA Board minutes. There were no questions or discussion. All members were in favor of the approval of the minutes, by a vote of 5-0, with no opposition.

TREASURER'S REPORT

- **Abstract Report-** December 2022 expenses-Unavailable at this time.
- **Banking & Financial Summary-** December, 2022-Unavailable at this time.

BUILDING MAINTENANCE REPORT

C. Clark reports that we have had to expand the water testing but all is in order, at this time.

EXECUTIVE SESSION-None

ACTION ITEMS

- **Update for Local Labor Exemption on OYA Solar Projects** – C. Clark states, after the last meeting, he spoke with OYA regarding local labor. They have contacted and are working with Brad Walter and have contacted up to 25 different contractors for different parts of the projects. Eight contractors have responded and they have hired a couple. Also, they have hired 15, considered local, employees. After they complete the quarterly report, we will know the percentages. They are doing what we asked of them and they are reaching out to all of those contractors. This is being done because they asked for a waiver for the 90% local labor law and had to prove they were looking for and hiring local labor.

OLD BUSINESS

- **Crossroads Development Update**

Tom Windus referred to a map, the Board members were given and states he has met with C. Clark and Clark, Patterson, Lee, after the completion of the feasibility study.

C. Clark states, this study included some work, at the site, including geotechnical studies and survey mapping. Part of the work was for some schematic, preliminary engineering work but, most of it was the environmental work, to make sure the site was ready. So, when we get a developer, they will not have to do all that work, they can just break ground. We will still have to do a SEQRA but, all the other work has been done.

T. Windus states, we have taken all that information, verified some spots and will locate an area for the road. His recommendations, if it is going to be a county, town or public road, it should loop on itself, which would make it easier to maintain it, so when you go down it and you can come back. We have talked about a preliminary layout to see what would work. On the map, there are wetlands and there is only one spot we would be crossing, to keep us out of the wetlands. Our recommendation, with everyone's direction, shows the approaches you can make. We do this work and have the equipment so, we just need direction, easements for the roadway and permission to do the grading work, that needs to be done for the developers. The other part he brought up, was two, different hatchings, to the North West. There is a bit of a swale in that area, not designated as federal wetlands. It is just wetland type grasses. He thinks they should go in there and put in some drainage, so it is all developable. Now, you would have 5.82 acres plus 3.6 acres which will give a good area for development. A hotel or restaurant could easily go in there. This is just a concept, with the help of CPL. The access would come from the Quicklee's entrance, where the trucks enter. We could make easier access on Route 20 but, this is just some of the ideas we had. We can modify it, to bring it to fruition.

J. Ricci states, besides the hotel, on CPL's study, it looks like a 150-bed hotel, with 85,000 square foot. If it was half the size, does that make a difference for your foot print and for the septic.

T. Windus states, the water/sewer portion is separate. Road wise and time wise, we can do all that. He will need help with the water/sewer portion. As Craig explained to us, the plan was to have a package plant, for sewage, so, we need a collection, treatment and storage. We know we have the waterline that goes out there but, there is not enough supply for fire protection and development, itself. We have put information out there, for

qualified applicants, to send back their information and we have reviewed it, with some scoring. Now, we would like to sit down and do some live interviews with those firms. Then, we can determine who we want to work with on that. We want someone who has been doing it and understands creating districts, etc. We are trying to work together, with internal people and consultants, to come up with a good game plan. Another idea, instead of putting the package plant on that one parcel, is the possibility of moving it to the West, on the S curves, where the county currently owns. There a couple of different reasons for this. It would allow us future development at that neck of the woods. It is an option we can all look at but, it doesn't have to be there but, we can site that with the consultants. Size wise, everything is based on the size of the hotel.

- C. Clark states, most developers were interested in an 80-bed but, he can't find a developer who would be willing to put up a 120-bed hotel. One other thing, to continue working with Tom, I would suggest a couple of Board members, both from the county and the IDA, meet together, as a group. Especially if there are other issues that come up, the boards can come together to work on important issues that can't wait.
- Chairman Ewell asked if anyone would like to volunteer and asked if O. Sortore should be involved. He will be able to answer all the questions regarding water.
- R. Shayler and J. Ricci agreed to volunteer to the group.
- J. Hopkins asked for a timeline.
- T. Windus states, a lot of it depends on getting legal permission to go on the property. We would need to get an agreement between us, to do work on the property. It should be outlined, as to what we want and how to do it. I recommended, not to build full road, build the sub-base to a gravel roadway, to where it is substantial enough where you can bring in trucks, as well as developers, who ever want to do their work. Blacktop only last eight years. I would hate to go in there and pave a road and the developer takes two years to get here, three years to build. Now, the life span is not practical, in my opinion. Let us clear everything, create the gravel base because that the blacktop road will be destroyed in a hurry, due to trucks & heavy equipment. When they are ready to open, in theory, you pave it. We could easily gravel the whole thing in a month or so, if it isn't frozen. Once we get authorization, we can go in there for clearing, in spring to summer.
- Chairman Ewell asked, what about the utilities. We don't want to start building roads until we can get adequate power, water, sewer, etc. What is the timing for all those? Would you work on the road before we knew for sure?
- T. Windus states, this is why he is at this meeting. He understood, the only thing coming between us and developer was the building of the road.
- C. Clarks states, we will be working with O. Sortore, for the water. Obviously, there is enough water, the sewer is going to be where we put it and everything has been submitted to RG & E for the power. We need to get on them, so it is done quickly and know, for sure, if there is an extra cost, to increase the power. I think, it is available but, we need make sure what is going to cost.
- M. Healy states, as far as the legal agreement, between the County and the IDA, there might already be one there, in the files, such as a template.
- C. Clark states, we can get that done.
- R. Shayler asked if we have determined a financial agreement between the County, for this effort and work?
- C. Clark states, what we are talking about, which is the road, the water and sewer, right now, is through the County.
- C. Knapp states this could be adapted to the County Road Plan and the County would be responsible for maintaining this as a County road, in the future, rather than a private road, owned by the IDA, who needs to maintain, or whoever comes in, such as a developer.

With the package plant, we would have to think a little it on but, I thing you know the County is committed to economic development and those conversations.

- M. Healy states, there would be funding, down the road, for maintenance and upkeep, as a County road. There may be funding out there for building construction of the road.
- J. Hopkins asked the cost of this project.
- C. Clark states, five million dollars has been estimated, for everything if bid out with contractors. This phase was phase three and it is going to be less.
- T. Windus states, they quicker we can get the agreement done, the sooner we can begin to clear it, prep it and make it a viable. The biggest cost will be the water, sewer and finishing it.
- There was a brief question and answer session regarding the timeline for the completion of the work, at the Crossroads.

OLD BUSINESS

- **Solar Project Update:** C. Clark states, the large solar project in Alfred will come back to us with another offer. They offered a low-ball number, to start but, we asked them to come back with a different number for the PILOT and host agreement.

Chairman Ewell states, he received a call from someone, in Wellsville, who learned they haven't received any money, from the Lewis Road project.

C. Clark states, he will call them and explain they need to send an invoice.

Chairman Ewell states, he has, also, heard from someone who asks if the solar projects will be connected to the grid. He explained that the towns and schools get paid, whether they are connected to the grid or not. It is still tax payer monies that are being used for these projects and the companies are receiving tax advantages. We may want to have a requirement for these projects, before we approve a PILOT, guaranteeing they have somewhere to send this electricity. C. Clark states, they need approval from the State. The issue is, the grid being able to accept the electricity from all the solar projects. I can validate this with the developers. The developers wouldn't do these projects without a return on their investment.

R. Shayler asked, at what stage do the host agreements start?

C. Clark states, when the project is connected and completed.

- **Microenterprise Grant-**C. Clark informed the Board the Microenterprise grant was approved by the State and it is going through the County process. Soon, we will be able to announce that we have the \$300,000.00, just like we did the last time. With the other larger, Covid grant, I will be sending both Boards, the program, administered by H. Sicherman, the administrators of the grant. We will be doing a public announcement about this one-million-dollar grant.

NEW BUSINESS-None

GOOD OF THE ORDER-None

CALENDAR

Next Meeting: January 12, 2023 @ 1:00 P.M.
The Crossroads Commerce Center, Belmont, NY

ADJOURNMENT

With no further business, at 10:32 am, a motion to adjourn was made by J. Ricci, seconded by J. Frank, to close the meeting. All members were in favor and the meeting was adjourned.

Respectfully submitted,
Pamela Common, Recording Secretary

Allegany County Industrial Development Agency

December 22, 2022

Crossroads Conference Center, Belmont, New York 14813

ACIDA.org

OPENING REMARKS

Vice-Chairman, Judy Hopkins called the Board meeting to order at 10:08 A.M. She asked the Board if there were any conflicts of interest. No conflicts were declared.

- Present: Judith Hopkins and Douglas Frank.
- By Telephone: R. Shayler.
- Absent: Rich Ewell and John Ricci.
- Others present: Dr. Craig Clark, IDA Executive Director & Pam Common, recording secretary.

Live streaming on YouTube at: <https://www.youtube.com/watch?v=ePrpJyoUIzI>

MINUTES-None

TREASURER'S REPORT

- **Abstract Report-** December 2022 expenses-A motion was made by R. Shayler and seconded by D. Frank, to approve the December abstract report, by a vote of 3-0, with no further discussion.
- **Banking & Financial Summary-** December, 2022-A motion was made by D. Frank seconded by R. Shayler, to approve the banking & financial summary, for December, 2022. There were no questions or discussions.

BUILDING MAINTENANCE REPORT-None

EXECUTIVE SESSION-None

ACTION ITEMS

- **Allegany County Access Road Agreement-**J. Hopkins states, there is a map with a temporary easement, that we will be moving on today, after having had talks with the County engineer.

C. Clark states, this is a standard agreement so they can get on the Crossroads property, for clearing and grubbing, in anticipation of the road. Dan Spitzer has reviewed it and it has been cleared by him, to be able to sign it. I will send this out to the Board, for your review and comment.

A motion was made by R. Shayler, seconded by D. Frank, to approve the Road Access Agreement, by a vote of 3-0. There was no further discussion or questions.

OLD BUSINESS-None

OLD BUSINESS-None

NEW BUSINESS-None

GOOD OF THE ORDER-None

CALENDAR

Next Meeting: January 12, 2023 @ 1:00 P.M.
The Crossroads Commerce Center, Belmont, NY

ADJOURNMENT

With no further business, at 10:13 am, a motion to adjourn was made by D. Frank, seconded by R. Shayler, to close the meeting. All members were in favor, by a vote of 3-0 and the meeting was adjourned.

Respectfully submitted,
Pamela Common, Recording Secretary

2023- IDA Account Balances - As of 1/19/2023

1/6/2023

Account	1/19/2023 Balance
Bank Accounts	
Community Checking IDA	40,750.88
First Citizens-IDA	335,093.33
TOTAL Bank Accounts	375,844.21
Liability Accounts	
Crossroads Mortgage	-172,792.34
OFA Mortgage	-396,001.09
TOTAL Liability Accounts	-568,793.43
OVERALL TOTAL	-192,949.22

2023-CRC Account Balances - As of 1/19/2023

Account	1/19/2023 Balance
Bank Accounts	
CRC (Capital Resource Corp)	114,276.42
TOTAL Bank Accounts	114,276.42
OVERALL TOTAL	114,276.42

2023-Jan IDA Banking Summary

12/18/2022 through 1/19/2023

1/6/2023

12/18/2022-
1/19/2023

Category

INCOME

Crossroads-Income	
Crossroads Refunds	36.19
Rental Income	
AC DEV-PLN-TOURISM	2,221.00
AC EMS-EMT's	3,005.00
Audio Care	900.00
Venture Forthe	400.00
TOTAL Rental Income	6,526.00
TOTAL Crossroads-Income	6,562.19
IDA PILOT Fees	12,500.00
OFA - Income	
Rental Income	
Allegany County	8,700.00
TOTAL Rental Income	8,700.00
TOTAL OFA - Income	8,700.00
TOTAL INCOME	27,762.19

EXPENSES

Uncategorized	1,537.85
ACUC - Expense	
Bond payment to Allegany County	90,000.00
Bond Interest	63,300.00
TOTAL Bond payment to Allegany ...	153,300.00
TOTAL ACUC - Expense	153,300.00
Crossroads-Expense	
Cleaning	1,372.94
Supplies	54.88
TOTAL Cleaning	1,427.82
Maintenance	577.55
Other	253.36
TOTAL Maintenance	830.91
Refuse	220.64
Taxes	332.55
Utilities	
Electric	1,474.77

2023-Jan IDA Banking Summary

12/18/2022 through 1/19/2023

1/6/2023

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Category	12/18/2022- 1/19/2023
Heat	4,125.10
Water Machine	45.00
TOTAL Utilities	5,644.87
TOTAL Crossroads-Expense	8,456.79
IDA-Expense	
Office Supplies	129.50
Professional fees	
Consulting	12,338.00
TOTAL Professional fees	12,338.00
Tax	
County & Town Taxes	2,342.36
TOTAL Tax	2,342.36
TOTAL IDA-Expense	14,809.86
OFA - Expense	
Cleaning	1,362.92
Supplies	270.96
TOTAL Cleaning	1,633.88
interest	
mortgage	1,677.10
TOTAL interest	1,677.10
Maintenance	325.00
Other	133.34
TOTAL Maintenance	458.34
Refuse	220.64
supplies	60.00
Utilities	
Heat	882.21
Water Machine	45.00
TOTAL Utilities	927.21
TOTAL OFA - Expense	4,977.17
TOTAL EXPENSES	183,081.67
TRANSFERS	
TO OFA Mortgage	-3,392.94
TOTAL TRANSFERS	-3,392.94
OVERALL TOTAL	-158,712.42

Community Checking IDA

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Community Checking IDA

1/9/2023

Date	Num	Transaction	Payment	C	Deposit	Balance
12/21/2022	EFT	Community Bank #3 memo: OFAVETS Mtg #1012104218 Dec'22-due 11221-2022 SPLIT	5,070.04	c		40,508.26
		OFA - Expense:interest:mortgage interest 12/22 [OFA Mortgage] principal 12/22	1,677.10			
12/22/2022	EFT	RG&E memo: Acct# 20022506867(10/24/22-11/21/22)Crossrds Electric cat: Crossroads-Expense:Utilities:Electric	3,392.94			
			1,474.77	c		39,033.49
12/22/2022	2061	Argentieri Brothers memo: Inv#576705/578101/579408-Linens / Rugs Nov'22 cat: Crossroads-Expense:Cleaning	55.80	c		38,977.69
12/22/2022	2062	Belmont Lumber & Hardware memo: A310929/B310458/A311217/A311546-Acct#279 SPLIT	282.77	c		38,694.92
		Crossroads-Expense:Maintenance B310458-Thermostat	34.99			
		Crossroads-Expense:Maintenance:Other A310929-Faucet	56.99			
		OFA - Expense:Maintenance:Other A311217-Wall plates	53.20			
		OFA - Expense:Maintenance:Other A311546-Vacuum breaker	18.59			
		Crossroads-Expense:Maintenance:Other A312081-Boiler rm lock	119.00			
12/22/2022	2063	Rinker Oil memo: Inv#420113/417100/420897Acct#6869-Nov'22 cat: Crossroads-Expense:Utilities:Heat	2,380.85			36,314.07
12/22/2022	2064	Pro Clean Solutions memo: INV53291 Spls-Nov Cleaning & spls SPLIT	1,490.94	c		34,823.13
		Crossroads-Expense:Cleaning Crossrds Oct'22 Cleaning	649.27			
		Crossroads-Expense:Cleaning:Supplies Crossrds Oct'22Spls	32.98			
		OFA - Expense:Cleaning OFA Oct'22 Cleaning	681.46			
		OFA - Expense:Cleaning:Supplies OFA Oct'22 Spls	127.23			
12/22/2022	2065	LaForge Disposal memo: Acct#951-Disposal Service-Dec2022 SPLIT	220.64			34,602.49

Community Checking IDA

Community Checking IDA

1/9/2023

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Date	Num	Transaction	Payment	C	Deposit	Balance
		OFA - Expense:Refuse Dec'22-OFA Refuse	110.32			
		Crossroads-Expense:Refuse Dec'22-Crossroads Refuse	110.32			
12/27/2022	DEP	Stone Audiology memo: Lease Dec 2022-ck#6081 cat: Crossroads-Income:Rental Income:Audio Care		C	450.00	35,052.49
12/29/2022	DEP	GSPP 2496 County Road, LLC memo: 2023 Lewis Rd PILOT ck#2000 cat: IDA PILOT Fees		C	12,500.00	47,552.49
1/6/2023	DEP	Stone Audiology memo: Lease Jan 2023-ck#6105 cat: Crossroads-Income:Rental Income:Audio Care			450.00	48,002.49
1/6/2023	DEP	Venture Forthe memo: Lease: Jan 2023 ck#113477 cat: Crossroads-Income:Rental Income:Venture Forthe			400.00	48,402.49
1/11/2023	ACH	Allegany County Treasurer memo: EMS.OES Jan'23 Lease cat: Crossroads-Income:Rental Income:AC EMS-EMT's			3,005.00	51,407.49
1/11/2023	ACH	Allegany County Treasurer memo: PLN/TOURISM Crossroads Lease - Jan 2023 cat: Crossroads-Income:Rental Income:AC DEV-PLN-T...			2,221.00	53,628.49
1/11/2023	ACH	Allegany County Treasurer memo: OFA-VETS Lease - Jan 2023 cat: OFA - Income:Rental Income:Allegany County			8,700.00	62,328.49
1/11/2023	ACH	Allegany County Treasurer memo: PLN/DEV/TOURISM Crossroads Lease - Jan 2023 cat: Crossroads-Income:Rental Income:AC DEV-PLN-T...			575.00	62,903.49
1/11/2023	ACH	Allegany County Treasurer memo: Park-N-Ride 2023 Lease Park N Ride cat: IDA Income:Park-n-Ride Mowing-County Share			10.00	62,913.49
1/12/2023	2067	Angelica Ink memo: #10 Envelopes x 500 per box cat: IDA-Expense:Office Supplies	129.50			62,783.99
1/12/2023	2068	Argentieri Brothers memo: Linens / Rugs 580764 cat: Crossroads-Expense:Cleaning	18.60			62,765.39
1/12/2023	2069	Belmont Lumber & Hardware memo: A312610/A312623/A313705-Acct#279 SPLIT	145.29			62,620.10

Community Checking IDA

Community Checking IDA

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1/9/2023

Date	Num	Transaction	Payment	C	Deposit	Balance
		Crossroads-Expense:Maintenance	42.56			
		A313705-Fluro tubes & Ice melt				
		Crossroads-Expense:Maintenance:Other	77.37			
		A312610-faucet				
		OFA - Expense:Maintenance:Other	42.56			
		A313705-Fluro tubes & Ice melt				
		OFA - Expense:Maintenance:Other	18.99			
		A312623-Bulbs				
		Crossroads-Income:Crossroads Refunds			36.19	
		12-1-to 12-31-22 Credit on acct				
1/12/2023	2070	CPL ARCHITECTURE ENGINEERING PLANNING memo: Inv#87070-site development survey/maps/traffic counts cat: IDA-Expense:Professional fees:Consulting	12,338.00			50,282.10
1/12/2023	2071	LaForge Disposal memo: Acct#951-Disposal Service-Jan'22 SPLIT	220.64			50,061.46
		OFA - Expense:Refuse				
		Jan'23-OFA Refuse	110.32			
		Crossroads-Expense:Refuse				
		Jan'23-Crossroads Refuse	110.32			
1/12/2023	2072	Pro Clean Solutions memo: INV53442 Spls-Dec'22 Cleaning & spls SPLIT	1,496.36			48,565.10
		Crossroads-Expense:Cleaning				
		Crossrds Oct'22 Cleaning	649.27			
		Crossroads-Expense:Cleaning:Supplies	21.90			
		Crossrds Oct'22 Spls				
		OFA - Expense:Cleaning	681.46			
		OFA Oct'22 Cleaning	143.73			
		OFA - Expense:Cleaning:Supplies				
		OFA Oct'22 Spls	1,744.25			
1/12/2023	2073	Rinker Oil memo: Inv#421721/422538Acct#6869-Dec'22 cat: Crossroads-Expense:Utilities:Heat				46,820.85
		Shorts Oil & Propane				
1/12/2023	2074	memo: 133451-OFA Heating cat: OFA - Expense:Utilities:Heat	882.21			45,938.64
1/12/2023	2075	Stephen Thorpe memo: Contractual Bldg Maint/Repairs:Dec 2022 SPLIT	885.00			45,053.64
		Crossroads-Expense:Maintenance				
		Dec'22-Maint Serv-Crossroads	500.00			
		OFA - Expense:Maintenance	325.00			

Community Checking IDA

Community Checking IDA

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1/9/2023

Date	Num	Transaction	Payment	C	Deposit	Balance
		Dec'22-Maint Serv-OFA				
		OFA - Expense:supplies	60.00			
		Dec'22-Supplies				
		Wilkins Ultra Pure, LLC	90.00			44,963.64
		memo: Acct#951-Inv#27687-Water Machine Feb Mo Maintenan				
		SPLIT				
		Crossroads-Expense:Utilities:Water Machine	45.00			
		Feb'23-Water Service-Crossroads				
		OFA - Expense:Utilities:Water Machine	45.00			
		Feb'23-Water Service-OFA				
		Allegany County Treasurer's Office				
		memo: IDA Property 001177/003463/001273/001381 Taxes	2,674.91			42,288.73
		SPLIT				
		IDA-Expense:Tax:County & Town Taxes				
		003463 (2475 Tarantime Rd,Wellsville)	2,306.73			
		Crossroads-Expense:Taxes				
		001177(Crossrds Bldgs)	332.55			
		IDA-Expense:Tax:County & Town Taxes				
		001273(County Rd 17, Friendship)	14.55			
		IDA-Expense:Tax:County & Town Taxes				
		001381(5744 Friendship Rd, Friendship)	21.08			
		RG&E				
		memo: Acct# 20022506867(1/22-12/21/22)Crossrds Electric	1,537.85			40,750.88
1/19/2023	EFT					