

Allegany County Industrial Development Agency

September 08, 2022

Crossroads Conference Center, Belmont, New York 14813

ACIDA.org

OPENING REMARKS

Vice Chairman, J. Hopkins called the Board meeting to order at 10:00 A.M. and asked the Board if there were any conflicts of interest. No conflicts were declared.

- Present: Judith Hopkins, Randy Shayler, John Ricci and Douglas Frank.
- By Telephone: Chairman Richard Ewell, Dan Spitzer, Legal Counsel for ACIDA
- Absent: None
- Guests: Representatives from Clark, Patterson, Lee Engineers, Andrew Kosa, Project Manager, Tom Bach, Project Engineer, Oakley Sortore, Friendship Supervisor of Public Works and Mike Healy, Allegany County Legislator.
- Others present: Dr. Craig Clark, IDA Executive Director
Pamela Common, Recording Secretary

Live streaming on YouTube at:

The representatives from Clark, Patterson, Lee introduced themselves to the IDA Board and passed out packets, regarding the Crossroads Engineering studies, to the Board. The first sheet is a stand-alone summary sheet. The second sheet is the Feasibility Study, including mapping and cost assessments. They were tasked, in April, to look at two IDA parcels, at the Crossroads site, which includes 22 acres. The Feasibility Study includes an environmental review, infrastructure and determining the overall feasibility & potential of the site. A number of studies were done on the site, to take a closer look at the development potential. A Phase I, environmental assessment was completed, looking for any spills or signs of soil contamination. In this report, nothing of significance was found. However, more sampling has been recommended in the fill areas, due to household and concrete debris. It is nothing that will hinder development of that area. In regard to the wetlands delineation, we have submitted information to the Department of Environmental Conservation (DEC) for a jurisdictional determination, on June 13th and we are still awaiting a response. They may visit the site to verify some of the species & native plants, indicating wetlands. Once completed, they will determine if they have jurisdiction or not. There may be a need for additional buffers if, the State determines it is jurisdictional. There are two stream crossing to worry about, regarding the access road, which can be completed with a three-sided culvert. In the mapping, we have considered the wetlands locations and mapped out the development of the site, accordingly.

We had Dual Archeology prepare Phase I-A & I-B, to see if there are any artifacts, burial grounds, etc. In Phase I-A, historical maps and registers were reviewed, including information from the area. Phase I-B is going on site, to do shovel testing, for artifacts and documenting the findings. The study determined no other testing was needed and the site is clear.

CC Environmental did wetlands and took a look at rare plants and animals. No restrictions are anticipated. There are no endangered species located on the site. There may be habitat, in the northern tree area, that we will be avoiding anyway, due to the wetlands. It makes sense to keep this buffer in place. The only restriction would be, cutting down trees, between October 15th and March 15th, due to the Long-Eared Bat mating season. We have to take this into consideration but, it will not hinder construction.

Finally, Foundation Design has completed several borings, on site, to get the pavement recommendations. They look at what is under the surface. They found low, infiltrating soils, which means, it doesn't percolate into the ground as fast as we prefer. We would need under drains for pavement and bio-retention water controls. We would like to restrict work to the summer months because it is not as wet. Soils like this tend to muck up during construction.

Board members asked questions that were answered by the CPL team, regarding the environmental studies.

The next map, including infrastructure, was reviewed. CPL completed a traffic study that looks at the volume of traffic generated, by the development and consideration of any future growth and existing traffic, on all neighboring intersections. Due to the volume of the development, we would not be imposing additional traffic on the roadway system, with the existing mitigation, such as stop signs, traffic lights, etc. There is no requirement for traffic mitigation, such as more stop signs, turn lanes or widening of roadways, due to the development.

In regard to utilities, Tom Bach has reached out to the electric utility for current capacity. We think they have the capacity but a full load study would have to be done, for more detail. Preliminarily, there is enough load capacity, to support electric for a future hotel, two restaurants and a field complex.

There are no gas mains in the area. There will have to be an extension and the gas company is willing to do it but, it will take additional conversations with these utilities, in the future.

We have looked at a number of options for the sanitary sewer. Based on the number of hotel rooms & restaurant seating projections, they would use 30-35,000 gallons per day. The options for the sanitary sewer include a septic system but, they require a lot of square footage (60-70,000 square feet), per septic system. This can be cost prohibitive compared to other options. The second option, could be a Village of Belmont connection. This cost could be 1.5 million dollars and the Village of Belmont would have to do additional upgrades to handle the additional flows. Another option, is an on-site package plant, sized for the initial flow. The entire plant doesn't have to be built up front because it is upgradable and expandable. The cost for the package plant, on the summary sheet, is, about, nine hundred thousand dollars. The package plant can be operated with a maintenance contract, either with a company or the County. They can manage it weekly and have the ability to receive alerts, should any problems arise.

Mr. Kosa asked if there were any questions and there was a brief question and answer period, at this time.

Mr. Kosa states, Ted Donner, from the Buffalo office has been working on a water solution with Oakley Sortore. With the 12-inch main, from Friendship, we have determined the system has the capacity to carry out the development, as is. They have reviewed some of these things, in conjunction with the Town and have a summary outlining this information, in the feasibility study. We focused on water storage, generators and the need to serve the demand, for the hotel and two restaurants. We are recommending a new storage tank and booster pump, on site, with a 150,000-gallon capacity, in case of a fire, with a waterline break. In the case of a waterline break, without fire, there should be two to three days of storage, so that businesses can continue to operate. In the case of a fire flow demand, we are at 1,250 gallons/per minute, for two hours. This is typical for a commercial building. If there is less square footage, we will not need full demand, we could size the tank down. The tank would be a steel bolted tank structure but, you would build the foundation to accommodate a larger tank, in the future. It would give you flexibility to expand the tank. He will look at various tank sizes and determine the prices of each, for the Board's review. And, there will be an updated, pressure flow test done, to see what we are working with.

O. Sortore states there will be flushing and flow testing done, this Monday, September 12th, in the evening, at 10 pm. Mr. Kosa states, he can arrange to have other representative there, for the testing, also.

Lastly, there was a review of the concept map. Typically, with this study, we get an idea of what the restrictions are, where the utilities should be, low points on the site, sizes of the buildings that will fit onto the site and where they will fit. We map it out but the final layout may not be the same. This just gives you ideas on what it could look like. With the wetlands, in the middle of the site, it is reshaping the way we had originally planned the site. There are preliminary locations of the infrastructure and storm water management but, these can change depending on the tenants that will be there.

The last page of the packet includes current bid prices from many, recent projects, over the last year. Many materials are high such as, steel, asphalt, etc. We try to capture that so, when we go to bid, we are aware of those prices and hope they go down. This shows you current pricing for the public infrastructure, the access road and the many lines and feeds. This is just for the main pieces of infrastructure, to get this site shovel ready. The total construction cost, for on-site infrastructure is, about, 3.7-million dollars, including contingency, legal, engineering & administration costs of 5.15-million dollars.

The costs are negotiable and can be combined. It will come down to what the developer would like to do. Having the costs on the table would be easier for the negotiation process. There are some things that are not included, smaller areas, site specific things, that are included on here.

Mike Healy, an Allegany County Legislator has joined the meeting and was introduced by Vice Chairman, J. Hopkins.

This brings everything together, that you would bring to the table, for a developer. It is not going to include your water service from the main line to the hotel, sanitary connections, site specific stormwater requirement, green infrastructure, quality control, asphalt paving or, anything they would do specifically for their site, including gas and electric. When we have a developer, we would work hand in hand, with their engineers to hash out any issues.

At this point, there was another question and answer period, between the Board, CPL and O. Sortore.

C. Clark thanked the CPL team for coming to the Board meeting. Mr. Kosa stated, if anyone has any further questions, feel free to reach out to him.

MINUTES

- **Minutes of the IDA Board Meeting of 08-11-2022-** A motion was made by R. Shayler, seconded by J. Ricci, to approve the August 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

Vice Chairman Hopkins, asked if we had a QuickBooks update.

P. Common states, after emailing Dave DiTanna, of BWB, Mr. DiTanna will be contracting his associate, Julie, to set up training for the new software. It has been purchased and installed on her computer, as a desktop version. The cost was less than anticipated, at \$349.00.

- **Abstract Report-** August, 2022 expenses-A motion was made by D. Frank seconded by R. Shayler, to approve the August, 2022 Abstract Report, by a vote of 5-0, with no questions, discussion or opposition.
Banking & Financial Summary- August, 2022-A motion was made by D. Frank, seconded by J. Ricci, to approve the Banking and Financial Summary for August, 2022, by a vote of 5-0. There were no questions, discussion or opposition

BUILDING MAINTENANCE REPORT

C. Clark: We had to replace the media that takes out the arsenic in our water system. We received a hard reading, when tested by the County but now, it is taken care of. It was \$7,000.00 but, it doesn't have to be replaced very often. We have it check it regularly and have annual arsenic testing.

ACTION ITEMS

- **Approving Resolution Pilot Deviation – Running Supply Inc Project Wellsville**

A motion was made by J. Ricci, seconded by D. Frank, to approve the PILOT Deviation Approval resolution. All members were in favor by a vote of 5-0, with no further questions or opposition.

C. Clark states, the Town Supervisor, at the last meeting, thought we should make the PILOT based upon a higher number, than the actual the assessed value. I think we need to stay with the assessed value because it is a documented number.

Vice Chairman J. Hopkins agrees and states, it would set a precedent we would be unable to maintain. We need to stay consistent with the process.

Roll call vote, as follows:

R. Ewell-Aye
D. Frank-Aye

J. Hopkins-Aye
J. Ricci-Aye

R. Shayler-Abstain

- **Approving Resolution for Pilot Deviation Arvos Ljungstrom LLC Project, Wellsville** -A motion was made by D. Frank, seconded by J. Ricci, to approve the Resolution Approving the PILOT Deviation for the Arvos Ljungstrom LLC project. There were no questions, opposition or further discussion.

Roll call vote, as follows:

R. Ewell-Aye
D. Frank-Aye

J. Hopkins-Aye
J. Ricci-Aye

R. Shayler-Aye

OLD BUSINESS

- **Update Crossroads engineering study** -This update was completed by the CPL team of Andrew Kosa and Tom Bach, at the beginning of the meeting.
- **Solar project updates**-**C. Clark:** The Cuba project will be moving forward but, I don't know the timeline.
OYA has started their project in Independence. I don't know the progress, as I haven't heard back from them.
There is no update on the Alfred project.
Dave Norbut's group, that did the Angelica/Belfast project is going to be doing five, smaller, solar projects in Burns. They have already gone to the Planning Board and the County. They will be coming to us, as well, in the near future.
J. Ricci: I have a couple of friends, dealing with the solar companies and they state the grid is not ready to handle it. Some projects have a two year wait to get hooked up to the

grid. I have talked to a National Grid official and he said, it is true and it takes a long time depending on their infrastructure. So, when does the PILOT start?

C. Clark: It starts with the host community and begins when the construction is finished.

J. Ricci: I have also heard the project at the old golf course is not up and running?

C. Clark: I have talked with the developer and he is very positive that it has been operational.

- **Microenterprise Grant -C. Clark:** We are doing our close out meeting with CBDG, which is New York State, next Tuesday. Once we get that finalized and closed out, we should be able to apply for another grant.
- **Status small business grant CBDG CARES act program-C. Clark:** This has been signed off by the County. We are awaiting some proposals to do management and the cost of administration fees. Once we get those, we should be ready to go. We are hoping they will be local.

NEW BUSINESS-None

EXECUTIVE SESSION

A 11:19 am, a motion was made by J. Ricci, seconded by D. Frank, to enter into Executive Session to discuss a contractual/legal issue. All members were in favor, by a vote of 5-0.

At 11:59 am, a motion was made by R. Shayler and, seconded by J. Ricci to resume the IDA Board meeting. All members were in favor, by a vote of 5-0.

GOOD TO THE ORDER

R. Ewell: I will be contacting some people for the nominating committee, in the future.

CALENDAR

Next Meeting: October 13, 2022 @ 10:00 A.M.
The Crossroads Commerce Center, Belmont, NY

ADJOURNMENT

With no further business, at 12:03 pm, a motion to adjourn was made by D. Frank, seconded by J. Ricci, to close the meeting.

Respectfully submitted,
Pamela Common, Recording Secretary