

Allegany County Industrial Development Agency

October 14, 2021

Crossroads Conference Center, Belmont, New York 14813

OPENING REMARKS

Chairman Ewell called the Board meeting to order, in person, at 10:00 A.M.

The Chairman would like a motion to accept, with regrets, the resignation of Michael Johnsen, the IDA Board Secretary. Mike has been on our Board for many years and has made many meaningful contributions with his breadth of experience, knowledge and business acumen. The Board appreciates all he has done and wishes him all the best in the future.

A motion was made by J. Hopkins and, seconded by D. Frank, with many thanks to Mike for his time on the Board, accepting M. Johnsen's resignation. All members present were in favor of accepting M. Johnsen's resignation, by a vote of 4-0. There was no further discussion or opposition.

The Chairman asked the Board members if anyone had any conflicts of interest or conflicts regarding the agenda. There were no conflicts declared.

- Present: Rich Ewell, Judith Hopkins, Doug Frank and Ward "Skip" Wilday.
- Absent: Randy Shayler
- Resigned: Michael Johnsen
- Others present: Dr. Craig Clark, IDA Executive Director
Pamela Common, Recording Secretary

Live streaming on YouTube at: <https://www.youtube.com/watch?v=bpqa3o1baVE>

MINUTES

- **Minutes of the IDA Board Meeting of 09-09-2021-** A motion was made by S. Wilday and seconded by J. Hopkins to approve the September 9, 2021 IDA Board minutes. There was no discussion. All members present were in favor of the approval of the minutes, by a vote of 4-0, with no opposition.

TREASURER'S REPORT

- **Abstract- October 2021-** A motion was made by J. Hopkins and seconded by D. Frank, to approve the October Abstract report. There was no discussion, questions or opposition. All members present approved the Abstract report, by a vote of 4-0.
- **Banking & Financial Summary-October, 2021-** A motion was made by D. Frank and, seconded by S. Wilday, approving the Banking & Financial Summaries for October. There was a vote of 4-0 to approve the Banking & Financial Summaries, with no further discussion.

MAINTENANCE REPORT

C. Clark states the roofing company will start the roof replacement next week.

EXECUTIVE SESSION-NONE

ACTION ITEMS

- **Resolution Approving the Agency Policy Regarding Administrative Fees of the Agency-**Chairman Ewell gave the Board a brief synopsis of the resolution and why it was necessary. A motion was made by J. Hopkins and seconded by S. Wilday to approve the Resolution for the Agency Policy for Administrative fees of the Agency. There was no further discussion or opposition.

ROLL CALL VOTE:

J. Hopkins	Aye	D. Frank	Aye	R. Shayler-Absent
S. Wilday	Aye	R. Ewell	Aye	

- **Second Resolution Amending a Resolution Entitled “Resolution Authorizing Execution of Documents in Connection with a Lease/Leaseback Transaction for a project for GSPP 2496 Lewis Road, LLC-** the Chairman explained the reason for the 2nd resolution was the incorrect number of jobs created for this project. A motion was made by S. Wilday and, seconded by J. Hopkins, to approve the second resolution amending the Resolution Authorizing Execution of Documents in connection with a Lease/Leaseback Transaction for GSPP 2496 Lewis Road, LLC. There were no questions or further discussion.

ROLL CALL VOTE:

D. Frank	Aye	S. Wilday	Aye	R. Shayler-Absent
J. Hopkins	Aye	R. Ewell	Aye	

- **Resolution consenting to and Authorizing the Execution and Delivery of Certain Documents with Respect to the Assignment and Assumption of the NSF Angelica Site 1, LLC Project-** The Chairman states the reason for this resolution is a name change for the project. A motion was made by J. Hopkins and, seconded by S. Wilday, to approve the Resolution Consenting to & Authorizing the Execution & Delivery of Certain Document for the Assignment & Assumption of NSF Angelica Site 1, LLC Project. There were no questions or further discussion.

ROLL CALL VOTE:

S. Wilday	Aye	J. Hopkins	Aye	R. Shayler-Absent
D. Frank	Aye	R. Ewell	Aye	

- **Resolution Consenting to and Authorizing the Execution and Delivery of Certain Documents with Respect to the Assignment and Assumption of the NSF Belfast Site 2, LLC Project-**A motion was made by D. Frank and, seconded by S. Wilday to approve the Resolution Consenting to & Authorizing the Execution & Delivery of Certain Document for the Assignment & Assumption of NSF Belfast Site 2, LLC Project.

ROLL CALL VOTE:

J. Hopkins	Aye	D. Frank	Aye	R. Shayler-Absent
S. Wilday	Aye	R. Ewell	Aye	

- **Resolution Consenting to and Authorizing the Execution and Delivery of Certain Documents with Respect to the Assignment and Assumption of the NSF Belfast Site 3, LLC Project-**A motion was made by D. Frank and, seconded by S. Wilday to approve the Resolution Consenting to & Authorizing the Execution & Delivery of Certain Document for the Assignment & Assumption of NSF Belfast Site 3, LLC Project. J. Hopkins would like to clarify what the name change will be, for the record. C. Clark stated, it is in the resolution. There were no further questions or discussion.

ROLL CALL VOTE:

J. Hopkins	Aye	D. Frank	Aye	R. Shayler-Absent
S. Wilday	Aye	R. Ewell	Aye	

- **Resolution Consenting to and Authorizing the Execution and Delivery of Certain Documents with Respect to the Assignment and Assumption of the NSF Angelica Site 4, LLC Project-**A motion was made by J. Hopkins and, seconded by S. Wilday to approve the Resolution Consenting to & Authorizing the Execution & Delivery of Certain Document for the Assignment & Assumption of NSF Angelica Site 4, LLC Project. There was no further discussion or questions.

ROLL CALL VOTE:

D. Frank	Aye	S. Wilday	Aye	R. Shayler-Absent
J. Hopkins	Aye	R. Ewell	Aye	

OLD BUSINESS

- **Microenterprise Grant-** None.
- **Solar project updates** – None
- **Alliance Update-** C. Clark states, Alliance has paid, to date, \$200,000.00. The balance is down to \$159,000.00 owed. They will be paying this balance by the end of the month and this will make the payment current for 2021. They will not get any changes in the PILOT agreement without payment. The \$200,000.00 will be distributed to the three taxing entities, in the amount of \$60,000.00.

NEW BUSINESS-NONE

C. Clark spoke to the Board regarding the Lungstrum-Arvos article in the newspaper and their progress on an offshore wind project. They will be producing some of the metal products, including the framework for the project. The investment, locally, will involve 14 million dollars. In the future, we will have a financial assistance package. And, hopefully, in the near future, we will have the K-Mart retail space occupied and another financial assistance package.

GOOD OF THE ORDER-NONE

CALENDAR

Next Meeting: December 9, 2021 2021 @ 10:00 A.M.
The Crossroads Commerce Center, Belmont, NY

ADJOURNMENT

With no further business, at 10:11 am, a motion to adjourn was made by D. Frank and, seconded by S. Wilday and the meeting was closed.

Respectfully submitted,
Pamela Common
Recording Secretary