

**ALLEGANY COUNTY  
INDUSTRIAL DEVELOPMENT AGENCY**

Crossroads Commerce Center  
February 10, 2022  
10:00 a.m.

[https://www.youtube.com/channel/UCXJ1KZ\\_F90Z77-JQxeHzDXQ?](https://www.youtube.com/channel/UCXJ1KZ_F90Z77-JQxeHzDXQ?)

**AGENDA**

**Approval of Minutes**

Board Minutes January 13 2022

**Treasurer's Report**

- Abstract Report – Expenses January
- Banking & Financial Summary January

**Building Maintenance Report**

**Executive Session- discussion of contractual/legal issue**

**Action Items**

- Review and approve Microenterprise grant – Bigfoot Tree Care LLC
  - Authorize CPL to begin engineering at Travel Center
  - Resolution to set public hearing - Alfred Community Solar

**Old Business**

- Other Solar project updates
- Microenterprise Grant – next phase , additional fund request
- Waterline closeout

**New Business**

- Discussion of new small business grant CBDG CARES act program

**Good of the Order**

**Next Meeting / Adjournment**

**OPEN CRC MEETING**

**Allegany County Industrial Development Agency**

*January 13, 2022*

Crossroads Conference Center, Belmont, New York 14813

**OPENING REMARKS**

Chairman Ewell called the Board meeting to order, in person, at 1:09 A.M.

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

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

Live streaming on YouTube at: [https://www.youtube.com/watch?v=jB\\_luDNx\\_wA](https://www.youtube.com/watch?v=jB_luDNx_wA)

**EXECUTIVE SESSION-None**

**MINUTES**

- **Minutes of the IDA Board Meeting of 12-09-2021-** A motion was made by J. Hopkins and seconded by D. Frank, to approve the December, 2021 IDA Board minutes. There was no discussion. All members present were in favor of the approval of the minutes, by a vote of 5-0, with no opposition.

**TREASURER'S REPORT**

- **Abstract- January, 2022-** A motion was made by J. Hopkins and seconded by S. Wilday, to approve the January, 2022 Abstract report. There was no discussion, questions, or opposition. All members present approved the Abstract reports, by a vote of 5-0.
- **Banking & Financial Summary-January, 2022-** A motion was made by R. Shayler and seconded by J. Hopkins, to approving the Banking & Financial Summaries for January, 2022 Banking & Financial Summaries. There was a vote of 5-0 to approve the Banking & Financial Summaries, with no further discussion.

**MAINTENANCE REPORT-None**

**ACTION ITEMS-None**

**OLD BUSINESS**

- **Review of the Hume Solar Project**-No updates.
- **Other Solar Projects**-No updates.
- **Microenterprise Grant**-No updates.
- **Alliance update:** C. Clark states all fees and the arrears have been paid to the taxing entities. They will be using the plant more and selling the electricity to a non-grid client.
- **Microenterprise Grant**- No update
- **Next Phase of Development at The Crossroads**-R. Ewell states there is a proposal for development but, there is no information available at this time.

**NEW BUSINESS-NONE**

**GOOD OF THE ORDER-NONE**

**CALENDAR**

**Next Meeting:** February 10 @ 10:00 A.M.  
The Crossroads Commerce Center, Belmont, NY

**ADJOURNMENT**

With no further business, at 11:14 am, a motion to adjourn was made by J. Hopkins and, seconded R. Shayler, to close the meeting.

Respectfully submitted,  
Pamela Common  
Recording Secretary

Account Balances IDA Jan 2022 - As of 1/19/2022

1/1/2022

Account	1/19/2022 Balance
<b>Bank Accounts</b>	
Community Checking IDA	106,702.62
First Citizens-IDA	333,867.42
<b>TOTAL Bank Accounts</b>	<b>440,570.04</b>
<b>Liability Accounts</b>	
Crossroads Mortgage	-197,355.44
OFA Mortgage	-434,405.01
<b>TOTAL Liability Accounts</b>	<b>-631,760.45</b>
<b>OVERALL TOTAL</b>	<b>-191,190.41</b>

# Banking Summary Jan 2022

12/18/2021 through 1/19/2022

Category	12/18/2021 - 1/19/2022
<b>INCOME</b>	
Crossroads-Income	
Rental Income	
Audio Care	450.00
Venture Forthe	400.00
TOTAL Rental Income	850.00
TOTAL Crossroads-Income	850.00
<b>TOTAL INCOME</b>	<b>850.00</b>
<b>EXPENSES</b>	
ACUC - Expense	
Waterline Fees	
Utilities-Electric	49.47
Waterline Supplies	4,269.14
TOTAL Waterline Fees	4,318.61
TOTAL ACUC - Expense	4,318.61
Crossroads-Expense	
Cleaning	655.50
Supplies	110.71
TOTAL Cleaning	766.21
Insurance	
Property	916.86
TOTAL Insurance	916.86
Interest Expense	
Mortgage	858.87
TOTAL Interest Expense	858.87
Maintenance	500.00
Other	38.06
TOTAL Maintenance	538.06
Refuse	93.49
Utilities	
Electric	172.24
Heat	1,640.04
Water Machine	90.00
TOTAL Utilities	1,902.28
TOTAL Crossroads-Expense	5,075.77
IDA-Expense	
Professional fees	
Accounting	5,600.00
Legal	82,692.70
TOTAL Professional fees	88,292.70

# Banking Summary Jan 2022

12/18/2021 through 1/19/2022

1/7/2022

Page 2

Category	12/18/2021-1/19/2022
Tax	
Fire Protection Tax	496.62
TOTAL Tax	496.62
TOTAL IDA-Expense	88,789.32
OFA - Expense	
Cleaning	655.25
Supplies	167.78
TOTAL Cleaning	823.03
Insurance	
Property	916.86
TOTAL Insurance	916.86
interest	
mortgage	1,769.13
TOTAL interest	1,769.13
Maintenance	550.00
Other	0.00
TOTAL Maintenance	550.00
Refuse	93.49
supplies	50.00
Utilities	
Heat	981.17
Water Machine	90.00
TOTAL Utilities	1,071.17
TOTAL OFA - Expense	5,273.68
TOTAL EXPENSES	103,457.38
TRANSFERS	
TO Crossroads Mortgage	-2,264.64
TO OFA Mortgage	-3,300.91
TOTAL TRANSFERS	-5,565.55
OVERALL TOTAL	-108,172.93



## Abstract IDA Jan 2022

12/18/2021 through 1/19/2022 (Accrual Basis)

Page 1

1/10/2022

Date	Account	Numb	Category	Memo	Amount
<b>INCOME</b>					
AudioCare Inc					850.00
1/4/2022	Communit...	DEP	Crossroads-Income:Rental Income:Audio Care	Lease Jan 2022 CK#5483	450.00
Venture Forthe					450.00
1/4/2022	Communit...	DEP	Crossroads-Income:Rental Income:Venture Forthe	Lease: Jan 2022 ck#112065	400.00
<b>EXPENSES</b>					
<b>Allegany County Treasurer's Office</b>					
1/13/2022	Communit...	1883	IDA-Expense:Tax:Fire Protection Tax	Fire protections taxes Crossrds Bldg Bill#001172	-103,952.89
1/13/2022	Communit...	1884	IDA-Expense:Tax:Fire Protection Tax	Fire protection taxes Co Rd 17, Friendship Bill#001262	-496.62
<b>Argentieri Brothers</b>					
1/13/2022	Communit...	1885	Crossroads-Expense:Cleaning	Linens / Rugs Dec '21 Inv#544624/543443	-482.40
1/13/2022	Communit...	1886	...--Split--	Cleaning Service Dec '21 Inv#INV51797	-14.22
<b>AYS/Allegany Arc</b>					
1/13/2022	Communit...	1887	...--Split--	#A293591/A294253/A2929462-Acct#279	-31.20
<b>Belmont Lumber &amp; Hardware</b>					
1/13/2022	Communit...	1888	IDA-Expense:Professional fees:Accounting	Inv#918618 Client#40459/Audit, taxes,schedule prep Waterline'20	-31.20
<b>Buffamante Whipple Buttafaro, PC</b>					
1/13/2022	Communit...	EFT	...--Split--	Crossroads Mortgage-Acct #9300005901 Jan 2022	-1,558.04
<b>Community Bank #1</b>					
12/31/2021	Communit...	1901	ACUC - Expense:Waterline Fees:Waterline Supplies	Reimbursement-Harbor Freight Order on personal credit card	-1,558.04
<b>Dr. Craig Clark</b>					
1/13/2022	First Citize...	232	IDA-Expense:Professional fees:Legal	Inv#1108084/Bus matters IDA/Empire Cheese Lease/Leaseback t...	-68.50
<b>Hodgson Russ LLP</b>					
1/13/2022	Communit...	1900	...--Split--	Acct#951-Disposal Service-Jan 2022	-68.50
<b>LaForge Disposal</b>					
1/13/2022	Communit...	1890	ACUC - Expense:Waterline Fees:Waterline Supplies	Inv#16779-Waterline prep shares co loan/amorizataton schedule	-5,600.00
<b>Municipal Solutions, Inc</b>					
1/13/2022	Communit...	1891	ACUC - Expense:Waterline Fees:Utilities-Electric	Acct#20031525411-Oct 27-Dec 27, 2021 Waterline Electric	-186.98
<b>RG&amp;E</b>					
1/13/2022	Communit...	1892	Crossroads-Expense:Utilities:Electric	Acct#2002-2506-867/Nov 25 to Dec 27, 2021 Crossrds Electric	-186.98
<b>Richardson &amp; Stout Insurance, Division of Evans Agency</b>					
1/13/2022	Communit...	1893	Crossroads-Expense:Utilities:Heat	Inv#404726/403322/Acct#6869 Dec 2021	-493.00
<b>Rinker Oil</b>					
1/13/2022	Communit...	1894	OFA - Expense:Utilities:Heat	Inv#118023/117376 OFA propane-Nov & Dec '21	-221.71
<b>Shorts Oil &amp; Propane</b>					
1/13/2022	Communit...	1895	ACUC - Expense:Waterline Fees:Waterline Supplies	Inv#431300 Tamper evident cap/wrench/Superchlor waterline spls	-49.47
<b>Slack Chemical Co</b>					
1/13/2022	Communit...	1896	...--Split--	Contractual Bldg Maint/Repairs:12/5 to 12/31/21	-172.24
<b>Stephen Thorpe</b>					
1/13/2022	Communit...	1899	ACUC - Expense:Waterline Fees:Waterline Supplies	Inv#INV0138829-Waterline Supplies	-1,833.72
<b>Ti Sales, Inc</b>					
1/13/2022	Communit...	1899	ACUC - Expense:Waterline Fees:Waterline Supplies		-1,640.04
					-1,640.04
					-981.17
					-981.17
					-86.54
					-86.54
					-1,100.00
					-1,100.00
					-2,409.20
					-2,409.20

# Abstract IDA Jan 2022

12/18/2021 through 1/19/2022 (Accrual Basis)

Page 2

1/10/2022

Date	Account	Num	Category	Memo	Amount
<b>Wilkins Ultra Pure, LLC</b>					
1/13/2022	Communit...	1897	...--Split--	Acct#951-Inv#26016-Mo Water Filtration system Jan'22 Mainten...	-180.00
1/13/2022	Communit...	1898	...--Split--	Acct#951-Inv#26137-Mo Water Filtration system Feb'22 Mainten...	-90.00
					-90.00
<b>TRANSFERS</b>					
<b>Community Bank #1</b>					
12/31/2021	Crossroad...		Community Checking IDA	Jan '22principal	495.51
<b>Community Bank #3</b>					
					2,264.64
					2,264.64
					-1,769.13
				<b>OVERALL TOTAL</b>	<b>-102,607.38</b>



**PUBLIC HEARING RESOLUTION  
ALFRED COMMUNITY SOLAR LLC PROJECT**

A regular meeting of Allegany County Industrial Development Agency (the "Agency") was convened in public session at the office of the Agency located at Crossroads Commerce & Conference Center located at 6087 State Route 19 North in the Village of Belmont, Allegany County, New York on February 10, 2022 at 10:00 o'clock a.m., local time.

The meeting was called to order by the (Vice) Chair of the Agency and, upon roll being called, the following members of the Agency were:

**PRESENT:**

Richard Ewell	Chairman
Judy Hopkins	Vice Chairperson
Randy Shayler	Secretary
Douglas Frank	Treasurer
John Ricci	Member
Ward "Skip" Wilday	Member

Each of the members present participated in the meeting either in person or remotely pursuant to the signing into law on January \_\_, 2022 of Chapter \_\_\_\_ of the Laws of 2022.

**ABSENT:**

**AGENCY STAFF PRESENT INCLUDED THE FOLLOWING:**

Craig R. Clark, P.E., Ph.D.	Executive Director
Pam Common	Recording Secretary
Daniel A. Spitzer, Esq.	Agency Counsel

The following resolution was offered by \_\_\_\_\_, seconded by \_\_\_\_\_, to wit:

Resolution No. 0222-

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR OF ALLEGANY COUNTY INDUSTRIAL DEVELOPMENT AGENCY TO HOLD A PUBLIC HEARING REGARDING A PROPOSED PROJECT TO BE UNDERTAKEN FOR THE BENEFIT OF ALFRED COMMUNITY SOLAR LLC.

WHEREAS, Allegany County Industrial Development Agency (the "Agency") is authorized and empowered by the provisions of Chapter 1030 of the 1969 Laws of New York, constituting Title 1 of Article 18-A of the General Municipal Law, Chapter 24 of the Consolidated Laws of New York, as amended (the "Enabling Act") and Chapter 99 of the 1973 Laws of New York, as amended, constituting Section 906-a of said General Municipal Law (said Chapter and the Enabling Act being hereinafter collectively referred to as the "Act") to promote, develop, encourage and assist in the acquiring, constructing, reconstructing, improving, maintaining, equipping and furnishing of manufacturing, warehousing, research, commercial

and industrial facilities, among others, for the purpose of promoting, attracting and developing economically sound commerce and industry to advance the job opportunities, health, general prosperity and economic welfare of the people of the State of New York, to improve their prosperity and standard of living, and to prevent unemployment and economic deterioration; and

WHEREAS, to accomplish its stated purposes, the Agency is authorized and empowered under the Act to acquire, construct, reconstruct and install one or more "projects" (as defined in the Act), or to cause said projects to be acquired, constructed, reconstructed and installed, and to convey said projects or to lease said projects with the obligation to purchase; and

WHEREAS, Alfred Community Solar LLC, a New York State limited liability company (the "Company"), has submitted an application (the "Application") to the Agency, a copy of which Application is on file at the office of the Agency, requesting that the Agency consider undertaking a project (the "Project") for the benefit of the Company, said Project consisting of the following: (A) (1) the acquisition of an interest in an approximately 1 acre portion of an approximately 10 acre parcel of land located at 23 Randolph Road (tax map number 163.-3-21) in the Town of Alfred, Allegany County, New York (the "Land"), (2) the construction on the Land of an approximately 200kw solar garden and other required improvements (all said improvements being collectively referred to as the "Facility") and (3) the acquisition and installation therein and thereon of related fixtures, machinery, equipment and other personal property (the "Equipment"), all of the foregoing to constitute a solar garden to be owned and operated by the Company (the Land, Facility and the Equipment being collectively referred to as the "Project Facility"); (B) the granting of certain "financial assistance" (within the meaning of Section 854(14) of the Act) with respect to the foregoing, including potential exemptions from certain sales and use taxes, real property taxes, real estate transfer taxes and mortgage recording taxes (collectively, the "Financial Assistance"); and (C) the lease (with an obligation to purchase) or sale of the Project Facility to the Company or such other person as may be designated by the Company and agreed upon by the Agency; and

WHEREAS, pursuant to Section 859-a of the Act, prior to the Agency providing any "financial assistance" (as defined in the Act) of more than \$100,000 to any project, the Agency, among other things, must hold a public hearing pursuant to Section 859-a of the Act with respect to said project; and

WHEREAS, the Agency desires to provide for compliance with the provisions of Section 859-a of the Act with respect to the Project;

NOW, THEREFORE, BE IT RESOLVED BY THE MEMBERS OF ALLEGANY COUNTY INDUSTRIAL DEVELOPMENT AGENCY, AS FOLLOWS:

Section 1. The Agency hereby authorizes the Executive Director of the Agency, after consultation with the members of the Agency and Agency Counsel, (A) to establish the time, date and place for a public hearing of the Agency to hear all persons interested in the Project (the "Public Hearing"); (B) to cause the Public Hearing to be held in a city, town or village where the Project Facility is or is to be located, and to cause notice of such Public Hearing to be given to the public by publishing a notice or notices of such Public Hearing in a newspaper of general circulation available to the residents of the governmental units where the Project Facility is or is to be located, such notice or notices to comply with the requirements of Section 859-a of the Act; (C) to cause notice of the Public Hearing to be given to the chief executive officer of the county and of each city, town, village and school district in which the Project Facility is or is to be located to comply with the requirements of Section 859-a of the Act; (D) to conduct such Public Hearing; (E) to cause a report of the Public Hearing fairly summarizing the views presented at such Public Hearing (the "Report") to be prepared; and (F) to cause a copy of the Report to be made available to the members of the Agency.

Section 2. The Chairman, Vice Chairperson and/or Executive Director of the Agency is hereby authorized and directed to distribute copies of this Resolution to the Company and to do such further things or perform such acts as may be necessary or convenient to implement the provisions of this Resolution.

Section 3. All action taken by the Executive Director of the Agency in connection with the Public Hearing with respect to the Project prior to the date of this Resolution is hereby ratified and confirmed.

Section 4. This Resolution shall take effect immediately.

The question of the adoption of the foregoing Resolution was duly put to a vote on roll call, which resulted as follows:

Richard Ewell	VOTING	_____
Judy Hopkins	VOTING	_____
Randy Shayler	VOTING	_____
Douglas Frank	VOTING	_____
John Ricci	VOTING	_____
Ward "Skip" Wilday	VOTING	_____

The foregoing Resolution was thereupon declared duly adopted.



STATE OF NEW YORK       )  
  ) SS.:  
COUNTY OF ALLEGANY    )

I, the undersigned Secretary of Allegany County Industrial Development Agency (the "Agency"), DO HEREBY CERTIFY that I have compared the foregoing annexed extract of the minutes of the meeting of the members of the Agency, including the Resolution contained therein, held on February 10, 2022 with the original thereof on file in my office, and that the same is a true and correct copy of said original and of such Resolution contained therein and of the whole of said original so far as the same relates to the subject matters therein referred to.

I FURTHER CERTIFY that (A) all members of the Agency had due notice of said meeting; (B) said meeting was in all respects duly held; (C) pursuant to Chapter \_\_\_\_ of the Laws of 2022 (the "2022 Laws"), said meeting was open to the general public, and due notice of the time and place of said meeting was duly given; and (D) there was a quorum of the members of the Agency, either in person or attending remotely in accordance with the 2022 Laws, throughout said meeting.

I FURTHER CERTIFY that, as of the date hereof, the attached Resolution is in full force and effect and has not been amended, repealed or rescinded.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of the Agency this 10th day of February, 2022.

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Secretary

(SEAL)