

**ALLEGANY COUNTY
INDUSTRIAL DEVELOPMENT AGENCY**

Crossroads Commerce Center
March 10, 2022
1:00 p.m.

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

Website: ACIDA.org

AGENDA

Approval of Minutes

Board Minutes February 10, 2022

Treasurer's Report

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

Building Maintenance Report

Executive Session- discussion of contractual/legal issue

Action Items

Old Business

- Review of Hume Solar project
- Other Solar project updates
- Microenterprise Grant – next phase,
- new small business grant CBDG CARES act program

New Business

Good of the Order

Next Meeting / Adjournment

OPEN ACUC MEETING

Allegany County Industrial Development Agency

February 10, 2022

Crossroads Conference Center, Belmont, New York 14813

OPENING REMARKS

Chairman Ewell called the Board meeting to order, in person, at 10:09 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.

Chairman Ewell welcomed Christopher Canada, IDA council to the meeting. John Ricci was also welcomed, as a newest member of the IDA Board.

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

Live streaming on YouTube at: <https://www.youtube.com/watch?v=UDQ6PZsMfzg>

EXECUTIVE SESSION

- A motion was made by at 10:10 am, to enter into Executive Session, for legal contractual issues, by R. Shayler and, seconded by J. Hopkins. All members were in favor, by a vote of 5-0.
- A motion was made at 10:28 am, by J. Hopkins and, seconded by J. Ricci to reconvened the regular IDA Board meeting.

MINUTES

- **Minutes of the IDA Board Meeting of 01-13-2022-** A motion was made by R. Shayler and seconded by D. Frank, to approve the January 13, 2022 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- February, 2022-** A motion was made by J. Hopkins and seconded by D. Frank, to approve the February, 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-February, 2022-** A motion was made by D. Frank and seconded by J. Hopkins, to approving the Banking & Financial Summaries for February, 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

- **Review & approve the Microenterprise grant for Bigfoot Tree Care, LLC**-Chairman Ewell states, we had the grant approved and a previous recipient had to step back and was unable to meet our timeline. We, now, have another applicant, Bigfoot Tree Care, with a plan. There was a motion to approve Bigfoot Tree care made by J. Hopkins and, seconded by J. Ricci, to approve this applicant.
C. Clark states, this project will allow us to finish the Microenterprise grant so, we will be eligible for another one.
J. Hopkins is concerned, due to other tree companies in our county, of their ability to expand his business and add jobs. Although, it looks like he has strong skills, great experience and a veteran.
D. Frank stated, his thoughts are the opposite. He has had issues getting someone for his tree needs.
J. Ricci says, he has a lot of trees cut down, in the past five years and, has tried to contact 2 or 3 companies, that have not gotten back to him. He believes they are extremely busy. There is enough work, in our county, for this company.
All members were in favor of approving the Microenterprise Grant for the Bigfoot Tree Care, LLC company, by a vote of 5-0. There was no further discussion or opposition.
- **Authorize Clark, Patterson, Lee to begin engineering at the Travel Center**-C. Clark states, he sent out the proposal and they are ready to start, as soon as we sign the contract. They have the foundation people all ready to go out to the site and start doing some excavation work. Then, they will do the SEQR information, so that it is site ready. You have to do many things, including archaeology, so the State will clear the site for work. Chairman Ewell asked what the total cost would be for this phase.
C. Clark answered, the cost would be, approximately, \$130,000.00.
R. Shayler asked, is this money coming from the County committed monies?
C. Clark states it is coming from IDA money. Once the engineering is complete, the county can access the funds in the reserve account after approvals. That 7.5 million dollars is available, once we need additional funds.
J. Ricci asked about the traffic study. Can't you use the previous studies?
C. Clark explained the previous study was across the street, for a larger amount of truck traffic. This study would be more about cars. But, they will not re-do what has already been done. They will also use some information from the DOT but, this is a different project regarding more car traffic.
A motion was made by J. Ricci and, seconded by J. Hopkins, to authorize CPL to begin the engineering at the Travel Center. There was no opposition. All members were in favor, by a vote of 5-0 for approval.
Chairman Ewell asked if the Board would like C. Clark to speak with CPL regarding the previous traffic studies and cost savings, in that regard.

C. Clark will reach out to CPL and confirm requested information on the previous traffic studies and how it would fit into the cost.

- **Resolution to set a public hearing for Alfred Community Solar, LLC-Tabled.**
R. Shayler motioned to table this public hearing and, seconded by J. Hopkins. All members were in favor with no opposition.

OLD BUSINESS

- **Other Solar Projects-**C. Clark has asked the lawyers for an update, regarding the start of the third OYA Independence Solar project. The lawyers have no confirmation of dates. We, also, have not heard on the Wellsville & Cuba projects. The large wind turbine project will be starting this year. They will be coming back to us, fairly soon, to close the legal part of project with the lawyers. We voted on that, last year. J. Hopkins asked about the Moraine project. C. Clark states they have not finalized the negotiations. They have not come back to us about a PILOT. They have not made a financial assistance application. J. Hopkins was watching a Burns board meeting that stated, in the correspondence, it was noted that the Moraine project filed a request to be able to put in an application. It was a good indication they are getting closer.
C. Clark states they are getting closer because it's been, almost, nine months, when they filed a 94C. A 94C is not supposed to take any longer than a year to get State approval. He will follow up and talk to Kevin, at EDF. It is a big enough project that it would, probably, be good to have him in and talk to the Board, too. He has not made an application, yet.
J. Hopkins asked if we have heard anything about the Hume negotiations.
C. Clarks states, they have not passed the host resolution, yet. They're still finalizing it. It is on hold until they finalize that host agreement. When that is done, we will discuss that again.
- **Microenterprise Grant-Next Phase, additional funds request-**C. Clark states, as we get ready to close the Microenterprise Grant, sometime in the next few months, will the Board support going after another \$200,000.00 to \$300,000? It will be the same process and the County thinks it is a good process. With the help of Teri Ross, we have been able to get the checks out quickly. The County has to apply and we help them being the pass through. We'd be the conduit, reviewing all the project applications. He would like the Board to know, we are planning on doing another grant, unless there is an objection.

Chairman Ewell asked the Board if they would like to be involved in another Microenterprise grant. The Board members were all in agreement.

- **Waterline Closeout**-Chairman Ewell states, we received a letter, from the contractor and, in essence, he would like us to re-issue the \$5,000.00 check, that he never cashed. Chairman Ewell would like to talk about how the Board feels about that. Do we want to re-issue that check, one more time, as a courtesy? What are your feelings?

C. Clark states, it has almost been eight months, now.

R. Shayler asked, when we've re-issued a check, like that, obviously, the new check will be valid, the old one is not. Are we resetting the clock for any negotiation for any opportunity for him to extend the dispute?

C. Clark said he can ask Council, Ryan Cummings, before we re-issue. We can, then, re-issue the check, after that discussion with Ryan. But, C. Clark doesn't think it makes any difference because that settlement and all the paperwork was done before. He will verify it. We would like to get the check back, before we re-issue another one.

Chairman Ewell suggested, if the contractor doesn't have the check, then, we can issue a stop payment on the previous check. We will get

C. Clark's answer at the next meeting and decide what we will do.

NEW BUSINESS

- **Discussion of a new small grant CBDG CARES Act Program-**

C. Clark states this is a different grant and he has been talking with the same consultant we have been using for the Microenterprise Grant. I talked with them and, have had a meeting with the County. There is another program available because of the CARES Act money. You can get up to three million dollars. You have to spend it all, whatever you ask for, within a year. This money is available for bigger companies, 25-person companies or smaller. With the Microenterprise Grant, you can't have more than 5 employees. This would be available for a lot of different, small businesses. Primarily, the grant process will have to come through with a small business plan, how they want to spend the money, which could be capital or operating costs. Typically, what they have been doing in most other counties, is requiring you bring on new employees, at the rate of one employee for every thirty thousand dollars received from the grant, per CBDG. Most of the grants are in the 50 to 60-thousand-dollar range. The County is on board with doing the grant application and we would be willing to distribute money to larger companies. It would be a similar process, having the same company do all the management and work but, we would still have the

checks cut to the County, then, we would send out the applicant checks.

The County agrees to do the application but, they would need a conduit, like us, to review the applications. We would work with Greg Merriam, using the same process, reviewing them and giving us applications. We would make a yay or nay, once they got the reviews and we would have to approve the applications. We would, probably, go for a million dollars.

Chairman Ewell asked if there was any document that shows what the money can be used for and what are the requirements?

C. Clark states he has sent information to Chairman Ewell but, he will try to get more information from Greg Merriam.

Chairman Ewell states this has to be spent in one year and does it have to create jobs?

C. Clark answered yes, they have to create jobs. I can get information from other counties that have done this.

Chairman Ewell asked the Board if they would like to approve this or do we want to take a look, over the month, until we get more information.

J. Hopkins asked, does this have to be existing companies? Are there a minimum number of employees, in the company, like one employee?

C. Clark states, these are not Microenterprise or startups. These are companies with 25 or less employees, with different openings, in small businesses. Typically, with one employee, they would be eligible for the Microenterprise grant.

Chairman Ewell states, we will be applying for another Microenterprise grant, which might be 5 to 10 businesses. And, then, another 20 more of these, with this grant, right now. This would all be within a year. We are talking about reading 30 of these.

C. Clark states, it is more work but, it is a big benefit for the community. We don't have to go for a full million dollars. We can request \$500,000.00.

Chairman Ewell states, we just need to let them know we are willing to do this and the County will apply for the grant.

R. Shayler and J. Ricci agreed, this is a good idea for businesses and we should go for it. J. Hopkins and D. Frank were also on board.

GOOD OF THE ORDER

Chairman Ewell states, there was a Wellsville Town Board meeting and Quicklee's presented, last night. They are talking about putting in a new facility, where RMT was located. He has emailed pictures to the Board

regarding their plan drawings. They haven't come to us for a PILOT, at this point. They are doing well, in Belmont so, that is probably why they would like to open in Wellsville.

J. Hopkins welcomed J. Ricci and asked him to share some information about himself.

J. Ricci states, he's lived in Cuba, about twenty years. Before that, he lived in Obi. He worked in Olean, for the Department of Public Works, for 35 years. Over the years, he has had a couple of small businesses, on the side. He knows a bit about water and utilities. He wants to help small and big businesses. He chooses to live in Allegany County and he is happy to be on board.

CALENDAR

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

ADJOURNMENT

With no further business, at 10:50 am, a motion to adjourn was made by J. Hopkins and, seconded J. Ricci, to close the meeting.

Respectfully submitted,
Pamela Common
Recording Secretary

2022-March IDA Account Balances - As of 3/18/2022

3/3/2022

Account	3/18/2022 Balance
Bank Accounts	
Community Checking IDA	162,783.79
First Citizens-IDA	333,867.42
TOTAL Bank Accounts	496,651.21
Liability Accounts	
Crossroads Mortgage	-193,556.44
OFA Mortgage	-429,771.82
TOTAL Liability Accounts	-623,328.26
OVERALL TOTAL	-126,677.05

2022-March IDA Banking Summary

1/1/2022 through 3/18/2022

3/3/2022

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Category	1/1/2022- 3/18/2022
INCOME	
Crossroads-Income	
Conference Room Fees	1,575.00
Rental Income	
AC Area Foundation	1,575.00
AC DEV-PLN-TOURISM	8,388.00
AC EMS-EMT's	15,025.00
Audio Care	1,350.00
Venture Forthe	1,200.00
TOTAL Rental Income	27,538.00
TOTAL Crossroads-Income	29,113.00
IDA Income	
Microenterprise Grant Award	3,134.74
Park N Ride Parking Lot	10.00
PILOT Application fee payment	1,000.00
Rental Income - PM Research Building	50,000.00
TOTAL IDA Income	54,144.74
IDA PILOT Fees	1,000.00
OFA - Income	
Rental Income	26,100.00
TOTAL OFA - Income	26,100.00
TOTAL INCOME	110,357.74
EXPENSES	
Crossroads-Expense	
Annual Inspection	243.00
Cleaning	1,991.47
Supplies	380.27
TOTAL Cleaning	2,371.74
Insurance	
Property	1,824.36
TOTAL Insurance	1,824.36
Interest Expense	
Mortgage	1,688.82
TOTAL Interest Expense	1,688.82
Maintenance	2,100.00

2022-March IDA Banking Summary

1/1/2022 through 3/18/2022

3/3/2022

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Category	1/1/2022- 3/18/2022
Other	155.26
TOTAL Maintenance	2,255.26
Refuse	291.69
Utilities	
Electric	3,385.17
Heat	4,805.78
Water Machine	180.00
Water Maintenance Chlorine-Salt	1,172.50
TOTAL Utilities	9,543.45
TOTAL Crossroads-Expense	18,218.32
IDA-Expense	3,269.20
Advertising	532.41
Awards-Grants	3,134.74
Microenterprise Grant Draw #6	2,600.00
TOTAL Awards-Grants	5,734.74
Insurance	
Directors & Officers	2,348.00
TOTAL Insurance	2,348.00
Interest Expense	
Equity Loan #6	1,800.84
TOTAL Interest Expense	1,800.84
Office Supplies	61.94
Professional fees	
Accounting	5,610.84
Legal	82,692.70
Permits	110.00
TOTAL Professional fees	88,413.54
Tax	
Fire Protection Tax	496.62
TOTAL Tax	496.62
TOTAL IDA-Expense	102,657.29
OFA - Expense	
Annual Inspection	243.00
Cleaning	1,991.96
Supplies	490.51
TOTAL Cleaning	2,482.47
Insurance	907.50

2022-March IDA Banking Summary

1/1/2022 through 3/18/2022

3/3/2022

Category	1/1/2022- 3/18/2022
Property	916.86
TOTAL Insurance	1,824.36
interest	
mortgage	1,814.16
TOTAL interest	1,814.16
Maintenance	1,450.00
Other	39.14
TOTAL Maintenance	1,489.14
Refuse	291.69
supplies	290.00
Utilities	
Heat	2,857.61
Water Machine	180.00
Water Maintenance-Chlorine & Salt	1,172.50
TOTAL Utilities	4,210.11
TOTAL OFA - Expense	12,644.93
TOTAL EXPENSES	133,520.54
TRANSFERS	
TO Crossroads Mortgage	-4,558.20
TO OFA Mortgage	-3,255.88
TOTAL TRANSFERS	-7,814.08
OVERALL TOTAL	-30,976.88

2022-March IDA Abstract

2/19/2022 through 3/18/2022 (Accrual Basis)

Date	Account Num	Category	Memo	Amount
INCOME				
Allegany County Treasurer				
3/9/2022	Comm...ACH	OFA - Income:Rental Income	OFA-VETS Lease -Mar 2022	15,351.00
3/9/2022	Comm...ACH	Crossroads-Income:Rental Income:AC DEV-PLN-TO...	PLN/DEV/TOURISM Crossroads Lease - Mar 2022	14,501.00
3/9/2022	Comm...ACH	Crossroads-Income:Rental Income:AC EMS-EMT's	EMS.OES ACIDA Crossrds Lease Mar 2022	8,700.00
Stone Audiology				
3/3/2022	Comm...DEP	Crossroads-Income:Rental Income:Audio Care	Mar 2022 Lease ck#53534	2,796.00
Venture Forthe				
3/9/2022	Comm...DEP	Crossroads-Income:Rental Income:Venture Forthe	Lease: Mar 2022	3,005.00
EXPENSES				
Argentieri Brothers				
3/10/2022	Comm...1925	Crossroads-Expense:Cleaning	Linens / Rugs Feb'22 Inv#549802/548452	-21,121.22
Belmont Lumber & Hardware				
3/10/2022	Comm...1939	Crossroads-Expense:Maintenance:Other	#A296537/296538-Acct#279 Crossrds maint spls	-31.20
Blair Supply, Corp				
3/10/2022	Comm...1927	ACUC - Expense:Waterline Fees:Waterline Supplies	Inv#2252140 Waterline Supplies	-82.22
Community Bank #1				
3/1/2022	Comm...EFT...	--Split--	Crossroads Mortgage-Acct #9300005901 Mar'21	-82.59
Community Bank #3				
2/21/2022	Comm...EFT...	--Split--	OFAVETS Mtg #1012104218 Jan '22-02-21-2022	-820.59
Evans Agency				
3/10/2022	Comm...1928	IDA-Expense:Insurance:Directors & Officers	Public Officials Gen Liab#POL0951309 Jan 21,2022 to Jan ...	-3,123.51
Gardner Fire Equipment Company				
3/10/2022	Comm...192...	--Split--	Fire Inspection-Inv#4970 OFA-VETS /Crossroads Bldgs	-3,123.51
LaForge Disposal				
3/10/2022	Comm...193...	--Split--	Acct#951-Disposal Service-Feb 2022	-5,070.04
3/10/2022	Comm...194...	--Split--	Acct#951-Disposal Service-Feb 2022	-5,070.04
Pro Clean Solutions				
3/1/2022	Comm...194...	--Split--	Inv#INV52115-Cleaning & Spls Feb '21	-2,348.00
RG&E				
3/10/2022	Comm...1931	Crossroads-Expense:Utilities:Electric	Acct#2002-2506-867/12/23/21-1/24/22-Crossrds Electric	-486.00
3/10/2022	Comm...1932	ACUC - Expense:Waterline Fees:Utilities-Electric	Acct#2002-9438-684/1/27-2/25/22 ACUC Electric	-209.42
Rinker Oil				
3/10/2022	Comm...1933	Crossroads-Expense:Utilities:Heat	Inv#407656/408686/Acct#6869-Feb'22	-22.44
Shorts Oil & Propane				
3/10/2022	Comm...1934	OFA - Expense:Utilities:Heat	#122364/130998/117084 OFA propane- Dec '21	-186.98

2022-March IDA Abstract
2/19/2022 through 3/18/2022 (Accrual Basis)

3/3/2022

Date	Account Num	Category	Memo	Amount
Stephen Thorpe				
3/10/2022	Comm... 193... --Split--		Contractual Bldg Maint/Repairs:02/01-02/28/2022	-1,615.00
	Wilkins Ultra Pure, LLC			-1,615.00
3/10/2022	Comm... 193... --Split--		Acct#951-Inv#26394-Mo Water Filtration system Apr'22 Mai...	-90.00
				-90.00
OVERALL TO...				-5,770.22