

ALLEGANY COUNTY INDUSTRIAL DEVELOPMENT AGENCY

Board Minutes

July 16, 2009 – 2:00 P.M.

Present: C. Jessup, T. Hopkins, D. Crowley and K. LaForge (2:10)

Absent: J. Corneby

Resource Persons: J. Foels and R. Iszard

June Meeting was cancelled due to scheduling conflicts.

Chairman Jessup opened the meeting at 2:00 p.m.

Board Minutes

Chairman Jessup entertained a motion to accept and approve the board minutes of 5/28/09 as presented. **Motioned by T. Hopkins; seconded by D. Crowley. Motion carried 3-0; 2 absent (LaForge and Corneby).**

Treasurer's Report

Chairman Jessup entertained a motion to accept and approve the Treasurer's Report with expenditures for 5/29/09 – 6/30/09; as presented. **Motioned by D. Crowley; seconded by T. Hopkins. Motion carried 3-0; 2-absent (LaForge and Corneby).**

T. Hopkins interjected with question regarding the Intergrow Project and whether it would be a PILOT or assessment. J. Foels reported it would be determined at a later date, as we are still waiting for assessment from the local assessor.

Chairman Jessup entertained a motion to accept and approve the Treasurer's Report with expenditures for 7/1/09 – 7/16/09; as presented. **Motioned by T. Hopkins; seconded by D. Crowley. Motion carried 4-0; 1-absent (Corneby).**

Old Business

- Office for the Aging Project – J. Foels updated board members on contracts with Waterbourne, the Construction Management Group handling the project. There has been a meeting with the NYSDEC regarding one small item which will be taken care of. The ACIDA will be responsible for the negative declaration. A complete set of plans has been done by Rex Simpson, architect for project. OFA Director, Kimberly Toot, has agreed with floor plans. Community Bank presented a proposal letter for financing which J. Foels has signed with approval by the Chairman. The Crossroads building needed an additional appraisal for the bank to determine value for replacement, income and market. Income and expenditure information was provided to appraiser who did appraisal July 10th. J. Foels reiterated the bank terms to board members.
- Swain Ski & Snowboard Resort – There is an interested party to purchase facility and it is in the financial stages. R. Iszard, ESD assisted and a USDA pre-application is now in process for loan guarantee. Eric Stearns, General Manager of Swain, is still functioning in that capacity and is in contact with the IDA office. USDA application can be approved at state level and J. Foels suggested a meeting the IDA legal counsel prior.

Swain Ski Resort, cont:

K. LaForge suggested that ACIDA have their legal counsel pursue Eminent Domain in the event the present purchase offer does not meet financing qualifications before the August 15th deadline. T. Hopkins questioned time frame and if a Public Hearing is needed prior to pursuing eminent domain. R. Iszard suggested a special IDA meeting to be held Monday, July 27th at 11:00 a.m. to also meet with legal counsel.

- **Upon discussion Chairman Jessup entertained a motion for a Resolution to pursue Eminent Domain/Condemnation on the Swain Ski and Snowboard facility located in the Town of Grove, County of Allegany, State of New York, if the facility closes and is dismantled. Motioned by T. Hopkins; seconded by D. Crowley. Motion passed 3-0 with 1-absent (J. Corneby) and 1-abstained (K. LaForge).**
- Waterways Resort – The NYSDEC has temporarily stalled the project until a full set of plans are received. Letter correspondence between the DEC and Waterways was disbursed to board members along with a packet of information regarding project. J. Foels to be in contact with DEC officials to find out status. Simon Halliday, manager for the project on behalf of Waterways, is no longer affiliated with Waterways.
- Flagg Property - J. Foels met with the Ways and Means Legislative Committee yesterday regarding the property located between County Route 20 and I-86 adjacent to Wagner property. Property is currently appraised at \$29,000 for 21 acres.

New Business:

- OFA Resolution – J. Foels reported to board members that ACIDA would be the lead agency and a negative declaration would be required for SEQR.
 - **Chairman Jessup entertained a motion to request a resolution for the NYSDEC Negative Declaration for SEQR for the OFA Building Project. Motioned by D. Crowley; seconded by T. Hopkins. Motion passed 3-0 with 1-absent (J. Corneby) and 1-abstained (K. LaForge).**
- Belmont School Parking Lot – J. Foels informed board members that the parking lot across from the former Belmont School building was a separate parcel retained by the Allegany Region Enterprises, Inc.; and is now owned by Steuben Trust Bank. Steuben Bank has listed it with Middaugh Real Estate for \$15,000. The lot is an important piece of the future economic resurgence of Belmont and the viability of the Belmont Central (school) project. Without the IDA's participation, this will not happen.

Belmont School Parking Lot, cont:

- **Upon discussion Chairman Jessup entertained a motion for a Resolution to pursue Eminent Domain/Condemnation for the Parking Lot Parcel (Tax Map No. 171.16-2-45) located on South Street, Village of Belmont, County of Allegany, State of New York. Motioned by T. Hopkins; seconded by D. Crowley. Motion passed 3-0 with 1-absent (J. Corneby) and 1-abstained (K. LaForge).**

NEXT MEETINGS:

**Special Meeting - July 27, 2009
Crossroads Commerce Center – 11:00 a.m.**

**Monthly Meeting – August 13, 2009
Crossroads Commerce Center – 11:00 a.m.**

Motion to adjourn the meeting at 3:05 p.m. by K. LaForge; seconded by D. Crowley. Motion carried 4-0.

Respectfully submitted,

Cathleen L. Whitfield
Recording Secretary