

ALLEGANY COUNTY INDUSTRIAL DEVELOPMENT AGENCY

Board Minutes

January 15, 2009 – 3:00 P.M.

Present: C. Jessup, K. LaForge, T. Hopkins and B. Allen

Excused: D. Crowley

Resource Persons: J. Foels, and R. Iszard, ESD

Board Minutes

Chairman Jessup opened the meeting at 3:10 pm. Chairman Jessup entertained a motion to accept and approve the board minutes of 11/20/08 as presented. **Motioned by B. Allen; seconded by K. LaForge. Motion carried 4-0; 1-absent (D. Crowley).**

Treasurer's Report

Treasurer's Report was presented noting balance reflects that PILOT's for 2008 are paid in full with resulting fund balance in the black. J. Foels reported on Crossroad leases for JCC, ACCORD and NYSDOT. **Chairman Jessup entertained a motion to accept the Treasurer's Report and approve December expenditures as presented. Motioned by T. Hopkins; seconded by K. LaForge. Motion carried 4-0; 1-absent.**

New Business

- Letter of Intent - J. Foels met with Space Facilities Committee regarding the OFA expansion at Crossroads and proposed lease agreement. New plans reflect expansion of just under 8,000 square feet, with more space allotted for the Veterans Office. Proposed lease agreement states two 5 year leases (renewable at the option of ACIDA) with a 20 year term at 6.5% through Community Bank, N.A. Heat and water will be shared between the two facilities but electric and telecommunications will be separate. Facilities Committee asked for a prepared lease by the 1st week of February which will be presented to Ways & Means in mid-February and then to full board for review at the end of February. It will be voted on in March. Copy of lease will be sent to IDA board members. **Chairman Jessup entertained a motion to approve the terms and conditions of the lease and authorize John Foels to initiate the lease process. Motioned by B. Allen, seconded by K. LaForge. Motion passed 4-0; 1-absent (Crowley).**
- Empire Zone – Bob Iszard reported that NYS is revisiting the program and funding per the Governor's proposal for reduced programs and funding. Discussion regarding taking the administrative services to zero and have the program absorbed by the County Office of Development or Empire State Development. Current EZ program will remain in effect until June 2008. Possible decertification of over 2500 businesses and ESD would be responsible for day-to-day operations and applications.
- BWB, CPA – J. Foels met with David DiTanna of BWB and reported that ACIDA is in full compliance with PARIS (Public Authority Reporting Information System). Letter of Intent will be forwarded to Chairman Jessup upon receipt. It was noted that during 2008, the IDA purchase of the Crossroads building eliminated the accrued rent to Houghton Foundation. Also, the \$165,000 liability bond for the Tracewell building was paid in full upon sale to the Seneca Nation and all PILOT payments are current with the Town of Hume Co-Gen facility. J. Foels noted that he reimbursed the IDA for personal cell phone usage for 2008 and expenses for vehicle gas and oil changes were assumed by the Executive Director.

- Congressman Eric Massa - K. LaForge arranged a meeting with county officials, at Congressman Massa's request, to discuss infrastructure concerns before Congressman Massa's trip to Washington regarding the \$875 billion stimulus incentive package. To be eligible for the incentive stimulus, projects need to be 90-120 day shovel-ready. Projects discussed were the new courthouse and I-86 Belvidere Crossroads. All SEQR's have been completed, with water/sewer infrastructure shovel ready, and all new water/sewer districts have been created.

Updates / Old Business

- Sterilator / Cuba – Business is growing and looking to purchase the Old Mill building in Cuba. Two current tenants appear to have “forever” leases, occupying 1000 square feet @ \$1.75/foot and refuse to leave. There is no interest to purchase building with tenants in place. Eminent Domain was discussed as being costly and a new build-out would be more expensive than purchasing the building. All other options appear to have been exhausted. Currently a \$4 million/year business with 14-15 employees, which would increase with a new facility.
- Centerville Wind Project – On hold indefinitely due to lack of funds by Noble Power. Site is turn-key ready and Noble development employees are currently on lay-off. Project staff is still in place for Bliss project. T. Hopkins inquired as to any interest of other wind companies purchasing the project, which could be a possibility.
- Waterways Resort - Purchased the former Six-S Golf Course and the Sawyer Group will be returning in January and are hosting a media event at the Crossroads on February 9th at 11:00 a.m. No current information on the guest list.
- Old Schoolhouse, Angelica - Eric Pelletier should close on the building within the next 10 days. Possible IDA assistance on renovations to building. J. Foels requested a resolution to hold a public hearing, with this particular project only requiring 10 days prior notice.
Chairman Jessup entertained the motion for the public hearing. Motioned by T. Hopkins, seconded by B. Allen. Motion passed 4-0, 1-absent (Crowley).
- GACCC - New officers were recently appointed with Sherry Grugel as Executive Director, Brian Loucks, President; Steve Havey and Lee James, co-Vice-Presidents; Lee Gridley, Secretary and Randa Harrington, Treasurer. Sherry Grugel was a former Director of the Wyoming County Chamber and also interned with the Buffalo Chamber. She is relocating to Cuba. It has been proposed for the County Chamber to eventually administer tourism for the County and the “I Love NY” Matching Funds Program.
- Genesee River Wild Project – A breakfast event will be held tomorrow, January 16th, at 8:30 a.m. at Houghton College to discuss the corridor from Houghton to Belmont. Over 50 guests are attending including landowners along the Genesee River edge.

**NEXT MEETING: February 19, 2009
Crossroads Commerce Center – 3:00 p.m.**

Motion to adjourn the meeting at 4:20 pm by B. Allen; seconded by K. LaForge. Motion carried 4-0; 1-absent.

Respectfully submitted,

Cathleen L. Whitfield
Recording Secretary