

# ALLEGANY COUNTY INDUSTRIAL DEVELOPMENT AGENCY

## Board Minutes

October 25, 2007 – 3:00 P.M.

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

Resource Persons: J. Foels

Guest: Wally Higgins and Sandy Blake, Senior Foundation; Curt Crandall, Legislative Chairman

Chairman Jessup opened the meeting at 3:00 p.m. Chairman Jessup entertained a motion to approve the Special Audit Committee minutes from September 27, 2007. Motioned by D. Crowley; seconded by B. Allen. Motion carried 5-0. Chairman Jessup entertained a motion to approve the Regular Board minutes from September 27, 2007. Motioned by T. Hopkins; seconded by D. Crowley. Motion carried 5-0.

Chairman Jessup entertained a motion to approve the Treasurer's Report with expenditures for September. Motioned by K. LaForge; seconded by B. Allen. Motion carried 5-0.

### New Business

- Noble Energy – Reviewed letter from Hodgson Russ Attorneys. The Allegany County Planning Board approved the Letter of Intent for the Town of Centerville to be Lead Agency on the environmental impact. The IDA will also need to approve and support the Letter of Intent. Project is currently on target to begin within the next 12-14 months. Funds and support are in place and the IDA looks to secure the application within the next month, and the Public Hearing date will be established at that time. Centerville will be the Lead Agency for the Town of Rushford as well. It will be considered “one” project even though there will be wind turbines located in two townships. Upon question by T. Hopkins, it was confirmed that the wind turbines have been ordered. **Chairman Jessup entertained a motion to accept and sign the Letter of Intent as presented by Hodgson Russ. Motioned by B. Allen; seconded by T. Hopkins. Motion carried 5-0.**
- Senior Services – Chairman Curt Crandall presented to IDA board members the concept of the Allegany County Senior Foundation becoming a partner with the IDA and the Crossroads Center to possibly become the facility for a new Senior Center. A letter was distributed that the IDA received from the Houghton Foundation regarding the IDA making a purchase offer for the Crossroads facility by November 1, 2007 or the building will be put on the market for sale. A meeting was held yesterday with Houghton College President Shirley Mullen and CFO, Terry Jones. It was determined that an additional meeting is to be scheduled between Chairman Crandall, Ted Hopkins, John Foels and the Houghton Foundation Administrators, upon their arrival to the area. Discussion pursued regarding which agencies will be housed at the new facility and what involvement there would be between the County, IDA, Senior Foundation, Office for the Aging, Veterans Office and the Houghton Foundation. Sandy Blake questioned a concern of what the “commerce advantage” would be with the current Crossroads Business Center partnering with the Senior Foundation and how long would this relationship last? J. Foels responded that there were numerous advantages with regards to Seniors being involved with the Tourism aspect (i.e., bus tours, etc.) and retired Seniors who still want to be involved with the workforce. Chairman Jessup mentioned the seniors serving as mentors for new and/or current businesses.

- Crossroads Center - ACCORD Angel Action will be relocating out of the building to a new site in Allentown after January 2008. New tenants are in place, CP Ward Construction, effective September 1, 2007. The Allegany Area Foundation and the newly formed County-wide Chamber are possibilities as future tenants for the Suite vacated by Angel Action.

K. LaForge motioned to enter into Executive Session at 4:20 p.m. to discuss contractual costs with regards to the Crossroads Center; seconded by T. Hopkins. Motion carried 5-0.

### **EXECUTIVE SESSION**

Chairman Jessup motioned to return to Regular Session at 5:03 p.m.; seconded by T. Hopkins. Motion carried 5-0.

**RESOLUTION - Chairman Jessup entertained a motion for a board resolution empowering John E. Foels, on behalf of the Allegany County Industrial Development Agency, along with Chairman Curt Crandall, to approach the Houghton Foundation with an offer to purchase the Crossroads Building at an amount not to exceed \$400,000. Motioned by B. Allen; seconded by D. Crowley. Motion carried 5-0.**

### **New Business, cont.**

- Old Mill, Cuba – J. Foels presented current rent rolls received by Steuben Trust Bank with regards to the properties previously owned by the Allegany Area Economic Development Corporation. There is a possible new investor interested in said properties located in Cuba. J. Foels to meet with Steuben Bank on Friday to discuss possible sale/leaseback options for a new owner.
- Wagner Hardwoods – Wagner Hardwoods has opened a new logging site on County Route 20 and will be holding their grand opening ceremony on-site with Senator Catharine Young on November 7, 2007 at 11:00 a.m. There will be a luncheon reception at the Crossroads Center immediately following the ceremony. Legislators, IDA Board Members and dignitaries to be invited.

**NEXT MEETING**  
**Annual Dinner Meeting – November 14, 2007**  
**Moonwinks Restaurant - 6:00 P.M.**

Motion to adjourn the meeting at 5:10 p.m. by B. Allen, seconded by K. LaForge.

Respectfully submitted,

Cathleen L. Whitfield  
Recording Secretary