

# ALLEGANY COUNTY INDUSTRIAL DEVELOPMENT AGENCY

## Board Minutes

February 21, 2008 – 3:00 P.M.

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

Resource Persons: J. Foels and R. Iszard, Empire State Development

Excused: K. LaForge

Chairman Jessup opened the meeting at 3:05 p.m. Chairman Jessup entertained a motion to approve the board minutes for 1/17/08. Motioned by T. Hopkins; seconded by B. Allen. Motion carried 3-0; 1-excused (K. LaForge); 1-absent (D. Crowley).

Chairman Jessup entertained a motion to approve the Treasurer's Report with expenditures for the month of February 2008. Motioned by B. Allen; seconded by T. Hopkins. Motion carried 3-0; 1-excused (K. LaForge); 1-absent (D. Crowley).

Dave Crowley arrived at 3:10.

### New Business

- Crossroads County Lease – The lease was presented to board members for their review with the changes noted by County Attorney, Tom Miner. J. Foels met with four major banks (Community Bank, First Citizen's National Bank, Five Star and Steuben Trust Company) regarding the IDA purchasing the building and is awaiting responses with regards to terms, etc. The only variable is how much cost per month per bank. Discussion with Steuben Trust revealed they would also want to attach the properties currently owned by the Allegany Area Economic Development Corporation to the mortgage. Upon approval of the lease changes, John will meet with Tom Miner and the Board of Legislators for a vote in March. John has maintained contact with Shirley Mullen and Kevin Knowlton of Houghton College and the offer is still acceptable.
- Land Purchase – K. LaForge will be purchasing property from a private seller and contacted J. Foels expressing concern that this purchase will pose a "conflict of interest" for him to continue serving as an IDA Board Member. The Board discussed his concerns and determined there was no conflict of interest due to the IDA not owning the said property or being involved in the financing of his purchase.
- Friendship Dairies – J. Foels waiting to meet with the financial advisors and Bob Iszard of Empire State Development. Three tentative dates have been scheduled. Project will increase production by 50%. R. Iszard briefed board members on the potential project incentives through ESD. The Empire Zone will become involved at such time that ESD is made aware of the framework of the project.
- Noble Energy – Sherry Grugal spoke to the Greater Allegany County Chamber (GAAC) this week. Ms. Grugal will also be meeting at the Crossroads Center next week to underwrite the Green Industry forum. Ms. Grugal attended the Wellsville Rotary meeting yesterday, on behalf of J. Foels who was meeting with Governor Spitzer in Cuba, and spoke regarding the wind project in Centerville and Rushford. Ms. Grugal has agreed to head-up a fundraiser for GAAC and she will be attending the next IDA meeting to report on their wind project.
- Empire State Development – Robert Iszard, Project Manager, has a new base of operation at the Crossroads Commerce Center, providing ESD a satellite office in the Southern Tier.

**Updates – John Foels**

- Allegany County Comprehensive Plan – Chairman Jessup gave an update on the current status on the plan. It is now in the editing stages and hopefully will be completed by the end of March. The next step is the acceptance phase with the public hearings, SEQR process, approval by the local towns and municipalities and county legislature. Final completion is scheduled for June, 2008 which falls within the nine months since origination.
- Tracewell – No further information with regards to the Seneca Nation having an interest in the building. There are four additional entities expressing interest including a Canadian firm.
- Town of Friendship – The Inter-municipal Agreement was signed by the Town of Friendship regarding water and sewer to the Belvidere site. Engineering to follow within the next 30 days and then the bid process will begin.
- Governor Eliot Spitzer – The Governor was in Cuba, Wednesday, February 20<sup>th</sup> to meet with local business officials, John Foels, Legislative Chairman Curt Crandall, Legislative Majority Leader Brent Reynolds and Legislator Mike McCormick.

**Old Business**

- None to report.

**NEXT MEETING  
March 13, 2008 – 3:00 p.m.**

Motion to adjourn the meeting at 4:10 p.m. by B. Allen; seconded by D. Crowley.

Respectfully submitted,

Cathleen L. Whitfield  
Recording Secretary