

ALLEGANY COUNTY INDUSTRIAL DEVELOPMENT AGENCY

Board Minutes

March 13, 2008 – 3:00 P.M.

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

Resource Persons: J. Foels

Excused: B. Allen

Guests: Greg Elko, Sherry Grugel, Noble Environmental Power

Chairman Jessup opened the meeting at 3:12 p.m. J. Foels introduced the guests from Noble Environmental Power.

Nobel Environmental Power Presentation

Sherry Grugel gave a presentation on the wind power projects for the Towns of Centerville and Rushford. Presentation folders were distributed and she noted that this project is the first large-scale wind-park project in Western New York. They started with three employees and currently have 30 employees in WNY and will hire 250 local employees when construction begins, using three local unions. The project will be 100 megawatts with 67 wind turbines. The Town of Centerville will house 55 turbines and the northwest corner of the Town of Rushford will house 12 turbines. The \$225 million project is 13.1 miles long with a transmission line going through Yorkshire, Freedom, Arcade and Centerville that ties into National Grid. A public hearing is scheduled for the Town of Centerville on March 24, 2008 at 7:30 p.m. The Allegany County IDA will schedule a public hearing within the next six weeks after the hearing for Centerville. A PILOT Agreement has been established between the IDA, Allegany County and Attorney Daniel Spitzer of Hodgson Russ. ACIDA will commence a county-wide “Community Outreach” education of the project and Sherry offered to do a presentation for any organizations interested. The project will employ 10-12 permanent positions per township with 50-60 full-time employees at project end. J. Foels requested the opportunity to meet with the individuals who are in charge of locating a site for the permanent facility and will arrange for meetings with the County Legislature as well.

Chairman Jessup entertained a motion to approve the board minutes for 2/21/08. Motioned by T. Hopkins; seconded by D. Crowley. Motion carried 4-0; 1-absent (B. Allen).

Chairman Jessup entertained a motion to approve the Treasurer’s Report with expenditures through March 13, 2008. Motioned by K. LaForge; seconded by T. Hopkins. Motion carried 4-0; 1-absent (B. Allen).

New Business

- **Memorandum of Understanding** – The Senior Foundation presented to the IDA board a non-binding, non-contract that states the Allegany County Industrial Development Agency will work with the Senior Foundation towards their vision of a Senior Center at the Crossroads Center. Chairman Jessup entertained a motion to accept the Memorandum of Understanding. Motioned by D. Crowley, seconded by T. Hopkins. Motion carried 4-0; 1-absent (B. Allen).

- Bolivar-Richburg School Project – The IDA took title to the project a year ago prior to their foundation being established. A resolution is requested to effectively empower the IDA Chairman to sign the following documents releasing the IDA of the buildings:
 - Quit Claim Deed
 - TP.584 – Combined Real Estate Transfer Tax Return
 - RP5217 Form – Real Property Transfer Report

Chairman Jessup entertained a motion to create the resolution. Upon a motion by K. LaForge, there was discussion. T. Hopkins re-motined with an amendment to negotiate a fee not to exceed \$500 for the IDA agreeing to hold title to the property. Seconded by D. Crowley, motion carried 4-0; 1-absent (B. Allen).

- Crossroads Purchase – J. Foels updated the board on the current terms of the lease with the county and the verbal offer presented by Community Bank. The bank is requesting an updated appraisal. The County will need a resolution to authorize a contract between Allegany County and the IDA. K. Knowlton of Houghton College has drafted a purchase offer between ACIDA and the Houghton Foundation with regards to the Crossroads property. There will be a special Ways & Means Executive Session meeting on March 24, 2008 to discuss the real estate transfer. On April 14, 2008 there will be a presentation and vote on two separate resolutions at the County Legislative meeting regarding the lease agreement and a Memo of Understanding between Allegany County and ACIDA that the Crossroads facility will be the preferred construction entity for the new offices for the Allegany County Office for Aging.

Updates – John Foels

- Vesuvius – Vesuvius Hi-Tech is for sale, however, the Vesuvius entity will remain and Hi-Tech will attempt a “management buyout.”
- Tracewell – There are currently four solid prospects interested in the property.
- Friendship Dairies – Hopeful to break ground on their expansion within the next 60-90 days, which will employ 30-40 new employees.
- Route 19 Bridge Construction – Bridge will be closed effective 4/1/08 with project anticipating completion around 11/1/08.
- Cuba Housing Project – J. Foels had two meetings last week and it was noted that enough funds have been raised.

Old Business

- None to report.

NEXT MEETING

Date to be Determined – 3:00 p.m.

Motion to adjourn the meeting at 4:20 p.m. by D. Crowley, seconded by T. Hopkins. Motion carried.

Respectfully submitted,

Cathleen L. Whitfield
Recording Secretary