

Allegany County Industrial Development Agency
June 10, 2021
Crossroads Conference Center, Belmont, New York 14813

OPENING REMARKS

- Chairman Ewell called the Board meeting to order, in person, at 10:00 A.M.
The Chairman asked the Board members if anyone had any conflicts of interest or conflicts regarding the agenda. There were no conflicts declared.
 - Present: Rich Ewell, Judith Hopkins, Randy Shayler, Doug Frank, Mike Johnsen and Ward “Skip” Wilday
 - Absent: None
 - Others present: Dr. Craig Clark, IDA Executive Director
Pamela Common, Recording Secretary
- Live streaming on YouTube at: https://www.youtube.com/watch?v=WXGgW_bG5oY

EXECUTIVE SESSION-

At 10:01 a.m., a motion was made by M. Johnsen and, seconded by J. Hopkins, to enter into Executive Session for a litigation discussion. All members were in favor by a vote of 6-0 and no one was opposed.

At 10:12 a.m., a motion was made by M. Johnsen and, seconded by S. Wilday, to return to the regular IDA Board meeting.

Consent Agenda

- **Minutes for the Special IDA Board Meeting of 06-02-2021 & the monthly IDA Board Meeting of 05-13-2021.**
- **Banking & Financial Summary-June 2021**
A motion was made by J. Hopkins and seconded by D. Frank, to approve the minutes of the Special IDA Meeting of June 2nd and the regular IDA Board Meeting of May 13, 2021 and the banking and financial summaries of June, 2021. All members were in favor, by a vote of 6-0. There was no opposition or discussion.

TREASURER’S REPORT

- **Abstract**
A motion was made by M. Johnsen and seconded by R. Shayler to approve the Treasurer’s Abstract Report for June, 2021. All members were in favor, with no opposition or further discussion, by a vote of 6-0.

MAINTENANCE REPORT

C. Clark showed the Board the approved shingles for the roof replacement project and states; they match well with the building next door.

ACTION ITEMS

- **Approving Resolution PILOT Deviation-Omni Cuba Solar, LLC-** A motion was made by D. Frank and, seconded by M. Johnsen to approve the PILOT Deviation Resolution for the Omni Cuba Solar, LLC project. There was a vote of 6-0, with no one opposed and no further discussion.
VOICE VOTE, AS FOLLOWS:

J. Hopkins-Aye	M. Johnsen-Aye	D. Frank-Aye
R. Shayler-Aye	S. Wilday-Aye	R. Ewell-Aye

- **Approving Project Resolution-Omni Cuba Solar, LLC-** A motion was made by J. Hopkins and, seconded by D. Frank to approve the project for Omni Cuba Solar, LLC. There was a vote of 6-0, with no one opposed. C. Clark stated there was a Public Hearing on Tuesday night, 06-08-2021, in Cuba. The developer was on the phone, three Board members were present and no questions were asked. They have their agreement with the developer approved so, the project is all set.
- **VOICE VOTE, AS FOLLOWS:**

M. Johnsen-Aye	D. Frank-Aye	R. Shayler-Aye
S. Wilday-Aye	J. Hopkins-Aye	R. Ewell-Aye

- **Approve Investment Policy-**A motion was made by S. Wilday and, seconded by D. Frank, to approve the Investment Policy. All members were in favor by a vote of 6-0, with no one opposed. There was no discussion.

- **Approve Public Hearing Resolution for revision to the Uniform Tax Exempt Policy-C.** Clark explained the primary changes to the Board. Basically, we want to add a clean energy section using a \$2,500 per megawatt for small solar with an escalator since that is what we have been using on past projects and by adding this officially in the UTEP. We will no longer have to have the PILOT deviation letters. This would now be official and standard procedure in our Uniform Tax Exempt Policy (UTEP). The revised UTEP also includes the typical host agreement, which we already also require. It doesn't define it exactly but, it does give a range for a total. When it is a larger project, such as a 100 megawatt project, it would include \$2500 per megawatt pilot and \$1,000 per megawatt for host agreement. This is in line with what other communities such as Burns and others are approving. Also, this is in line with what NYSERDA recommends. We will not have to have PILOT deviations unless we deviate from this policy. It is a policy we use to develop PILOTS. It has to have a public hearing and we will do it here before the next Board meeting.

The Chairman asked for a motion to set up the Public Hearing for our UTEP. A motion was made by M. Johnsen and, seconded by S. Wilday to approve the Public Hearing Resolution for revision to the Uniform Tax Exempt Policy. All members were in favor by a vote of 6-0 with no opposition or discussion.

➤ **VOICE VOTE, AS FOLLOWS:**

R. Shayler-Aye	M. Johnsen-Aye	J. Hopkin-Aye
D. Frank-Aye	S. Wilday-Aye	R. Ewell-Aye

OLD BUSINESS

- **Microenterprise Grant-** C. Clark states, we are on our 4th draw request. We have another company getting some funds and we should have those monies soon. P. Common added, we will be receiving draw #3 on 06-14-2021. C. Clarks states everything is going very well. We meet every month to six weeks with the Department of State and our folks who are managing the grant. They are very pleased with the process and there are no real questions. We're hoping to get some more funds in the future. All those companies are following through, as they said they were going to do. It has been a good project and is working very well.
- **Solar project updates** – C. Clark updated the Board with a spreadsheet of the projects. C. Clark states he can take some of the closed projects off the spreadsheet. R. Ewell suggested using another tab for closed projects. C. Clark agreed to make a page, in the spreadsheet, for closed & older projects. He will email that spreadsheet, with the changes, to the Board. The only change, this month, on the far, right column, is the addition of the Omni Cuba Solar project. The Hume and the Angelica (Norbut) projects confirmed they plan to be done by the end of the year and hopefully sooner. C. Clark knows Cuba's intent is to have theirs done by this year. He has not gotten any word on the next project in Whitesville but all of them are planning to try to do it this year. Some have been delayed due to financing issues. There is no project on the spreadsheet that is not moving forward with their projects.
J. Hopkins asked how many projects we have in Whitesville.
C. Clark answered, there are four.
D. Frank asked C. Clark to send the Board, the addresses of each project, in case the members would like to tour the project sites.
C. Clark agreed to forward the addresses to the Board.
C. Clark stated the Burns and Rushford projects are finished and the ones on the golf course will be starting road construction this next week.
J. Hopkins noted they are removing trees over there, right now.
- **Project Block-** C. Clark states, the only update on this project, is, as we know, we are no longer working with The Crossroads site. We are looking at other sites, in the north part of the county. In the last discussion with

Matt, it's all been delayed and they are willing to look at other Allegany county sites.

- **Alliance Update**-C. Clark has talked to R. Ewell and he wants to let everyone else know, they have paid their first payment which everyone knows went out to taxing authorities. They owed the second payment, originally, due on May 20th but, they have delayed it until June 21st, which is the latest information. They have given us fifty thousand dollars but, they owe us three hundred thousand plus. The agreement is not in place until they pay the full amount. There is no change in the PILOT until they pay the full amount. He has talked with Sam, a couple of times and he assures him it will be paid by June 21st. C. Clark will let the Board know as soon as we have received payment.

NEW BUSINESS

- **Rescission of Determination and Findings Resolution for Great Lakes Cheese Project Block** – S. Wilday would like it known that both, the IDA and Great Lakes Cheese attorneys have agreed to the Rescission of Determination and Findings and the IDA will be walking away from the Eminent Domain process. A motion was made by S. Wilday and, seconded by M. Johnsen, to approve this resolution for Rescission of Determination and Findings for Great Lakes Cheese Project Block. A vote of 6-0 was obtained, with no opposition or further discussion.
Voice Vote, as follows:

S. Wilday-Aye	D. Frank-Aye	J. Hopkins-Aye
M. Johnsen-Aye	R. Shayler-Aye	R. Ewell-Aye

GOOD OF THE ORDER-NONE

CALENDAR

Next Meeting: July 8, 2021 @ 10:00 A.M.
The Crossroads Commerce Center, Belmont, NY

ADJOURNMENT

With no further business, at 10:49 am, a motion to adjourn was made by J. Hopkins, seconded by M. Johnsen and the meeting was closed.

Respectfully submitted,

Pamela Common
Recording Secretary