

**Allegany County Industrial Development Agency**  
**MONTHLY MEETING**  
*November 12, 2020*  
Crossroads Conference Center, Belmont, New York 14813

**OPENING REMARKS**

- Chairman Ewell called the Board meeting to order, by teleconference, at 10:05 AM.
- The Chairman asked the Board members if anyone had any conflict of interest or conflicts regarding the agenda. There were no questions or discussion.
- Present: Rich Ewell, Judith Hopkins, Mike Johnsen, Randy Shayler and Doug Frank and Ward "Skip" Wilday, by phone.
- Others present, by phone: Dr. Craig Clark, IDA Executive Director, Pam Common, the Secretary to the Director of Planning-recording secretary.
- Live streaming on YouTube at: <https://www.youtube.com/watch?v=DHgUjyhD6K0>

**BOARD MINUTES**

- A motion was made by M. Johnsen, seconded by J. Hopkins and, carried by all members, to approve the October 8, 2020 Board meeting minutes, with no discussion.. All members were in favor, 5-0, with no one opposed.

**TREASURER'S REPORT**

- **Abstract** –A motion was made by D. Frank and, seconded by R. Shayler, to approve the Abstract report. D. Frank states he would like to see a report that would show the Board the monies in the bank and a balance sheet. It will show all the assets and liabilities. He states he would like to see the cash position monthly. C. Clark states, after paying this month's bills, we will have about \$290,000.00, in the bank. We don't have a net asset report, at this time. We can meet next week to discuss these reports. All members were in favor by a vote of 6-0, with no opposition or further comment.
- **Banking & Financial Summary**- A motion was made by D. Frank and, seconded by J. Hopkins to approve the banking & financial summary, by a vote of 6-0, with no opposition or further comment.

**MAINTENANCE REPORT**

C. Clark states the buildings have been fine over the past month. We have had to have the OFA septic system looked at, one last time. The float was getting hung up on the pump. This has been rectified and all should be fine.  
The roof is okay. Obviously, we need to get the replacement bid out, as soon as R. Ewell gets the insurance requirement. Then, we will send that out.

**EXECUTIVE SESSION**

At 10:09 AM, S. Wilday motioned and M. Johnsen seconded, to enter into Executive session for possible litigation. The motion was carried by all members present, with a vote of 6-0, with no opposition.

At 10:19 AM, J. Hopkins motioned and S. Wilday seconded, to end the Executive Session. All members were in favor, with a vote of 6-0, no one was opposed.

**NEW BUSINESS**

- **Amended PILOT Deviation Approval Resolution-Hume-Wiscoy Solar I** – R. Ewell states, in summary, we are changing the PILOT from 15 years to 30 years. And, changing the increase of the annual escalation amount from 2% to 1%. The town of Hume contacted C. Clark, via email and stated they support this change. A motion was made by M. Johnsen and seconded by R. Shayler, to approve the **Amended PILOT Deviation Approval Resolution-Hume-Wiscoy Solar I**. The resolution was carried by a 6-0 vote, with no opposition or further discussion.

Voice call results are, as follows:

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

- **Amended PILOT Deviation Approval Resolution-Hume-Wiscoy Solar II**- A motion was made by S. Wilday and seconded by D. Frank,, to approve the **Amended PILOT Deviation Approval Resolution for Hume Wiscoy II**. The resolution was carried by a 6-0 vote, with no opposition or further discussion

Voice call results are, as follows:

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

- **Amended Approving Resolution-Hume Wiscoy Solar I**- A motion was made by R. Shayler and seconded by M. Johnsen, to approve the Amended Approving Resolution-Hume Wiscoy Solar I. The resolution was carried by a 6-0 vote, with no opposition or further discussion

Voice call results are, as follows:

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



- **Amended Approving Resolution-Hume Wiscoy Solar II-** A motion was made by S. Wilday and seconded by R. Shayler to approve the Amended Approving Resolution Hume Wiscoy Solar II. The resolution was carried by a vote of 6-0, with no opposition or further discussion.

Voice call results are, as follows:

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

- **Resolution Amending Basic Documents-5744 County Route 20 LLC, Project-** A motion was made by J. Hopkins and seconded by M. Johnsen to approve the Amended Basic Documents for 5744 County Route 20, LLC Project. The resolution was carried by a vote of 6-0, with no opposition or further discussion.

Voice call results are, as follows:

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

## OLD BUSINESS

**ACIDA Roof Replacement-** C. Clark states the bid will be sent out, as soon as we receive the insurance requirements, from R. Ewell.

**Waterline Closeout** – Dr. Clark states, we are getting closer to the financial closeout of the project. Mike Saffron has analyzed the water usage and has a suggestion on how much water usage will be back charged to the contractor, for water leakage. We should be closing out fairly soon. We are not leaking any substantial water and that is a good thing.

**Solar Project Updates-** C. Clark states there are no other projects closing. We are still working with OYA, to close their projects. Hume Wiscoy has approved their host agreement. And, Wellsville will be approving their host agreement tonight. We will have another project, in Independence, with Minnesota Energy. There will now be four projects in Independence.

**Project Block update-**C. Clark states we continue to work with the manufacturer, on Project Block. We are conducting a geo-technical investigation, starting today, to be completed by next week, on site two. Hopefully, within the next month or so, we are going to approve and move forward on this as a full project.

**Microenterprise Grant** - Dr. Clark states, both Accord and Incubator Works are training potential grant recipients, which is required to get the Microenterprise grant, is the training is finishing, in the next month. We should have a couple of grant applications to review, in December. We have let everyone know, we need two weeks to review them for ACIDA approval. We should have 2 applications for the grant, to review, at the next Board meeting.

**Alliance PILOT**- C. Clark states he has no report. He has asked Dan Spitzer for an update. We should have information by the next meeting.

**NEW BUSINESS-NONE**

**CALENDAR**

**Next Meeting:** December 10, 2020 @ 10:00 A.M, at  
The Crossroads Commerce Center, Belmont, NY

**GOOD TO THE ORDER-NONE**

**ADJOURNMENT**

With no further business, a motion to adjourn, at 10:33 AM was made by S. Wilday, seconded by M. Johnsen; with all in favor and no one opposed, by a vote of 6-0, the meeting was adjourned.

Respectfully submitted,

Pamela Common  
Recording Secretary