

# 2025

# Annual Report

- Allegany County Industrial Development Agency
  - Allegany County Capital Resource Corp.
  - Allegany County Local Development Corp.



## A Word from the Executive Director:

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As we look back on 2025, I am filled with immense pride in what we have accomplished together. This year was defined by redevelopment and reinvestment. We took a hard look at our existing assets and asked: How can we breathe new life into these spaces? The answer came in the form of the new Cuba Business Park. By transforming a 34-acre vacant industrial campus into a multi-tenant manufacturing hub, we did more than just reuse an empty property—we set the groundwork for 30+ new jobs and a \$1MM private investment by Cuba Business Park LLC in our community. This project serves as a beacon for what is possible when we turn potential blight into business. This year, we officially launched the Brownfields Assessment program via our EPA grant. Our team began the critical work of reviewing properties throughout the county to identify sites with the greatest potential for revitalization; we have already initiated Phase I assessments for our first four priority sites.



Our success reached the "micro" level as well. Through our MicroEnterprise Grant Program, we administered the Allegany County CDBG grant to invest over \$680,000 since 2021 into 24 local small businesses. From Canaseraga to Belmont, these entrepreneurs are the heartbeat of our economy. A 100% retention rate among 24 recipients proves that when we provide the right support at the right time, our local businesses don't just survive—they flourish.

Furthermore, I am pleased to announce that the Allegany County Local Development Corporation (ACLDC) was finalized in December 2025. This new entity is fully prepared to begin making strategic loans to area businesses, to support expansion, starting in January 2026.

None of our work would be possible without the support of our community. I would like to thank the Allegany County Board of Legislators and our local leaders and strategic partners for sharing our vision of a more prosperous county. Thank you to the ACIDA Board of Directors for your volunteer leadership and commitment to transparency and the county, and to the ACIDA Staff for your tireless work—you are the engine that drives this agency.

Finally, to the citizens of Allegany County: Thank you for your trust. We are committed to ensuring our county remains a place where "growth and success take root," where our children can find meaningful careers, and where our small towns continue to thrive. As we head into 2026, we do so with momentum. We will continue to, support our existing businesses, recruit new industries and ensure Allegany County remains a competitive, vibrant place to call home.

With gratitude,

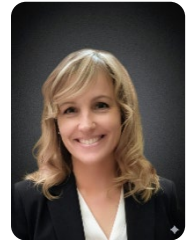
A handwritten signature in blue ink, appearing to read "Craig Clark".

Craig Clark, P.E., Ph.D.  
Executive Director

## Administrative Accomplishments

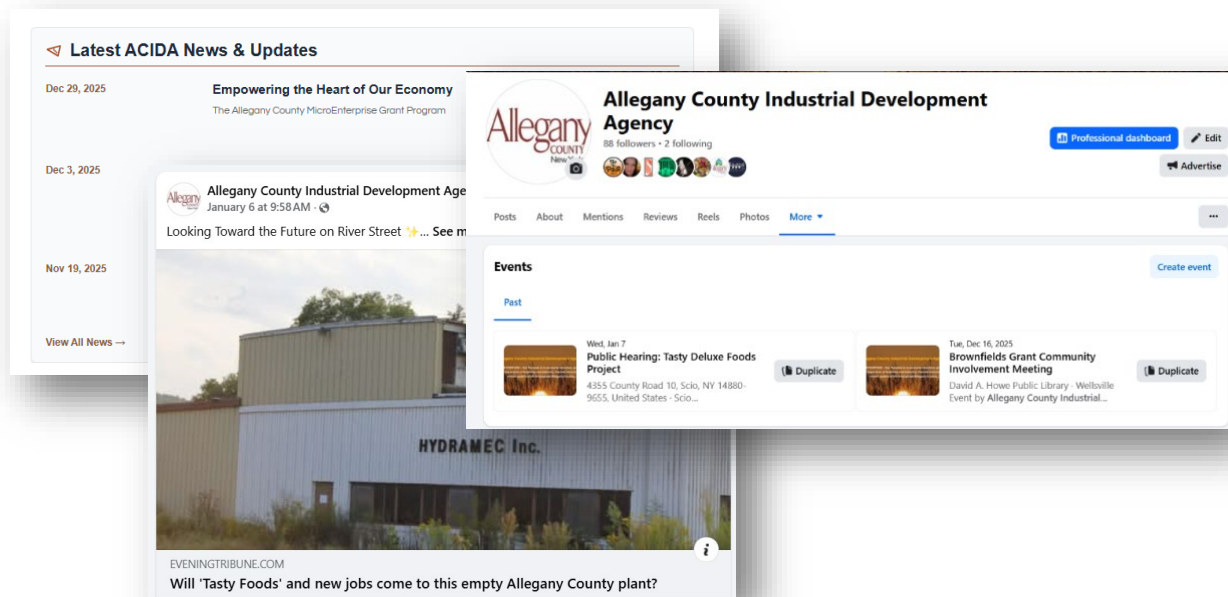
IDAs are governed by NYS General Municipal Law Section 18A. Keeping up with changes to these laws is the responsibility of the ACIDA Board and Staff. At the ACIDA, ACUC, ACCRC, and ACLDC, we maintain a culture of rigorous excellence and integrity, ensuring that every dollar invested is handled with the transparency our taxpayers deserve. In 2025, the staff and Board, in partnership with the County, accomplished the following:

- Provided complete operational support for three existing entities-ACIDA, ACUC, and ACCRC; and formed the ACLDC.
- Hired our first employees, including a full-time, Assistant Director. We are very excited to welcome Melissa Pingitore to the ACIDA. Melissa brings expertise in operations, human resources, IT, finance, and accounting to the team.
- Administered **Allegany County Micro-Enterprise Assistance Program (MAP)** CBDG grant from NYS OCR. Allocating all funds and working with grantees to complete OCR grant requirements in partnership with IncubatorWorks, ACCORD, and The Harrison Studio.
- Held first annual **ACIDA celebration event** to showcase the ACIDA and connect legislators, developers, regional companies, and other stakeholders to discuss current and future investment in the county. This event took place at The Solutions Hub, a strategic choice to highlight one of our successful MicroEnterprise grantees. The event was an unmitigated success, with those in attendance reporting that they made new connections, revived existing relationships, and thoroughly enjoyed the food and the space. The event would not have been possible without the partnership of Hodgson Russ, Invest Buffalo Niagara, HRP, L'Italia, Alfred State Culinary, and The Solutions Hub. We're already hard at work planning for the next event coming in October 2026!



## Administrative Accomplishments cont.

- Continued the management of the EPA Brownfield Assessment \$500,000 Grant and successfully applied for and were awarded a Biofuel Readiness \$150,000 USDA grant.
- Updated all required information on the ACIDA.org website and refreshed the look with beautiful photography compliments of Allegany County's own Tim Lunn.
- Created a news blog to keep the community updated on IDA work and a Facebook page to share news, events, and informational updates.



- New Assistant Director, Melissa Pingitore, attended the National Brownfield's Conference in Chicago, IL. She gained invaluable insight from the Brownfields experts who shared their knowledge of Brownfield assessment, remediation, financing, and redevelopment.
- Worked closely with Allegany County Board of Legislators, Allegany County Offices of Planning, Economic Development, Employment & Training, and the Landbank to support the Strategic Plan for economic development.

### EMPLOYEE *Spotlight*

A special thank you to our Operations Director, Barb Benjamin. While the nature of her work is often behind the scenes— and she much prefers to stay there rather than pose for a spotlight photo—her impact is visible in everything we accomplish every day.

Barb's patient, steady hand and tireless hard work are the foundation upon which the ACIDA, ACCRC, ACUC, and ACLDC operate. We are grateful for her unwavering support and her commitment to keeping Allegany County moving forward.

## Key Project Updates

### ➤ Cuba Business Park (The Former Great Lakes Cheese Site):

- Project Launch: Formally announced in December 2025, transforming a 34-acre, four-building campus into a multi-tenant hub owned and operated by Cuba Business Park LLC.
- Economic Impact: Projected creation of 30 initial manufacturing jobs and a \$1 million private investment for facility renovations.
- Partnership Success: Collaboration between Great Lakes Cheese (property donation), the Town of Cuba, and Cuba Business Park LLC.

### ➤ Wellsville Business Park Progress:

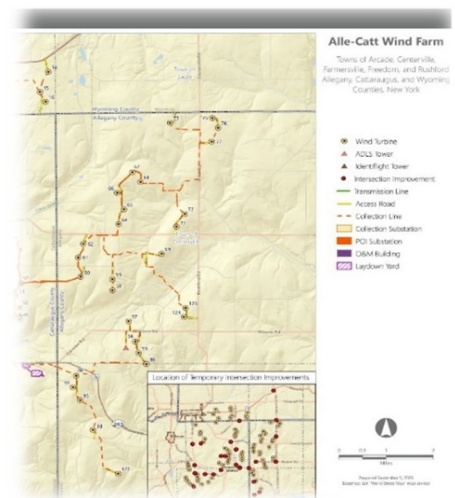
The Wellsville Business Park LLC continued leasing of the 400,000+ sq. ft. campus, highlighting successful occupancy by manufacturers and warehousing tenants.



### ➤ Alle-Catt Wind Energy Project

Alle-Catt Wind Energy Center will generate clean energy, create family-sustaining jobs, and make economic investments in our communities for the future. The project is poised to be one of the most significant renewable energy landmarks in New York State.

This \$1.2 billion+ project spanning 30,000 acres across Allegany, Cattaraugus, and Wyoming counties will provide 340 MW of clean power—enough to supply approximately 134,000 homes. In Allegany County specifically, the project represents a direct investment of approximately \$414 million, with 143.6 MW of generating capacity across the Towns of Rushford (13 turbines) and Centerville (36 turbines).



## Key Project Updates cont.

### ➤ **Allegany Gateway Marketplace**

Strategically located at "The Crossroads," this proposed development aims to integrate the new ACIDA Headquarters with a proposed regional Arts & Culture Hub. By combining essential economic development offices with a vibrant gallery and public marketplace for art and farm products, the project aims to transform the Belmont corridor into a destination for both business and tourism.



*Students at Alfred State College provided a project proposal including potential design and layout drawings including the one pictured above.*

**Status:** The ACIDA has submitted a grant application to the Appalachian Regional Commission (ARC) to fund the marketplace and gallery components.

**Key Milestone:** Grant award notification is anticipated in Spring 2026.

**Economic Impact:** Designed to serve as a high-visibility gateway for the county, providing local artisans with retail exposure and centralizing regional development services.

### ➤ **Solar Projects through Year-End 2025**

- ✓ 14 solar-energy projects completed
- ✓ \$1.18M+ in annual recurring local benefits (*PILOTS, HCAs, and lease income*)
- ✓ \$137+ Million in capital investment
- ✓ 90,000 MWh of clean power annually (*estimated*)
- ✓ Minimal farmland impact <0.4%



### ➤ **Saxon Hill Sports Complex (Alfred University)**

Following the **\$20MM ACCRC bond issuance** in May of 2024, this 200-acre multi-field athletic facility is nearing the finish line. The project has already catalyzed the launch of five new varsity sports and is on track for a **Spring 2026 completion**, bringing increased student enrollment and regional tournament traffic to the county.



## Micro-Enterprise Assistance Program

The **Allegany County Micro-Enterprise Assistance Program (MAP)**, managed by the Allegany County Industrial Development Agency (ACIDA), on behalf of Allegany County, is "fuel" for the county's smallest businesses. Its core purpose is to provide the capital and professional training necessary for very small businesses to start up, thrive, expand, and create local jobs. The program specifically targets what it calls "**true**" **microenterprises**—businesses with five or fewer employees, including the owner.

### 2025 Results Snapshot:

- **Direct Investment:** \$680,000 granted to 24 local small businesses since 2021.
- **Job Impact:** 33 new jobs created and 46 jobs retained through 2021-2025.
- **Retention:** A 100% business retention rate among grant recipients.
- **Expansion:** 58% of businesses are planning expansion in the near-term.

### Updates direct from the field:

- 🍷 **Triple Brew (Canaseraga):** Successfully recaptured revenue that previously left the county.
- 🏠 **Solutions Hub (Wellsville):** Actively expanding the facility, having used the grant to develop new event space, with a possible café addition planned.
- 🔧 **Rife Moto Works (Friendship):** The owner used the grant funds to purchase equipment that made his work less physically demanding, more enjoyable, and allowed him to take on additional, more complex jobs.
- 🔦 **Peligan Inspections & Excavation (Belmont):** Expanding into lead removal services, creating four new jobs in 2026.



*The Team at Step Ahead*

📐 **Step Ahead (Swain):** The grant was a "great process", according to owner Steve Hooker, it allowed them to expand their customer base fivefold, jumping from 10 dealers to over 50 and increase production by 400%. They purchased a new truck and trailer, upgraded their facility, and are planning an expansion into a bigger building with more production space.



~ The full report is available on the [acida.org](https://www.acida.org) website through the news page link. ~

## Brownfields Assessment Grant

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In 2024 the ACIDA was awarded a \$500,000 EPA Brownfields Community-Wide Assessment Grant. This federal investment was secured to address underutilized, potentially contaminated, "brownfield" sites across Allegany County that hinder economic growth.

According to the **U.S. Environmental Protection Agency (EPA)** and the federal **CERCLA** (Superfund) statute, the official definition of a brownfield is:

*"...real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant."*





4393 River St., Scio, NY


4 W. Main St., Friendship, NY


### **2025 Progress: Implementation & Site Prioritization**

In 2025, the IDA focused on the "boots on the ground" phase of the grant. Significant milestones achieved this year include:

 **Expert Oversight:** Secured HRP Associates to conduct environmental assessments and manage rigorous EPA reporting.

 **Targeted Growth:** Identified over 200 vacant and industrial sites through cross-departmental collaboration, prioritizing the county's most promising assets.

 **Clearing the Path:** Launched Phase I Assessments to uncover historical liabilities and transform "unknowns" into opportunities.

 **Community Synergy:** Sparked local engagement through a public forum on December 16<sup>th</sup> at the David A. Howe Public Library in Wellsville. This forum showcased how environmental cleanup fuels long-term economic vitality.

## Local Development Corporation (ACLDC)

The ACIDA and Allegany County completed the formation of the **Allegany County Local Development Corporation (ACLDC)**. Established to bolster the region's economic landscape, the ACLDC will offer low-interest based loans to support attraction, expansion, and retention of Allegany County local businesses.

### ➤ **Loan Program Highlights:**

- **Targeted Assistance:** While maintaining flexibility, the ACLDC generally expects to provide loans between **\$30,000 and \$100,000**. The purpose of the loans is to assist Allegany County companies in funding capital investment for growth while retaining employees and expanding their workforce.
- **Strategic Gap Financing:** The ACLDC is positioned to work alongside traditional lenders, acting as a secondary source of capital rather than the prime lender.
- **Low-Interest Rates:** Funding is provided at competitive rates to lower the barrier for local expansion and development.
- **Compliance & Oversight:** The ACLDC operates in strict accordance with the New York State Not-for-Profit Corporation Law and the Public Authorities Accountability Act (PAAA).



## Property Inventory

### **6087 State Route 19, Belmont NY 14813**

- 15.30 acres
- 145.-1-9.2
- Commercial Office Buildings
- Sold to Allegany County



### **24 South Street, Belmont NY 14813**

- 0.75 acres
- 171.16-2-45
- Parking Lot in the Village of Belmont
- Sold to Allegany County



### **County Route 17, Friendship NY 14739**

- 5.3 acres
- 156.-1-20.21
- Vacant land

### **2476 Tarantine Road, Wellsville NY 14895**

- 6.30 acres
- 238.-1-47.323
- Commercial Offices and Manufacturing Facility
- Lease-to-Buy Agreement in Effect

### **New York State Route 19**

- 4.5 acres
- 158.-1-3.21
- Commercial Vacant Land with Improvements

### **County Route 20, Belmont NY 14813**

- 18.10 acres
- 158.-1-3.21
- Rural Vacant Land

## 2025 Economic Development Project Summary

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### ➤ **Alle-Catt Wind Energy LLC**

- **Total Project Value:** \$414,128,071
- **Project Summary:** As one of the largest renewable energy initiatives in the region, this project significantly bolsters the tax base for the **Towns of Centerville and Rushford**. The project will provide over \$34MM in revenue through the PILOT and host agreements with additional lease income for local landowners while creating a sustainable economic engine for northern Allegany County.

### ➤ **Indus Hotels Inc.**

- **Total Project Value:** \$4,980,000
- **Project Summary:** Centered in the **Village of Wellsville**, this renovation of the Microtel and Dunkin' properties and adding a Taco Bell revitalizes a key commercial corner. By modernizing local tourism infrastructure, the project ensures the retention of service-sector jobs and enhances the experience for visitors, directly supporting the local hospitality economy.

### ➤ **OYA Independence North LLC**

- **Total Project Value:** \$11,352,334
- **Project Summary:** This community solar project provides the **Town of Independence** with a dual benefit: direct tax revenue through a long-term PILOT agreement, host agreement and immediate energy savings for local residents. By hosting an additional 5 MW facility, the town becomes a leader in rural energy independence, lowering utility costs for the municipality and its citizens.

### ➤ **OYA Chenunda Creek LLC**

- **Total Project Value:** \$7,654,225
- **Project Summary:** Complementing other solar efforts in the **Town of Independence**, this project makes 5 total projects in Independence with, again, a long-term Pilot and host agreement to add predictable revenue. It reinforces Allegany County's commitment to diversified energy production while providing the host municipality with the funds necessary for local infrastructure and community services.

### ➤ **Wellsville Business Park LLC**

- **Total Project Value:** \$1,045,000
- **Project Summary:** This investment supports the continued operation and growth of a premier industrial site in the **Village of Wellsville**. By providing low-cost municipal electric and flexible warehouse/manufacturing space, the business park acts as a critical hub for local employment and a "landing pad" for new businesses entering Allegany County.

### **2025 Impact Note**

*Over the course of the year the Allegany County IDA facilitated over **\$439 Million** in private investment. These projects not only modernize our energy and tourism sectors but also provide millions of dollars in future revenue to our schools, towns, and county services.*

## Looking Toward the Year Ahead...

### Major Projects & Infrastructure

- **Saxon Hill Sports Complex Bond (Alfred University):** Construction is on track for spring 2026 completion.
- **Alle-Catt Wind Project:** Commercial operation expected 2026/early 2027.
- **Allegany Gateway Marketplace:** Commencing the Design/Engineering Phase I of the ACIDA office portion of the project.

### Job Creation & Business Growth

- **Manufacturing Expansion:** Held the public hearing and finalizing the **Tasty Time** project incentives in Scio (30 new jobs). This represents a new food manufacturing wholesale business providing baked goods across the US. Actively recruiting a manufacturer for **Cuba Business Park** (30+ new jobs).
- **Revolving Loan Fund:** The ACLDC will officially begin issuing loans in **Q1 2026** to support local small businesses, with three initial applications under review.
- **Commercial Corridor Coming to the Crossroads:** Finalizing development of a **hotel** and pursuing **restaurant** development at the Gateway site, adjacent to Quicklee's and the proposed **Gateway Marketplace**, while working with Allegany County on the infrastructure upgrades and the housing development the county and Allegany County office of Economic Development are working to support.
- **Economic Development Focus:** Continue to work closely with Allegany County and the Allegany County office of Economic Development on the Strategic Plan implementation and all aspects of county-wide economic development.
- **Biofuel Readiness:** Utilize the **\$150,000 USDA** grant to develop a Biofuel Development Opportunity (BDO) zone.

### Marketing & Community Engagement

- **Public Awareness:** Leveraging our new Facebook presence and positive press, along with an upcoming article in the Southern Tier Builders Exchange to showcase the county as a premier destination for investment.
- **Micro-Enterprise Round 3:** Opening application portal in February for the potential next round of CBDG state grant funding expected to be announced in March to continue supporting our local entrepreneurs.
- **Brownfields Grant:** Continue to identify and approve properties for an additional 8-10 Phase I tests and consider funding Phase II testing to determine the exact extent of contamination for properties where redevelopment is most likely and most beneficial for our communities.
- **Second annual ACIDA celebration event** to showcase the ACIDA and connect legislators, developers, local companies, and other stakeholders – coming in October 2026.
- **START-UP Allegany** will hold the 6th annual business pitch competition hosted for the first time, at Houghton University! Watch student innovators from Alfred State, Alfred University, and Houghton University compete for seed funding and professional mentorship.
- Will cohost additional **manufacturing meetings** to support manufacturers throughout the county.

## 2025 Board Members & Staff

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### **ACIDA Board of Directors**

**Judy Hopkins**

*Chairperson*

Fillmore NY 14735

**Randy Shayler**

*Vice-Chairperson*

Wellsville NY 14895

**Douglas Frank**

*Treasurer*

Cuba NY 14727

**Richard Ewell**

*Secretary*

Wellsville, NY 14895

**John Ricci**

*Board Member*

Belmont NY 14813

### **Agency Staff**

**Craig Clark, P.E., Ph.D.**

*Executive Director*

craig.clark@alleganyco.gov

**Melissa Pingitore**

*Assistant Director*

melissa.pingitore@acida.org

**Barb Benjamin**

*Operations Director*

barb.benjamin@acida.org

### **Agency Counsel**

**Hodgson Russ**

140 Pearl Street

Suite 100

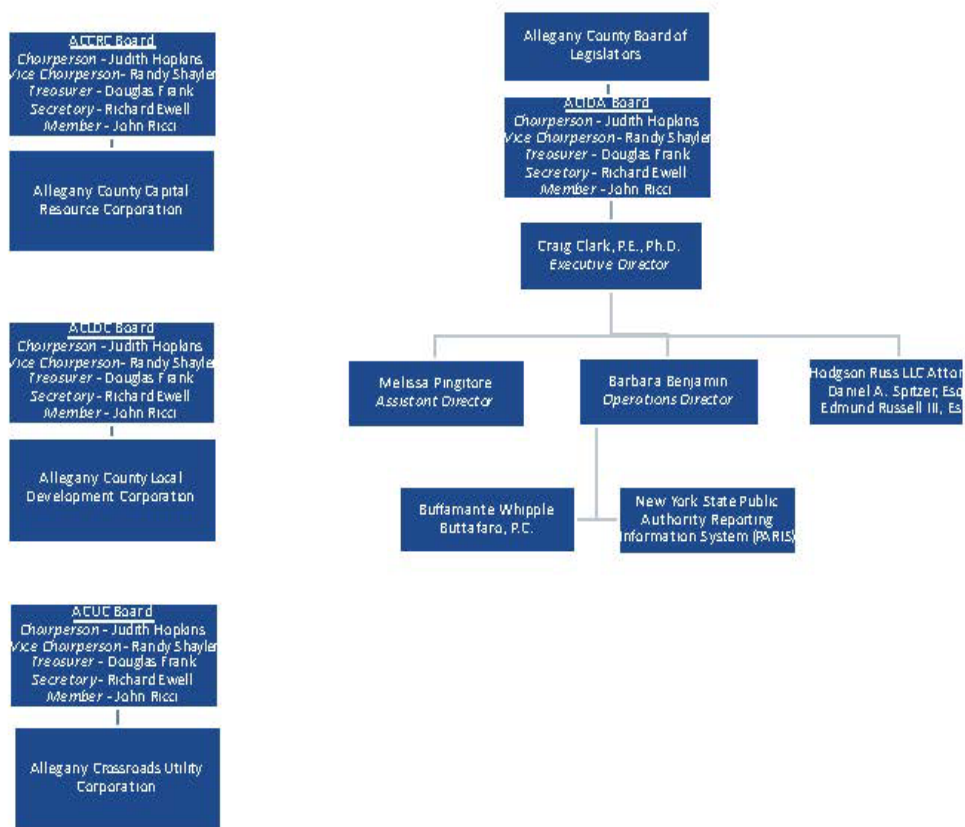
Buffalo, NY 14202

716.856.4000



**2025 ACIDA Board of Directors**

# 2025 Organizational Chart and Responsibilities by Organization



## **Functions of the ACIDA include:**

Provide appropriate tax incentives to qualifying companies as prescribed in NYS Law which include:

- Real property tax abatement through Lease/Leaseback and PILOT agreements according to the ACIDA Uniform Tax Exemption Policy
- Sales tax exemptions
- Mortgage recording tax exemptions

## **Functions of the ACCRC include:**

- Tax-exempt Industrial Bonds

## **Functions of the ACUC include:**

- Operation of Waterline

## **Functions of the ACLDC include:**

- Revolving Loan Program

*“Your business. County-wide support. Allegheny County — where growth takes root.”*

