

ALLEGANY COUNTY INDUSTRIAL DEVELOPMENT AGENCY

Crossroads Center

Belmont, NY

August 13, 2026

10:00a.m.

https://www.youtube.com/channel/UCXJ1KZ_F90Z77-JQxeHzDXQ?

AGENDA

- Call to Order
- Approval of Previous Minutes
 - Board Minutes – July 9, 2026
- Finance Committee Report
 - Balance Sheet
 - Profit & Loss
 - Expense Abstract – Transactions by Vendor
 - CD Bank Statements
 - CD Renewal
 - Approval of Financials as recommended by Finance Committee
- Executive Session - as necessary
- Action Items
 - RBDG – BDO Zone Report
 - Local Labor Policy Compliance
 - Tenant and Commercial Lease Policy Review
 - PILOT Fact Sheet Review
 - Education Policy
 - Bank Fees
 - Resolution Transferring Benefits to New Owner of 5744 County Rd 20 LLC
- Old Business
 - ARC Power Grant
 - RBDG – BDO Zone Grant
 - Discuss 2nd Annual ACIDA Dinner October 2026
 - EPA Brownfield Grant
 - Gateway Marketplace
 - Microenterprise Grant
 - Allegany County Strategic Plan Economic Development/EDO
 - ABO Board Requirements
- New Business
- Good of the Order
- Adjournment

*Allegany County Industrial Development Agency
July 2026*

Allegany County Industrial Development Agency

MEETING

July 9, 2026

Crossroads Conference Center, Belmont, New York 14813

ACIDA.org

OPENING REMARKS

- Steven Mauro, Chairperson called the board meeting to order at 10am and had everyone introduce themselves.
- Board Members Present: Joseph Hart, Vice Chairperson; Douglas Frank, Treasurer; John Ricci; Thomas McElheny; William Meunier
- Absent: Terri Ross, Secretary
- By Telephone:
- By Teams: Steven Mauro, Chairperson; Edmund Russell III, Esq. Hodgson Russ LLP
- Others present: Dr. Craig Clark, ACIDA Executive Director; Barb Benjamin, ACIDA Operations Director; Melissa Pingitore, ACIDA Assistant Director; Mike Healy, AC Legislator

BOARD MINUTES

- A motion was made by Joseph Hart and seconded by John Ricci to approve the June 11, 2026 minutes. Disussion was to have the Finance Committee Minutes included in future IDA Board packets.
Approved/passed 6-0 (1 absent)

TREASURERS REPORT

- Finance Committee Report - Douglas reported the Finance Committee met before the IDA meeting and reviewed the financial reports that were presented.
- Finance Committee Review - Banking and Financial Summary
 - Balance Sheet; Profit & Loss; Expense Abstract – Transactions by Vendor; CD Bank Statements - Douglas reported that the Finance Committee recommends the IDA Board accept the Financial Reports and approve the Transaction by Vendors Summary to pay the monthly bills of \$3647.04. **A motion was made by Thomas McElheny and seconded by William Meunier to approve the Financial Reports and pay the bills totaling \$3,647.04 as recommended by the Finance Committee. No discussion. Approved/passed 6-0 (1 absent).** The Finance Committee also recommends the IDA Board approves renewing the CDARS CD that matures July 23, 2026, at the 7-month rate of 3.10%. The CD will now be a Bank CD vs a CDARS CD because of the Premier Business Connect Banking Accounts. The Bank will honor the CDARS CD rates of 3.10% for 7-months and 2.5% for 13-months. A

motion was made by Joseph Hart and seconded by John Ricci to renew the CD at the 7-month rate of 3.10% as recommended by the Finance Committee. No discussion. Approved/passed 6-0 (1 absent).

EXECUTIVE SESSION – DISCUSSION OF CONTRACTUAL/FINANCIAL/LEGAL ISSUE

- A motion was made by William Meunier and seconded by Thomas McEheny at 10:06am to go into Executive Session for discussion of a contractual/financial/legal issue. Approved/passed. 6-0 (1 absent)
- A motion was made by John Ricci and seconded by William Meunier to come out of Executive Session at 10:23am. Approved/passed. 6-0 (1 absent)
- No action was taken in Executive Session.

ACTION ITEMS

- Approval of Financials as recommended by Finance Committee – see above
- RBDG – BDO Zone Report – No Report this month.
- Consultant RFP – The Finance Committee reviewed the RFP's and is recommending the IDA Board approves hiring The Harrison Studio as the consultant for the CDBG Microenterprise Grant. Discussion on the CDBG Microenterprise process, rules, and restrictions on behalf of the county. **A motion was made by Douglas Frank and seconded by Joseph Hart to hire the Harrison Studio as the Consultant for the CDBG Microenterprise Grant. No discussion. Approved/passed 6-0 (1 absent).**
- Resolution adding additional agent for Moraine Solar project – Craig explained that when the IDA approves a PILOT for a project that the benefits may not cover the subcontractors that are hired afterwards so another resolution maybe required for the new agent. Discussion was on the hiring of local labor requirement. The companies are supposed to use local labor to qualify for the benefits of a PILOT. As part of the requirements the company is required to keep the IDA apprised of their laborers, are they local and if not why. Some want the contractor/subcontractor to report on the local labor requirement before approving the resolution. The company doesn't have to be local just the laborers. **A motion was made by Steven Mauro and seconded by William Meunier to approve the Resolution Approving Additional Agent Moraine Solar Energy Center, LLC Project; if the resolution is amended to include the adoption of current local labor practices and pending the confirmation of current and future hiring of local labor [CCR1.1] [CCR1.2]. Further discussion was on local labor requirements. This is for the sales tax exemption so it would be just for the construction period. Approved/passed 6-0 (1 absent) Roll Call:**

Steven Mauro – AYE

Joseph Hart – AYE

Douglas Frank – AYE

Terri Ross – ABSENT

Thomas McElheny – AYE

William Meunier – AYE

John Ricci – AYE

OLD BUSINESS

- ARC Power Grant – Craig reported the grant was submitted July 7, 2026.

- RBDG -BDO zone grant – Nothing to report this month.
- Discuss 2nd Annual ACIDA Dinner October 2026 - Craig will review the list from our first annual dinner and send to the board for review to see if we should add anyone. We have one sponsor already and will be looking for more. Per board approval from our last meeting the venue has been booked and a deposit was sent.
- EPA Brownfield Grant – Melissa reported that at the last Brownfield Meeting they wanted to get a sense of how much of the grant has been committed so we know what we have left and what we can still do. Phase 1 assessments are typically \$3000-\$6000 and Phase II's are \$10,000-\$100,000. At this point there's about \$184,000 that hasn't been committed yet. General discussion on the different sites, location etc. Specifics are not going to be publicized without permission from the site owners. We are trying to put the dollars into sites that can be redeveloped for economic development. Melissa was asked to do a short-written summary for the board. She already has a dashboard that she'll share after removing names. A draft EPA RLF grant has been submitted for a million-dollar loan fund to help fund to assist with brownfield site remediation activities across the county after the Phase II's.
- Gateway Marketplace – The ARC Power Grant has been submitted.
- Microenterprise Grant – We should know this summer if the CDBG Microenterprise grant is approved. Once the consultant gets the process going the board will review and choose which applicants to fund.
- Allegany County Strategic Plan Economic Development/EDO – We had the June 23rd training event, with 20 people attending. It seemed like everyone thought it was worthwhile. It was a two-hour training with an hour-long panel discussion during lunch. We're getting the word out to see when we should do another one.
- ABO board requirements – There are still some people that haven't done the required ABO Board Training. Melissa will continue to send the training link and availability out to the board.

NEW BUSINESS

- None

GOOD OF THE ORDER

- None

CALENDAR

- **Next Meeting:** August 13, 2026 @ 10:00am at Crossroads Conference Center, Belmont, NY 14813

ADJOURNMENT

- With no further business at 10:54am, a motion was made by John Ricci and seconded by Joseph Hart to close the meeting. All members were in favor, by a vote of 6-0 (1 absent) the meeting was adjourned. Carried

Respectfully submitted
 Barb Benjamin
 Operations Director

10:54 AM

08/10/26

Accrual Basis

ACIDA, ACLDC, ACCRC, ACUC

Balance Sheet

As of August 10, 2026

	Aug 10, 26
ASSETS	
Current Assets	
Checking/Savings	
Community Bank - █████ 12mos CD	655,884.74
Community Bank - █████ 12mos CD	1,396,429.65
Community Bank - █████ 6 mos CD	658,921.18
IDA 110 - CD █████	751,937.50
110.01 - ACUC (Utility Corporation)	691.95
110.02 - Community Checking IDA	215,008.03
110.03 - CRC (Capital Resource Corp)	53,516.31
110.04 - First Citizens-IDA	95,701.66
110.05 - LDC (Local Development Corp)	467,276.45
CRC110 - Capital Resource Corp CD	264,942.11
Total Checking/Savings	4,560,309.58
Accounts Receivable	
ACUC Accounts Receivable	-667.77
Total Accounts Receivable	-667.77
Other Current Assets	
122 - Lease Receivables	436,735.00
135.00 - Prepaid Expenses	2,259.00
Total Other Current Assets	438,994.00
Total Current Assets	4,998,635.81
Fixed Assets	
152.00 - Land held for resale	286,501.00
154.00 - Waterlines	2,078,240.00
156.00 - Building	661,482.19
159.00 - Accumulated Depreciation	-359,168.00
160.00 - Land Improvements	196,414.00
161.00 - Property held for Resale	62,000.00
Total Fixed Assets	2,925,469.19
Other Assets	
131.00 - Due from ACUC	1,746.00
140.00 - Security Deposits	222.00
Total Other Assets	1,968.00
TOTAL ASSETS	7,926,073.00
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
IDA Payables	
Accrued 414(h)	210.10
Total IDA Payables	210.10
230.00 - Payroll Liabilities	126.00
285 - ST2012 Series Bond Infrastructu	100,000.00
ACUC210 - Due to ACIDA	1,746.00
Total Other Current Liabilities	102,082.10
Total Current Liabilities	102,082.10

10:54 AM

08/10/26

Accrual Basis

ACIDA, ACLDC, ACCRC, ACUC

Balance Sheet

As of August 10, 2026

	Aug 10, 26
Long Term Liabilities	
210.00 · Security Deposit	12,000.00
280.00 · LT2012 Series-Bond Infrastructu	2,695,000.00
550 · Deferred Inflow of Resources	365,760.00
Total Long Term Liabilities	3,072,760.00
Total Liabilities	3,174,842.10
Equity	
390.00 · Unrestricted Net Assets	5,498,095.34
AC90001 · Opening Balance Equity	-1,252,221.76
AC90002 · ACUC Retained Earnings	1,200,078.00
ACUC900 · ACUC Equity	52,144.00
CRC900 · CRC Equity	305,056.00
Net Income	-1,051,920.68
Total Equity	4,751,230.90
TOTAL LIABILITIES & EQUITY	7,926,073.00

ACIDA, ACLDC, ACCRC, ACUC

Balance Sheet Prev Year Comparison

As of August 10, 2026

	Aug 10, 26	Aug 10, 25	\$ Change	% Change
ASSETS				
Current Assets				
Checking/Savings				
Community Bank - 6mos CD	0.00	637,637.36	-637,637.36	-100.0%
Community Bank - 12mos CD	655,884.74	0.00	655,884.74	100.0%
Community Bank - 12mos CD	0.00	636,987.92	-636,987.92	-100.0%
Community Bank - 12mos CD	1,396,429.65	0.00	1,396,429.65	100.0%
Community Bank - 6 mos CD	658,921.18	0.00	658,921.18	100.0%
IDA 110 - CD	751,937.50	0.00	751,937.50	100.0%
110.01 - ACUC (Utility Corporation)	691.95	8,348.66	-7,656.71	-91.7%
110.02 - Community Checking IDA	215,008.03	395,787.39	-180,779.36	-45.7%
Total Checking/Savings	4,560,309.58	2,079,741.03	2,480,568.55	119.3%
Accounts Receivable				
ACUC Accounts Receivable	-667.77	938.51	-1,606.28	-171.2%
Total Accounts Receivable	-667.77	938.51	-1,606.28	-171.2%
Other Current Assets				
122 - Lease Receivables	436,735.00	1,544,275.00	-1,107,540.00	-71.7%
135.00 - Prepaid Expenses	2,259.00	2,259.00	0.00	0.0%
Total Other Current Assets	438,994.00	1,546,534.00	-1,107,540.00	-71.6%
Total Current Assets	4,998,635.81	3,627,213.54	1,371,422.27	37.8%
Fixed Assets				
150.00 - Equipment	0.00	17,659.00	-17,659.00	-100.0%
151.00 - Land	0.00	16,704.00	-16,704.00	-100.0%
152.00 - Land held for resale	286,501.00	286,501.00	0.00	0.0%
154.00 - Waterlines	2,078,240.00	2,078,240.00	0.00	0.0%
155.00 - Leasehold Improvements	0.00	193,252.00	-193,252.00	-100.0%
156.00 - Building	661,482.19	1,933,217.00	-1,271,734.81	-65.8%
159.00 - Accumulated Depreciation	-359,168.00	-923,767.00	564,599.00	61.1%
160.00 - Land Improvements	196,414.00	196,414.00	0.00	0.0%
161.00 - Property held for Resale	62,000.00	62,000.00	0.00	0.0%
Total Fixed Assets	2,925,469.19	3,860,220.00	-934,750.81	-24.2%

ACIDA, ACLDC, ACCRC, ACUC
Balance Sheet Prev Year Comparison
As of August 10, 2026

	Aug 10, 26	Aug 10, 25	\$ Change	% Change
Other Assets				
131.00 · Due from ACUC	1,746.00	1,568.00	178.00	11.4%
140.00 · Security Deposits	222.00	222.00	0.00	0.0%
Total Other Assets	1,968.00	1,790.00	178.00	9.9%
TOTAL ASSETS	7,926,073.00	7,489,223.54	436,849.46	5.8%
LIABILITIES & EQUITY				
Liabilities				
Current Liabilities				
Other Current Liabilities				
IDA Payables				
Accrued 414(h)	210.10	0.00	210.10	100.0%
Total IDA Payables	210.10	0.00	210.10	100.0%
230.00 · Payroll Liabilities	126.00	0.00	126.00	100.0%
285 · ST2012 Series Bond Infrastructu	100,000.00	95,000.00	5,000.00	5.3%
ACUC210 · Due to ACIDA	1,746.00	1,568.00	178.00	11.4%
Total Other Current Liabilities	102,082.10	96,568.00	5,514.10	5.7%
Total Current Liabilities	102,082.10	96,568.00	5,514.10	5.7%
Long Term Liabilities				
210.00 · Security Deposit	12,000.00	12,000.00	0.00	0.0%
280.00 · LT2012 Series-Bond Infrastructu	2,695,000.00	2,795,000.00	-100,000.00	-3.6%
550 · Deferred Inflow of Resources	365,760.00	1,412,911.00	-1,047,151.00	-74.1%
Total Long Term Liabilities	3,072,760.00	4,219,911.00	-1,147,151.00	-27.2%
Total Liabilities	3,174,842.10	4,316,479.00	-1,141,636.90	-26.5%
Equity				
390.00 · Unrestricted Net Assets	5,498,095.34	5,594,732.21	-96,636.87	-1.7%
AC90001 · Opening Balance Equity	-1,252,221.76	-1,252,221.76	0.00	0.0%
AC90002 · ACUC Retained Earnings	1,200,078.00	1,200,078.00	0.00	0.0%
ACUC900 · ACUC Equity	52,144.00	52,144.00	0.00	0.0%
CRC900 · CRC Equity	305,056.00	114,266.00	190,790.00	167.0%
Net Income	-1,051,920.68	-2,536,253.91	1,484,333.23	58.5%
Total Equity	4,751,230.90	3,172,744.54	1,578,486.36	49.8%
TOTAL LIABILITIES & EQUITY	7,926,073.00	7,489,223.54	436,849.46	5.8%

10:56 AM

08/10/26

Accrual Basis

ACIDA, ACLDC, ACCRC, ACUC
Profit & Loss
 July 7 through August 10, 2026

Jul 7 - Aug 10, 26

Ordinary Income/Expense	
Income	
ACUC - Income	
Transfer from IDA	1,200.00
Total ACUC - Income	1,200.00
CRC - Income	
475 - CRC CD Interest	674.49
Total CRC - Income	674.49
IDA Income	
ACIDA 6 mos CD Interest	1,190.36
ACIDA CD Interest Income	
IDA CD	1,937.50
Total ACIDA CD Interest Income	1,937.50
EPA Brownfield Grant	24,834.87
Misc	
Economic Dev Training Event	434.21
Total Misc	434.21
400.05 - Annual Financial Assistance Fee	
Late Fee / Interest	30.00
400.05 - Annual Financial Assistance Fee - Other	3,000.01
Total 400.05 - Annual Financial Assistance Fee	3,030.01
484.00 - Reimbursements/Refunds	6.99
Total IDA Income	31,433.94
LDC Income	
Interest	164.94
Total LDC Income	164.94
Total Income	33,473.37
Gross Profit	33,473.37
Expense	
ACUC - Expense	
Waterline Fees	
Utilities-Electric	
6350601 - 20031525411 ACUC Hot Box 6404	28.10
A635.07 - 20029438684 Hot Box 6689	40.02
Total Utilities-Electric	68.12
A635.08 - Waterline Supplies	54.90
A635.21 - ACUC Exp-Annual Communications	500.00
A635.22 - Waterline Easement Compensation	1,200.00
Total Waterline Fees	1,823.02
A635.04 - Corporation Tax return	1,900.00
Total ACUC - Expense	3,723.02
CRC-Expense	
Legal Fees	118.50
Total CRC-Expense	118.50

10:56 AM
08/10/26
Accrual Basis

ACIDA, ACLDC, ACCRC, ACUC
Profit & Loss
July 7 through August 10, 2026

		Jul 7 - Aug 10, 26
IDA-Expense		
EPA Brownfield Grant		
Consultants/Contractual	20,658.61	
Total EPA Brownfield Grant	20,658.61	
• IDA Payroll		
631 · Salaries/Wages	24,798.99	
632 · Payroll Taxes	1,897.13	
633 · Payroll Processing Charges	193.63	
634 · NYS Disability	-10.80	
635 · NYS Paid Family Leave	-107.13	
Total IDA Payroll	26,771.82	
Internet	59.95	
Meeting Expense		
Food & Beverage	188.00	
other	500.00	
Total Meeting Expense	688.00	
Miscellaneous		
Labor & Mileage	63.80	
Total Miscellaneous	63.80	
Office Expense		
Office Phones	93.32	
Total Office Expense	93.32	
Travel Expense	-311.66	
620.13 · Office Supplies		
other	441.33	
620.12 · Postage-shipping	34.84	
620.28 · Software	818.22	
Total 620.13 · Office Supplies	1,294.39	
620.27 · Office Equipment	350.00	
6201901 · Professional fees		
620.15 · Accounting	21,600.00	
620.16 · Bank Fees	133.35	
620.18 · Legal	1,609.50	
6201501 · Consulting	39,300.00	
Total 6201901 · Professional fees	62,642.85	
Total IDA-Expense	112,311.08	
LDC Expense		
Bank Fees	6.00	
Property		
Fees	1.30	
Property - Other	30,000.00	
Total Property	30,001.30	
Total LDC Expense	30,007.30	
Transfer to ACUC	1,200.00	
Total Expense	147,359.90	
Net Ordinary Income	-113,886.53	
Net Income	-113,886.53	

10:57 AM

08/10/26

Accrual Basis

ACIDA, ACLDC, ACCRC, ACUC Profit & Loss Prev Year Comparison January 1 through August 10, 2026

	Jan 1 - Aug 10, 26	Jan 1 - Aug 10, 25	\$ Change	% Change
Ordinary Income/Expense				
Income				
ACUC - Income				
Transfer from IDA	7,001.00	0.00	7,001.00	100.0%
ACUC400 - Waterline Customer payments	13,654.70	13,316.81	337.89	2.5%
Total ACUC - Income	20,655.70	13,316.81	7,338.89	55.1%
CRC - Income				
475 - CRC CD Interest	0.00	4,707.15	-4,707.15	-100.0%
CRC CD Interest	4,417.24	718.88	3,698.36	514.5%
475 - CRC CD Interest - Other	674.49	0.00	674.49	100.0%
Total 475 - CRC CD Interest	5,091.73	5,426.03	-334.30	-6.2%
Total CRC - Income	5,091.73	5,426.03	-334.30	-6.2%
Crossroads-Income				
Crossroads Refunds	14.51	44.25	-29.74	-67.2%
420.00 - Rental Income				
420.01 - AC Area Foundation	0.00	4,600.00	-4,600.00	-100.0%
420.02 - AC Depts at Crossroads	0.00	36,420.00	-36,420.00	-100.0%
420.02 - AC DEV-PLN-TOURISM	0.00	3,971.00	-3,971.00	-100.0%
420.03 - AC EMS-EMT's	0.00	6,010.00	-6,010.00	-100.0%
420.04 - Audio Care	450.00	3,600.00	-3,150.00	-87.5%
Total 420.00 - Rental Income	450.00	54,601.00	-54,151.00	-99.2%
Total Crossroads-Income	464.51	54,645.25	-54,180.74	-99.2%
IDA Income				
ACIDA 12 mos CD Interest	25,506.11	11,987.92	13,518.19	112.8%
ACIDA 6 mos CD Interest	11,181.99	12,637.36	-1,455.37	-11.5%
ACIDA CD Interest Income				
IDA CD Interest	1,937.50	0.00	1,937.50	100.0%
Total ACIDA CD Interest Income	1,937.50	0.00	1,937.50	100.0%
Bank Fees	50.00	0.00	50.00	100.0%
EPA Brownfield Grant	84,525.98	7,945.00	76,580.98	963.9%
Misc				
Economic Dev Training Event	602.92	0.00	602.92	100.0%
Misc - Other	35,000.00	0.00	35,000.00	100.0%
Total Misc	35,602.92	0.00	35,602.92	100.0%

10:57 AM

08/10/26

Accrual Basis

ACIDA, ACLDC, ACCRC, ACUC

Profit & Loss Prev Year Comparison

January 1 through August 10, 2026

	Jan 1 - Aug 10, 26	Jan 1 - Aug 10, 25	\$ Change	% Change
Parking Lot Rental Fee	0.00	10.00	-10.00	-100.0%
Reimbursement	7,868.73	0.00	7,868.73	100.0%
400 - Pilot Administration Fees	-2,760,000.00	-2,568,934.41	-191,065.59	-7.4%
400.01 - ACIDA Admin Fee	13,804.26	1,000.00	12,804.26	1,280.4%
400.02 - PILOT Application fee payment	0.00	2,500.00	-2,500.00	-100.0%
400.04 - Financial Assistance Fee	1,881,201.10	0.00	1,881,201.10	100.0%
400.05 - Annual Financial Assistance Fee	30.00	0.00	30.00	100.0%
Late Fee / Interest	15,000.01	0.00	15,000.01	100.0%
400.05 - Annual Financial Assistance Fee - Other	15,030.01	0.00	15,030.01	100.0%
Total 400.05 - Annual Financial Assistance Fee	15,030.01	0.00	15,030.01	100.0%
416.00 - Microenterprise Grant Award	79,796.24	137,008.97	-57,212.73	-41.8%
420.08 - Rental Income - PM Research Bui	50,000.00	50,000.00	0.00	0.0%
480.00 - Program Delivery	0.00	31,275.00	-31,275.00	-100.0%
484.00 - Reimbursements/Refunds	669.63	31.40	638.23	2,032.6%
Total IDA Income	-552,825.53	-2,314,538.76	1,761,713.23	76.1%
Interest Inc	0.91	0.00	0.91	100.0%
LDC Income	863.65	0.00	863.65	100.0%
Interest	863.65	0.00	863.65	100.0%
Total LDC Income	863.65	0.00	863.65	100.0%
OFA - Income	14.52	1,735.53	-1,721.01	-99.2%
Refund	0.00	69,600.00	-69,600.00	-100.0%
420.12 - Rental Income	0.00	69,600.00	-69,600.00	-100.0%
420.09 - Allegany County	0.00	69,600.00	-69,600.00	-100.0%
Total 420.12 - Rental Income	0.00	69,600.00	-69,600.00	-100.0%
Total OFA - Income	14.52	71,335.53	-71,321.01	-100.0%
450.00 - IDA PILOT Fees	60,255.66	60,110.98	144.68	0.2%
Total Income	-465,478.85	-2,109,704.16	1,644,225.31	77.9%
Gross Profit	-465,478.85	-2,109,704.16	1,644,225.31	77.9%
Expense				
ACUC - Expense				
Bad Debt	621.00	0.00	621.00	100.0%
Insurance	0.00	771.66	-771.66	-100.0%
Directors & Officers	0.00	771.66	-771.66	-100.0%
Total Insurance	0.00	771.66	-771.66	-100.0%
Professional Fees- Legal	829.50	0.00	829.50	100.0%
Reimbursement	7,868.73	0.00	7,868.73	100.0%

ACIDA, ACLDC, ACCRC, ACUC Profit & Loss Prev Year Comparison January 1 through August 10, 2026

	Jan 1 - Aug 10, 26	Jan 1 - Aug 10, 25	\$ Change	% Change
Waterline Fees				
Utilities-Electric				
6350601 - 20031525411 ACUC Hot Box 6404	739.90	600.53	139.37	23.2%
A635.07 - 20029438684 Hot Box 6689	1,924.57	1,495.59	428.98	28.7%
Total Utilities-Electric	2,664.47	2,096.12	568.35	27.1%
Waterline Supplies				
A635.08 - Waterline Supplies	781.98	253.66	528.32	208.3%
A635.09 - Waterline Water Usage	7,868.87	8,866.15	-987.28	-11.2%
A635.21 - ACUC Exp Annual Communications	500.00	0.00	500.00	100.0%
A635.22 - Waterline Easement Compensation	1,200.00	1,200.00	0.00	0.0%
Total Waterline Fees	13,015.32	12,405.93	609.39	4.9%
6350302 - Office Supplies				
Postage	6.08	0.00	6.08	100.0%
6350302 - Office Supplies - Other	38.95	0.00	38.95	100.0%
Total 6350302 - Office Supplies	45.03	0.00	45.03	100.0%
A635.01 - Insurance-Waterline Policy ENP0	5,801.00	5,801.00	0.00	0.0%
A635.04 - Corporation Tax return				
IRS Income Tax	0.00	5.00	-5.00	-100.0%
NYS DTF Income Tax	25.00	25.00	0.00	0.0%
A635.04 - Corporation Tax return - Other	1,900.00	0.00	1,900.00	100.0%
Total A635.04 - Corporation Tax return	1,925.00	30.00	1,895.00	6,316.7%
A635.19 - Professional fees- Permits	220.00	220.00	0.00	0.0%
Total ACUC - Expense	30,325.58	19,228.59	11,096.99	57.7%
CRC-Expense				
Insurance				
Directors & Officers	0.00	771.66	-771.66	-100.0%
Total Insurance	0.00	771.66	-771.66	-100.0%
Legal Fees	118.50	0.00	118.50	100.0%
Total CRC-Expense	118.50	771.66	-653.16	-84.6%
Crossroads-Expense				
Insurance				
Umbrella	0.00	262.00	-262.00	-100.0%
600.05 - Property	0.00	2,991.00	-2,991.00	-100.0%
Total Insurance	0.00	3,253.00	-3,253.00	-100.0%

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Accrual Basis

ACIDA, ACLDC, ACCRC, ACUC

Profit & Loss Prev Year Comparison

January 1 through August 10, 2026

	Jan 1 - Aug 10, 26	Jan 1 - Aug 10, 25	\$ Change	% Change
Utilities				
Repair / Labor	0.00	625.00	-625.00	-100.0%
600.15 · Electric	2,133.55	5,993.90	-3,860.35	-64.4%
600.16 · Heat	919.80	6,359.22	-5,439.42	-85.5%
600.20 · Water Machine	0.00	429.95	-429.95	-100.0%
600.21 · Water Testing				
600.21 · Water Testing Supplies	76.55	130.00	-53.45	-41.1%
600.21 · Water Testing - Other	2,428.00	0.00	2,428.00	100.0%
Total 600.21 · Water Testing	2,504.55	130.00	2,374.55	1,826.6%
600.221 · Water Yr Equipment Maintenance				
600.23 · Septic	0.00	150.00	-150.00	-100.0%
600.1901 · Internet	0.00	225.00	-225.00	-100.0%
600.2001 · Water Maintenance Chlorine-Salt	0.00	445.63	-445.63	-100.0%
	0.00	160.00	-160.00	-100.0%
Total Utilities	5,557.90	14,518.70	-8,960.80	-61.7%
600.01 · Cleaning				
600.01 · Other	0.00	148.80	-148.80	-100.0%
600.02 · Supplies				
600.01 · Cleaning - Other	0.00	1,011.66	-1,011.66	-100.0%
	0.00	4,992.22	-4,992.22	-100.0%
Total 600.01 · Cleaning	0.00	6,152.68	-6,152.68	-100.0%
600.04 · Equipment				
600.25 · Labor	0.00	125.00	-125.00	-100.0%
600.1115 · Supplies	0.00	700.00	-700.00	-100.0%
Total 600.04 · Equipment	0.00	825.00	-825.00	-100.0%
600.07 · Lawn				
600.08 · other	0.00	136.62	-136.62	-100.0%
600.07 · Lawn - Other	0.00	219.00	-219.00	-100.0%
Total 600.07 · Lawn	0.00	355.62	-355.62	-100.0%
600.11 · Maintenance				
Other	50.00	4,817.50	-4,767.50	-99.0%
Supplies/Parts	0.00	867.44	-867.44	-100.0%
Total 600.11 · Maintenance	50.00	5,684.94	-5,634.94	-99.1%
600.12 · Plowing				
	0.00	1,344.50	-1,344.50	-100.0%

ACIDA, ACLDC, ACCRC, ACUC

Profit & Loss Prev Year Comparison

January 1 through August 10, 2026

	Jan 1 - Aug 10, 26	Jan 1 - Aug 10, 25	\$ Change	% Change
6001111 · Refuse				
6001116 · Environmental Charge	0.00	18.55	-18.55	-100.0%
6001111 · Refuse - Other	0.00	987.21	-987.21	-100.0%
Total 6001111 · Refuse	0.00	1,005.76	-1,005.76	-100.0%
6001112 · Miscellaneous Expense	0.00	33.00	-33.00	-100.0%
Total Crossroads-Expense	5,607.90	33,173.20	-27,565.30	-83.1%
IDA-Expense				
EPA Brownfield Grant				
Consultants/Contractual	76,417.13	7,945.00	68,472.13	861.8%
Indirect Costs	75.00	275.00	-200.00	-72.7%
Conference Fees				
Total Indirect Costs	75.00	275.00	-200.00	-72.7%
Travel	835.84	1,081.15	-245.31	-22.7%
Total EPA Brownfield Grant	77,327.97	9,301.15	68,026.82	731.4%
IDA Payroll				
631 · Salaries/Wages	127,358.28	35,321.21	92,037.07	260.6%
632 · Payroll Taxes	8,000.73	2,808.00	5,192.73	184.9%
633 · Payroll Processing Charges	1,123.42	806.26	317.16	39.3%
634 · NYS Disability	116.70	107.00	9.70	9.1%
635 · NYS Paid Family Leave	605.28	328.23	277.05	84.4%
Total IDA Payroll	137,204.41	39,370.70	97,833.71	248.5%
Internet				
Meeting Expense	479.60	0.00	479.60	100.0%
Food & Beverage				
other	877.42	0.00	877.42	100.0%
Total Meeting Expense	500.00	86.70	413.30	476.7%
Miscellaneous				
Labor & Mileage	63.80	58.15	5.65	9.7%
620.11 · other	0.00	214.00	-214.00	-100.0%
Miscellaneous - Other	711.66	0.00	711.66	100.0%
Total Miscellaneous	775.46	272.15	503.31	184.9%
Office Expense				
Office Phones	746.56	0.00	746.56	100.0%
Total Office Expense	746.56	0.00	746.56	100.0%

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Accrual Basis

ACIDA, ACLDC, ACCRC, ACUC

Profit & Loss Prev Year Comparison

January 1 through August 10, 2026

	Jan 1 - Aug 10, 26	Jan 1 - Aug 10, 25	\$ Change	% Change
Tax				
County & Town Taxes	36.84	0.00	36.84	100.0%
6202502 · Fire Protection Tax	0.00	325.37	-325.37	-100.0%
Total Tax	36.84	325.37	-288.53	-88.7%
Travel Expense				
Conference Fees	1,745.00	0.00	1,745.00	100.0%
Other	2,324.37	689.10	1,635.27	237.3%
Travel Expense - Other	-311.66	0.00	-311.66	-100.0%
Total Travel Expense	3,757.71	689.10	3,068.61	445.3%
620.01 · Advertising	34.05	1,125.44	-1,091.39	-97.0%
620.101 · Maintenance				
620.32 · Belmont School Parking Lot	0.00	150.00	-150.00	-100.0%
620.101 · Maintenance - Other	0.00	-500.00	500.00	100.0%
Total 620.101 · Maintenance	0.00	-350.00	350.00	100.0%
620.13 · Office Supplies				
other	1,344.74	898.05	446.69	49.7%
620.12 · Postage-shipping	505.99	523.99	-18.23	-3.5%
620.28 · Software	953.77	293.37	660.40	225.1%
620.13 · Office Supplies - Other	100.99	539.69	-438.70	-81.3%
Total 620.13 · Office Supplies	2,905.26	2,255.10	650.16	28.8%
620.14 · Pilot Payments				
IDA Pilot Fees pass-thru	60,255.66	60,110.98	144.68	0.2%
Total 620.14 · Pilot Payments	60,255.66	60,110.98	144.68	0.2%
620.26 · Awards-Grants				
Program Delivery	10,800.00	18,750.00	-7,950.00	-42.4%
6202601 · Microenterprise 20ME517-22				
Microenterprise 20ME517-22 ext	77,991.24	137,008.97	-59,017.73	-43.1%
Total 6202601 · Microenterprise 20ME517-22	77,991.24	137,008.97	-59,017.73	-43.1%
6202602 · Microenterprise Grant Admin cos	5,525.00	12,525.00	-7,000.00	-55.9%
Total 620.26 · Awards-Grants	94,316.24	168,283.97	-73,967.73	-44.0%
620.27 · Office Equipment	350.00	1,298.99	-948.99	-73.1%
6200401 · Insurance				
Property	1,902.32	0.00	1,902.32	100.0%
Truck Stop; Parking Lot; Friend	2,744.70	4,575.00	-1,830.30	-40.0%
Workers Compensation	642.00	418.00	224.00	53.6%

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Accrual Basis

ACIDA, ACLDPC, ACCRC, ACUC

Profit & Loss Prev Year Comparison

January 1 through August 10, 2026

	Jan 1 - Aug 10, 26	Jan 1 - Aug 10, 25	\$ Change	% Change
620.31 · Directors & Officers				
Fees and Taxes	295.00	0.00	295.00	100.0%
620.31 · Directors & Officers - Other	2,120.00	252.68	1,867.32	739.0%
Total 620.31 · Directors & Officers	2,415.00	252.68	2,162.32	855.8%
6200401 · Insurance - Other	1,163.22	0.00	1,163.22	100.0%
Total 6200401 · Insurance	8,867.24	5,245.68	3,621.56	69.0%
6201901 · Professional fees				
Executive Director - ASC	0.00	36,666.65	-36,666.65	-100.0%
other	0.00	187.45	-187.45	-100.0%
Training Personnel	500.00	0.00	500.00	100.0%
620.15 · Accounting	21,600.00	0.00	21,600.00	100.0%
620.16 · Bank Fees	183.35	0.00	183.35	100.0%
620.18 · Legal				
postage reimbursement	0.00	117.36	-117.36	-100.0%
620.18 · Legal - Other	61,145.58	10,764.18	50,381.40	468.1%
Total 620.18 · Legal	61,145.58	10,881.54	50,264.04	461.9%
620.29 · NYS Economic Development Council				
Conference-Registration	0.00	760.00	-760.00	-100.0%
Total 620.29 · NYS Economic Development Council	0.00	760.00	-760.00	-100.0%
6201501 · Consulting	39,300.00	-7,333.00	46,633.00	635.9%
6201502 · Appraisals	0.00	2,500.00	-2,500.00	-100.0%
6201503 · Transcription	285.00	930.00	-645.00	-69.4%
6201901 · Professional fees - Other	0.00	13,977.90	-13,977.90	-100.0%
Total 6201901 · Professional fees	123,013.93	58,570.54	64,443.39	110.0%
IDA-Expense - Other	27.11	0.00	27.11	100.0%
Total IDA-Expense	511,475.46	346,585.87	164,889.59	47.6%
LDC Expense				
Bank Fees	6.00	0.00	6.00	100.0%
Office				
Supplies	79.74	0.00	79.74	100.0%
Total Office	79.74	0.00	79.74	100.0%
Professional Fees - Legal Fees	3,669.75	0.00	3,669.75	100.0%

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Accrual Basis

ACIDA, ACLDC, ACCRC, ACUC

Profit & Loss Prev Year Comparison

January 1 through August 10, 2026

	Jan 1 - Aug 10, 26	Jan 1 - Aug 10, 25	\$ Change	% Change
Property Fees	1.30	0.00	1.30	100.0%
Property - Other	30,000.00	0.00	30,000.00	100.0%
Total Property	30,001.30	0.00	30,001.30	100.0%
Total LDC Expense	33,756.79	0.00	33,756.79	100.0%
OFA - Expense Utilities				
625.11 · Electric	0.00	3,557.20	-3,557.20	-100.0%
625.12 · Heat	486.60	5,547.35	-5,060.75	-91.2%
625.13 · Water Machine	0.00	429.95	-429.95	-100.0%
625.14 · Water Testing	-2,505.00	550.00	-3,055.00	-555.5%
625.16 · Septic	0.00	225.00	-225.00	-100.0%
6251302 · Repair / Labor	0.00	625.00	-625.00	-100.0%
Total Utilities	-2,018.40	10,934.50	-12,952.90	-118.5%
625.02 · Cleaning				
625.03 · Supplies	0.00	1,035.56	-1,035.56	-100.0%
625.02 · Cleaning - Other	0.00	5,107.66	-5,107.66	-100.0%
Total 625.02 · Cleaning	0.00	6,143.22	-6,143.22	-100.0%
625.06 · Lawn	0.00	355.61	-355.61	-100.0%
625.09 · Plowing	0.00	1,344.50	-1,344.50	-100.0%
625.10 · Refuse				
Environmental Charge	0.00	18.55	-18.55	-100.0%
625.10 · Refuse - Other	0.00	744.23	-744.23	-100.0%
Total 625.10 · Refuse	0.00	762.78	-762.78	-100.0%
6250701 · Maintenance				
Supplies/Parts	0.00	254.32	-254.32	-100.0%
625.08 · Other	175.00	3,742.50	-3,567.50	-95.3%
Total 6250701 · Maintenance	175.00	3,996.82	-3,821.82	-95.6%
630 · Insurance umbrella				
625.04 · Property	0.00	262.00	-262.00	-100.0%
625.04 · Property	0.00	2,991.00	-2,991.00	-100.0%
Total 630 · Insurance	0.00	3,253.00	-3,253.00	-100.0%
Total OFA - Expense	-1,843.40	26,790.43	-28,633.83	-106.9%

ACIDA, ACLDC, ACCRC, ACUC
Profit & Loss Prev Year Comparison
January 1 through August 10, 2026

	Jan 1 - Aug 10, 26	Jan 1 - Aug 10, 25	\$ Change	% Change
Transfer to ACUC	7,001.00	0.00	7,001.00	100.0%
Total Expense	586,441.83	426,549.75	159,892.08	37.5%
Net Ordinary Income	-1,051,920.68	-2,536,253.91	1,484,333.23	58.5%
Net Income	-1,051,920.68	-2,536,253.91	1,484,333.23	58.5%

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ACIDA

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Expenses by Vendor Summary

Accrual Basis

July 7 through August 10, 2026

	<u>Jul 7 - Aug 10, 26</u>
ACUC	1,200.00
Armstrong Business Solutions	153.27
Buffamonte, Whipple & Buttafaro, P. C.	21,600.00
Community Bank, N.A.	133.35
Computer Solutions	586.60
CPL ARCHITECTURE ENGINEERING PLANNING	34,300.00
H. Sicherman, & Co., Inc.	5,000.00
Hodgson, Russ, LLP	1,728.00
HRP Associates Inc	20,658.61
NYSLRS	420.20
Visa	1,497.93
TOTAL	<u><u>87,277.96</u></u>

ACIDA
Deposit Detail
July 7 through August 10, 2026

Type	Num	Date	Name	Account	Amount
Deposit	DEP	07/13/2026	EPA Brownfield Grant	110.04 · First Citizens-IDA	24,834.87
			EPA Brownfield Grant		-24,834.87
TOTAL					-24,834.87
Deposit	Dep	07/16/2026	Stripe	110.02 · Community Checking IDA	434.21
			Economic Dev Training Event		-434.21
TOTAL					-434.21
Deposit	DEP	07/17/2026	PureSky Energy	110.02 · Community Checking IDA	1,000.00
				400.05 · Annual Financial Assistance Fee	-1,000.00
TOTAL					-1,000.00
Deposit	DEP	07/17/2026	PureSky Energy	110.02 · Community Checking IDA	1,000.00
				400.05 · Annual Financial Assistance Fee	-1,000.00
TOTAL					-1,000.00
Deposit	DEP	07/31/2026	Green Street Power Partners	110.02 · Community Checking IDA	1,030.00
				400.05 · Annual Financial Assistance Fee	-1,000.00
				Late Fee / Interest	-30.00
TOTAL					-1,030.00
Deposit	DEP	07/31/2026	Madison Energy	110.02 · Community Checking IDA	0.01
				400.05 · Annual Financial Assistance Fee	-0.01
TOTAL					-0.01
Deposit	DEP	08/07/2026	Melissa Pingitore	110.02 · Community Checking IDA	6.99
				484.00 · Reimbursements/Refunds	-6.99
TOTAL					-6.99

Allegany County, NY BDO Zone Rating

Overview & Rating

- The Allegany County, NY Biofuel Development Opportunity (BDO) Zone has been awarded an **'A' Rating** (Low Risk), indicating a strong capacity to support new commercial-scale biobased plant operations with low expectations of default risk.
- The overall BDO Zone score is 17.1 out of 100, reflecting highly prospective feedstock viability and robust infrastructure readiness.
- The primary siting area is the Wellsville Business Park (25-mile BDO Zone), drawing from a 75-mile radius Supply Zone across western New York and north-central Pennsylvania.

Feedstock Supply & Pricing

- The region offers a total rated quantity of **300,000 bone-dry tons per year (bdt/yr)** of low-risk woody biomass.
- This is divided into 148,000 bdt/yr of pulpwood and 152,000 bdt/yr of forest residues.
- The expected delivered price for these materials ranges from **\$90 to \$110 per bdt**.
- Forests in the Supply Zone are highly sustainable, featuring a growth-to-drain ratio of 1.9, meaning annual timber growth significantly outpaces extraction.
- Both pulpwood and forest residues face very limited competition from existing biomass consumers in the 150-mile Competition Zone, representing a major underutilized resource.

Infrastructure & Logistics

- **Primary Site (Wellsville Business Park):** Offers 22 contiguous, developable acres zoned for General Industrial use plus an additional 70 acres of developable acreage.
- **Utilities:** The site boasts exceptional utility capacity, including 1.5 million gallons per day (MGD) of excess municipal water and 2.5 MGD of wastewater treatment capacity. Electric service benefits from a low-cost NYPA hydropower allocation.
- **Transportation:** The site features strong multimodal logistics, including direct heavy-truck access to state arterials, proximity to I-86, and a reactivatable Class I-interchange rail spur connecting to the Norfolk Southern network.

Key Risks & Liabilities

- **Market Dependency:** Biomass availability is heavily tied to the health of the primary hardwood processing sector, which is currently pressured by declining housing, furniture, and cabinetry markets.
- **Workforce & Equipment Constraints:** While logging capacity is sufficient, the region faces an aging forestry workforce and a specific decline in available in-woods grinding and chipping equipment.
- **Cost Volatility:** Fluctuating diesel fuel prices present an ongoing medium-level risk to harvesting and transportation economics.





Understanding Payments in Lieu of Taxes (PILOTs)

➤ What is a PILOT?

A PILOT (Payment in Lieu of Taxes) is an economic development tool used by the Allegheny County Industrial Development Agency (ACIDA) to assist existing businesses with expansion, attract new businesses, retain jobs, create jobs, and revitalize underutilized properties in Allegheny County. It is a contractual agreement where a project developer makes fixed annual payments to local taxing jurisdictions in place of traditional real property taxes. It does not replace all property taxes; project owners pay full land taxes, fire district, and other special district taxes.

➤ Strict Oversight & On-Time Payments

The ACIDA monitors and enforces every agreement. We do not simply "set and forget" these contracts; we ensure the community receives exactly what was promised including investments and jobs. The ACIDA works with the County Treasurer to monitor PILOT billing and collection with the County.

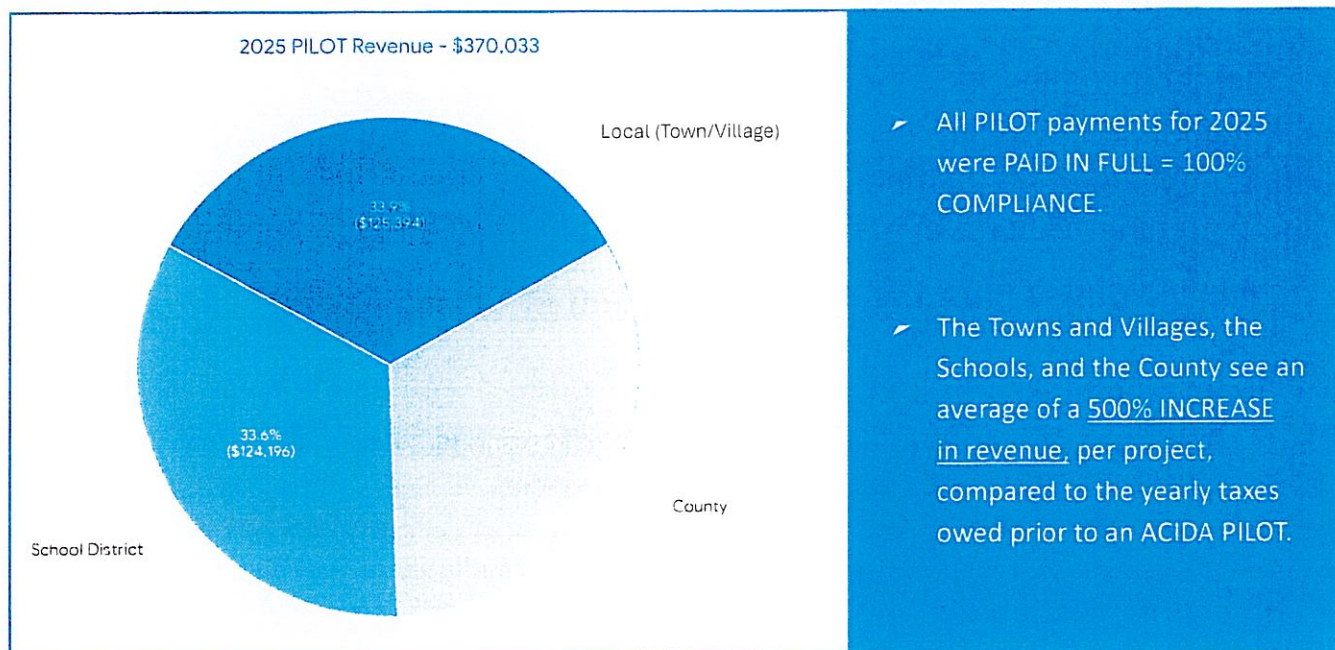
Every project is required to submit a PILOT report annually to the ACIDA. This ensures the project is meeting its job creation/retention goals and financial obligations. If a payment is missed or an obligation is not met, the ACIDA has the legal authority to terminate the agreement, take legal action, and recoup the incentives given on the project. When an agreement is terminated, the project loses its tax-exempt status and is subject to full taxation and, in certain cases, penalties, including, but not limited to, late payment fees, default interest rate, claw backs of financial incentives, and attorney fees. The IDA assesses late fees on late payments.

➤ The ACIDA is a Steward

One of the most frequent misconceptions is that the ACIDA "profits" from the revenue generated by PILOTs. This is entirely false.

- **Zero Revenue from PILOTs:** The ACIDA does not keep a single cent of the PILOT payments. 100% of the funds collected are distributed directly to the affected taxing jurisdictions (the School District, the County, and the Municipality).
- **Self-Sustaining Operations:** The ACIDA is not funded by your tax dollars. Instead, it is funded by a one-time **1% Administrative Project Fee** paid by the developer at the closing of a project.
- **Reinvesting in the County:** These project fees are used for economic development. After covering our operational costs, the IDA funnels this capital back into the community through economic development.

***The Bottom Line:** The ACIDA acts as an engine for economic development throughout the county. We use developer fees to fund the programs that make our county more competitive.*



THE MYTH

PILOTs take money away from the community.

Developers don't pay anything.

School districts lose funding.

PILOTs are permanent handouts.

THE REALITY

PILOTs create new revenue. Most PILOTs are granted for projects that would not happen otherwise. Without the project, the community receives only the current (often discounted) tax. With a PILOT - revenue increases over time until it reaches 100% taxation. The ACIDA does not exempt land taxes. As most projects are built on vacant land, there is an increase in payments generated by the property.

Developers pay every year. A PILOT is not a "tax break" that results in zero payment; it is a structured, predictable payment schedule that typically increases annually.

School district revenues INCREASE. PILOT payments are distributed proportionally to schools, counties, and municipalities just like traditional taxes. PILOTs are ALWAYS an increase over previous tax levies.

PILOTs are temporary. These agreements have a set expiration date (typically 10–20 years). Once expired, the property returns to the tax rolls at its full value.

➤ Contact & Support

For more information, visit: ACIDA.org or reach out to the ACIDA team. * Our website always contains up to date information on all of our projects, project benefits, and programs. *

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

Executive Director

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"Promoting Economic Growth through Accountability and Transparency"





Allegany County Educational Assistance Agency

Educational Assistance Policy
(for eligible full-time employees)

Purpose - The ACIDA supports the continued education and professional development of eligible full-time employees (FTEs) who have completed at least one year of service. This policy is designed to enable employees to further their education, improve their skills and contribution to the ACIDA; align employee advancement with the ACIDA's strategic priorities; encourage retention by providing a structured forgiveness schedule; and comply with the federal educational assistance tax-exclusion (Internal Revenue Code § 127) up to the annual limit.

Eligibility - All regular full-time employees (FTE) who have completed at least one (1) year of continuous service as of the date of application are eligible.

- The employee must be actively employed in good standing (not under formal disciplinary action) at the time of application and while participating in the program.
- The educational program or coursework to be supported must be demonstrably aligned with the ACIDA's strategic priorities — that is, the knowledge, skills, credential or credentialing pathway gained must support the ACIDA's mission, goals, or operational strategy.
- The employee must maintain a cumulative GPA of 3.0 or better (on a 4.0 scale, or equivalent as defined by the institution) for the coursework supported under this program.
- Participation is at the discretion of the ACIDA, subject to budget availability, operational needs, managerial endorsement and approval of the program.

Annual Benefit Limit - The ACIDA will provide tuition assistance up to a maximum of \$5,250 per calendar year for each eligible employee, consistent with the tax-free educational assistance limit under IRC § 127 for employer-provided educational assistance. Tuition assistance may include tuition, required fees, books and required supplies for the course. This benefit is non-transferable, and unused benefits in one calendar year cannot be carried forward to a subsequent year.

Covered Education and Courses - Eligible education: Coursework at an accredited college/university (undergraduate or graduate), or a certificate/credential program, or approved continuing-education aligned with the ACIDA's needs. The education program or coursework pursued must match with the strategic priorities of the ACIDA — i.e. it must support the ACIDA's mission, goals, or talent-development strategy.

- Covered expenses: Tuition, required fees, books and required supplies for the approved course(s).



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- Non-covered expenses: Meals, lodging, transportation, tools or equipment retained after the course (unless specifically approved), hobby or sports-related courses unless required for the role or credential, or costs not directly tied to the approved education plan.

Courses should not begin (i.e., registration/payment) prior to approval by the ACIDA, unless otherwise approved in writing.

Application and Approval - Applicants must submit to the Executive Director, or in the case of the Executive Director, directly to the Board Chairman:

- A description of the education plan: institution, program, course(s), cost estimate.
- Evidence (or a plan) showing how the coursework aligns with the ACIDA's strategic priorities (e.g., skills gap analysis, credential relevance, future role).
- Their commitment to maintain a cumulative GPA ≥ 3.0 .
- Managerial endorsement confirming relevance of the education to the employee's role and to the ACIDA's priorities.

The ACIDA must approve the application in writing before any tuition assistance is committed. After approval, the ACIDA will either pay the educational institution directly or reimburse the employee upon proof of payment and successful completion of the course (with required GPA) as described herein.

Payment and Reimbursement Process - Payment will follow submission of required documentation: invoice or registration confirmation, proof of payment (if reimbursed), final grade report showing completion and that the GPA requirement (3.0) is met for the term/course. At the time of payment and for the duration of the forgiveness schedule (see below), the employee must remain an active FTE in good standing. If an employee fails to complete the course satisfactorily or fails to maintain the required GPA, the ACIDA may suspend further assistance, and repayment or withholding of assistance may apply per the award agreement.

Forgiveness Schedule and Repayment Obligation - Assistance provided under this program will be subject to a five (5)-year forgiveness schedule, starting from the date of the last tuition payment under the award.

- After 1 full year of continuous service post-payment: 20% forgiveness of the total assistance amount.
- After 2 full years: 40% total forgiveness.
- After 3 full years: 60% total forgiveness.



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- After 4 full years: 80% total forgiveness.
- After 5 full years: 100% forgiveness (i.e., complete discharge of repayment obligation).

Repayment Obligation - If an employee voluntarily terminates employment with the ACIDA (i.e., resigns or gives notice) prior to completing the full 5-year forgiveness schedule, the employee must reimburse the ACIDA for the un-forgiven portion of the tuition assistance. The employee must repay the un-forgiven portion within a timeframe and by means designated by the ACIDA.

The ACIDA may deduct the reimbursement from the employee's final pay or any other amounts due, to the extent permitted by law. If an employee is involuntarily terminated by the ACIDA without cause, or leaves due to death or disability, the ACIDA reserves the right (in its sole discretion) to waive the repayment obligation.

Program Limits and Conditions - Employees may participate only once per calendar year (unless otherwise approved by the ACIDA) and only while eligible as defined by this policy. The ACIDA may limit participation based on budget availability, business needs or strategic priorities. The ACIDA reserves the right to modify, suspend or terminate the program at any time. Awards already granted remain subject to the terms in effect at the time of award unless explicitly amended. The program will be administered in compliance with IRC § 127 and any applicable federal, state or local laws.

Tax Treatment - The ACIDA intends to treat this program as a qualified educational assistance program under IRC § 127 so that eligible assistance up to \$5,250 per calendar year can be excluded from the employee's gross income for federal income tax purposes.

Administration, Records and Compliance - The ACIDA will maintain records on employee service dates, award amounts, forgiveness schedule tracking, GPA documentation, program alignment reviews, and repayment obligations. Prior to each award, the employee must sign an award letter or agreement specifying: assistance amount, strategic alignment justification, GPA requirement, forgiveness schedule, repayment terms, and any other conditions. The program will be reviewed periodically for compliance, alignment with strategic workforce goals, budget impact, retention outcomes, and return on investment.

Policy Review and Effective Date - This policy is effective as of January 1, 2026. The ACIDA reserves the right to amend or terminate this policy at any time. All amendments will be communicated to eligible employees and will indicate whether they apply to existing awards or only to new awards.

Adopted: _____

**RESOLUTION AUTHORIZING ASSIGNMENT AND ASSUMPTION
5744 COUNTY ROUTE 20 LLC PROJECT**

A regular meeting of Allegany County Industrial Development Agency (the "Agency") was convened in public session in the offices of the Agency located at Crossroads Commerce & Conference Center, 6087 State Route 19 North, Belmont, New York on August 13, 2026 at 10:00 o'clock a.m., local time.

The meeting was called to order by the Chairperson of the Agency and, upon roll being called, the following members of the Agency were:

PRESENT:

Steven Mauro	Chairperson
Joseph Hart	Vice Chairperson
Terri Ross	Secretary
Douglas Frank	Treasurer
Thomas McElheny	Member
William Meunier	Member
John Ricci	Member

ABSENT:

AGENCY STAFF PRESENT INCLUDED THE FOLLOWING:

Dr. Craig Clark	Executive Director
Melissa Pingitore	Assistant Director
Barb Benjamin	Operations Director

The following resolution was offered by _____, seconded by _____, to wit:

Resolution No. 0826-__

**RESOLUTION CONSENTING TO AND AUTHORIZING THE EXECUTION AND
DELIVERY OF CERTAIN DOCUMENTS WITH RESPECT TO THE ASSIGNMENT
AND ASSUMPTION OF THE 5744 COUNTY ROUTE 20 LLC PROJECT.**

WHEREAS, Allegany County Industrial Development Agency (the "Agency") is authorized and empowered by the provisions of Chapter 1030 of the 1969 Laws of New York, constituting Title 1 of Article 18-A of the General Municipal Law, Chapter 24 of the Consolidated Laws of New York, as amended (the "Enabling Act") and Chapter 99 of the 1973 Laws of New York, as amended, constituting Section 906-a of said General Municipal Law (said Chapter and the Enabling Act being hereinafter collectively referred to as the "Act") to promote, develop, encourage and assist in the acquiring, constructing, reconstructing, improving, maintaining, equipping and furnishing of manufacturing, warehousing, research, commercial and industrial facilities, among others, for the purpose of promoting, attracting and developing economically sound commerce and industry to advance the job opportunities, health, general prosperity and economic welfare of the people of the State of New York, to improve their prosperity and standard of living, and to prevent unemployment and economic deterioration: and

WHEREAS, to accomplish its stated purposes, the Agency is authorized and empowered under the Act to acquire, construct, reconstruct and install one or more "projects" (as defined in the Act) or to cause said projects to be acquired, constructed, reconstructed and installed, and to convey said projects or to lease said projects with the obligation to purchase; and

WHEREAS, on April 1, 2020 (the "Closing"), the Agency granted certain financial assistance to 5744 County Road 20 LLC (the "Current Company"), in connection with a project (the "Project") for the benefit of the Current Company, said Project to include the following: (A) (1) the acquisition of an interest in an parcel of land located at 5744 County Road 20 in the Town of Amity, Allegany County, New York (the "Land"), (2) the construction on the Land of a gas station, convenience store, truck stop and quick serve restaurant (the "Facility") and (3) the acquisition and installation therein and thereon of related fixtures, machinery, equipment and other tangible personal property, including without limitation, tenant improvement and finish (collectively, the "Equipment") (the Land, the Facility and the Equipment hereinafter collectively referred to as the "Project Facility"), all of the foregoing to constitute a gas station, convenience store, truck stop and quick serve restaurant and other directly and indirectly related activities; (B) the granting of certain "financial assistance" (within the meaning of Section 854(14) of the Act) with respect to the foregoing, including potential exemptions from certain sales and use taxes, real property taxes, real estate transfer taxes and mortgage recording taxes (collectively, the "Financial Assistance"); and (C) the lease of the Project Facility to the Current Company pursuant to a lease agreement dated as of April 1, 2020 and (the "Lease Agreement"), as modified pursuant to a modification agreement dated as of December 1, 2020 (the "Modification Agreement"), by and between the Current Company and the Agency; and

WHEREAS, simultaneously with the execution and delivery of the Lease Agreement, (A) the Current Company executed and delivered to the Agency (1) a certain lease to agency dated as of April 1, 2020 (the "Underlying Lease") by and between the Agency and the Current Company, pursuant to which the Current Company leased to the Agency a portion of the Land and all improvements now or hereafter located on said portion of the Land (collectively, the "Leased Premises") for a lease term ending on December 31, 2035; (2) a certain license agreement dated as of April 1, 2020 (the "License to Agency") by and between the Current Company, as licensor, and the Agency, as licensee, pursuant to which the Current Company granted to the Agency (a) a license to enter upon the balance of the Land (the "Licensed Premises") for the purpose of undertaking and completing the Project and (b) in the event of an occurrence of an Event of Default by the Current Company, an additional license to enter upon the Licensed Premises for the purpose of pursuing its remedies under the Lease Agreement, which License to Agency was subsequently terminated; and (3) a certain bill of sale dated as of April 1, 2020 the "Bill of Sale to Agency"), which conveyed to the Agency all right, title and interest of the Current Company in the Equipment; (B) the Current Company and the Agency executed and delivered (1) a certain recapture agreement (the "Section 875 GML Recapture Agreement") by and between the Current Company and the Agency, required by the Act, regarding the recovery or recapture of certain sales and use taxes and (2) a certain payment in lieu of tax agreement dated as of April 1, 2020 (the "Payment in Lieu of Tax Agreement") by and between the Agency and the Current Company; (C) the Agency and the Current Company executed and delivered the uniform agency project agreement dated as of April 1, 2020 (the "Uniform Agency Project Agreement") by and between the Agency and the Current Company relating to the terms of the granting by the Agency of the Financial Assistance to the Current Company; (D) the Agency executed and delivered to the Current Company a sales tax exemption letter (the "Sales Tax Exemption Letter") to ensure the granting of the sales tax exemption which forms a part of the Financial Assistance; and (E) the Agency filed with the New York State Department of Taxation and Finance the form entitled "IDA Appointment of Project Operator or Agent for Sales Tax Purposes" (the form required to be filed pursuant to Section 874(9) of the Act) (the "Thirty-Day Sales Tax Report") (the above-enumerated documents being collectively referred to as the "Basic Documents"); and

WHEREAS, pursuant to a request (the "Request") attached hereto as Exhibit A, the Agency has been requested to convey its interest in the Project Facility and its interests in the Basic Documents to PEMM, LLC, a limited liability company organized and existing under the laws of the State of New York (the "New Company") and, in connection with such conveyance, provide for the assignment of the Basic Documents from the Current Company to the New Company, as described in the Request (the "Assignment"); and

WHEREAS, the Lease Agreement provides that the Current Company is prohibited from selling, leasing, transferring or otherwise conveying any part of the Project Facility without the prior written consent of the Agency; and

WHEREAS, in order to finance a portion of the costs of the Project, the Current Company obtained a loan in the principal sum of up to \$2,200,000 (the "Loan") from Evans Bank, N.A. (the "Lender"), which Loan was secured by a construction mortgage dated June 12, 2020 (the "Mortgage") from the Agency and the Current Company to the Lender; and

WHEREAS, in connection with the conveyance of the Project Facility, the Current Company and the New Company have requested (the "Request") that the Agency execute documents providing for the following (the "Conveyance and Assignment Documents"): the conveyance of the Agency's interest in the Project Facility and the assignment and assumption of the Basic Documents from the Current Company to the New Company; and

WHEREAS, pursuant to Article 8 of the Environmental Conservation Law, Chapter 43-B of the Consolidated Laws of New York, as amended (the "SEQR Act") and the regulations adopted pursuant thereto by the Department of Environmental Conservation of the State of New York, being 6 NYCRR Part 617, as amended (the "Regulations" and collectively with the SEQR Act, "SEQRA"), the Agency must satisfy the requirements contained in SEQRA prior to making a final determination whether to proceed with the execution and delivery of the Conveyance and Assignment Documents; and

WHEREAS, pursuant to SEQRA, the Agency has reviewed the Request in order to make a determination as to whether the execution and delivery of the Conveyance and Assignment Documents is subject to SEQRA, and it appears that the Request is not an "Action" under SEQRA;

NOW, THEREFORE, BE IT RESOLVED BY THE MEMBERS OF ALLEGANY COUNTY INDUSTRIAL DEVELOPMENT AGENCY, AS FOLLOWS:

Section 1. Based upon an examination of the Request, the Agency hereby makes the following determinations: pursuant to SEQRA, the approval of the Request is not an "Action" under SEQRA and therefore is not subject to SEQRA review by the Agency.

Section 2. The Agency hereby approves (A) the assignment to, and assumption by, the New Company of all of the Current Company's interest in the Project Facility and the Basic Documents, including but not limited to the benefits of the Lease Agreement and the Payment in Lieu of Tax Agreement, and (B) the assumption by the New Company of all obligations of the Current Company under the Basic Documents pursuant to the Conveyance and Assignment Documents; subject in each case, however to the following conditions: (1) evidence of current certificates of insurance acceptable to the Agency; (2) receipt of confirmation that all real property taxes and payments in lieu of taxes required by the Project have been satisfied; (3) if needed, evidence of Lender's consent to the Assignment; (4) receipt of confirmation from Agency counsel that no modifications shall result from the Assignment that result in any new tax relief for the Project (such as an extension of the term, increase in abatement or change in the Payment in Lieu of Tax Agreement); (5) approval by Agency Counsel of the form of the Conveyance and Assignment

Documents to be executed by the Agency in connection with the Request: (6) receipt by the Agency of its administrative fee relating to the Assignment, and all fees and expenses incurred by the Agency with respect to the Assignment, including the fees and expenses incurred by Agency Counsel with respect thereto; (collectively, with the Conveyance and Assignment Documents, the "Assigned Documents"), and (7) the following additional conditions: _____.

Section 3. Subject to (A) satisfaction of the conditions contained in Section 2 hereof, including the condition that no modifications provide any new tax relief for the Project (such as an extension of the term); and (B) the execution and delivery of the Assigned Documents by the other parties thereto, the Chair (or Vice Chair) or the Executive Director of the Agency is hereby authorized, on behalf of the Agency, to execute and deliver the Assigned Documents, and, where appropriate, the Secretary of the Agency is hereby authorized to affix the seal of the Agency thereto and to attest the same, all in substantially the forms thereof approved by Agency Counsel, with such changes, variations, omissions and insertions as the Chair (or Vice Chair) or the Executive Director shall approve, the execution thereof by the Chair (or Vice Chair) or the Executive Director to constitute conclusive evidence of such approval.

Section 4. The officers, employees and agents of the Agency are hereby authorized and directed for and in the name and on behalf of the Agency to do all acts and things required or provided for by the provisions of the Request and the Assignment, and to execute and deliver all such additional certificates, instruments and documents, to pay all such fees, charges and expenses and to do all such further acts and things as may be necessary or, in the opinion of the officer, employee or agent acting, desirable and proper to effect the purposes of the foregoing resolution and to cause compliance by the Agency with all of the terms, covenants and provisions of the Request.

Section 5. This resolution shall take effect immediately.

The question of the adoption of the foregoing resolution was duly put to a vote on roll call, which resulted as follows:

Steven Mauro	VOTING	_____
Joseph Hart	VOTING	_____
Terri Ross	VOTING	_____
Douglas Frank	VOTING	_____
Thomas McElheny	VOTING	_____
William Meunier	VOTING	_____
John Ricci	VOTING	_____

The foregoing resolution was thereupon declared duly adopted.

{Remainder of page left blank intentionally}

STATE OF NEW YORK)
) SS.:
COUNTY OF ALLEGANY)

I, the undersigned Secretary of Allegany County Industrial Development Agency (the "Agency"), DO HEREBY CERTIFY that I have compared the foregoing annexed extract of the minutes of the meeting of the members of the Agency, including the resolution contained therein, held on August 13, 2026 with the original thereof on file in my office, and that the same is a true and correct copy of said original and of such Resolution contained therein and of the whole of said original so far as the same relates to the subject matters therein referred to.

I FURTHER CERTIFY that (A) all members of the Agency had due notice of said meeting; (B) said meeting was in all respects duly held; (C) pursuant to Article 7 of the Public Officers Law (the "Open Meetings Law"), said meeting was open to the general public, and due notice of the time and place of said meeting was duly given in accordance with such Open Meetings Law; and (D) there was a quorum of the members of the Agency present throughout said meeting.

I FURTHER CERTIFY that, as of the date hereof, the attached resolution is in full force and effect and has not been amended, repealed or rescinded.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of the Agency this 13th day of August, 2026.

Secretary

(SEAL)

EXHIBIT A

REQUEST
- SEE ATTACHED -



Department of State Division of Corporations

Entity Information

[Return to Results](#)

[Return to Search](#)

Entity Details

ENTITY NAME: PEMM, LLC
DOS ID: 1929859
FOREIGN LEGAL NAME:
FICTITIOUS NAME:
ENTITY TYPE: DOMESTIC LIMITED LIABILITY COMPANY
DURATION DATE/LATEST DATE OF DISSOLUTION: 12/31/2045
SECTION OF LAW: 203 LLC - LIMITED LIABILITY COMPANY LAW
ENTITY STATUS: ACTIVE
DATE OF INITIAL DOS FILING: 06/12/1995
REASON FOR STATUS:
EFFECTIVE DATE INITIAL FILING: 06/12/1995
INACTIVE DATE:
FOREIGN FORMATION DATE:
STATEMENT STATUS: CURRENT
COUNTY: LIVINGSTON
NEXT STATEMENT DUE DATE: 06/30/2027
JURISDICTION: NEW YORK, UNITED STATES
NFP CATEGORY:

ENTITY DISPLAY

Service of Process on the Secretary of State as Agent

The Post Office address to which the Secretary of State shall mail a copy of any process against the corporation served upon the Secretary of State by personal delivery:

Name: THE LLC

Address: 2697 LAKEVILLE RD, STE 1, AVON, NY, UNITED STATES, 14414

Electronic Service of Process on the Secretary of State as agent: Not Permitted

Chief Executive Officer's Name and Address

Name:

Address:

Principal Executive Officer's Address

Address:

Principal Executive Officer's Address

Cc: Spitzer, Daniel A. <DSpitzer@hodgsonruss.com>
Subject: FW: Quicklees LLC

Good morning Nadene,

Would you have time to assist with the amending the Agency Documents to reflect the transfer? Assuming we'll also need an Agency Board resolution as well.

If not, I can prepare.

Thanks.

Ed

Edmund J. Russell III
Partner
Hodgson Russ LLP
Tel: 585.613.3958
Fax: 585.613.3926



Twitter | LinkedIn | website | e-mail

Rochester - Linden Oaks 90 Linden Oaks, Suite 110 | Rochester, NY 14625
Tel: 585.613.3939 | [map](#)

From: Clark, Craig R <Craig.Clark@alleganyco.gov>
Sent: Wednesday, July 15, 2026 10:23 AM
To: Russell III, Edmund <erussell@hodgsonruss.com>
Cc: Melissa Pingitore <melissa.pingitore@acida.org>
Subject: FW: Quicklees LLC

External Email - Use Caution

Ed

Glad he asked, question is this okay since we have pilot and agreement with 5744 County Road 20 LLC and not with PEMM LLC.

We need to transfer the agreement

Craig Clark PE PhD

Executive Director
Allegany County Industrial Development Agency
607 968 0214

From: Budinger, Joseph L <Joseph.Budinger@alleganyco.gov>
Sent: Wednesday, July 15, 2026 8:59 AM
To: Melissa Pingitore <melissa.pingitore@acida.org>; 'erussell@hodgsonruss. com' (erussell@hodgsonruss.com) <erussell@hodgsonruss.com>; Clark, Craig R <Craig.Clark@alleganyco.gov>
Subject: RE: Quicklees LLC

Enclosed is the deed recorded on 7/2/26, from 5744 County Road 20 LLC to PEMM LLC. I assume that everything is in order but want to verify that it was approved by the IDA if required. Just making you aware since we do not often see PILOT parcels transfer.

Thanks,
Joe

Joseph L. Budinger, Director
Allegany County Real Property Tax Services
7 Court Street, Room 145
Belmont, NY 14813
(585) 268-9383

Confidentiality/Privilege Notice (Res 485 of 2024): This e-mail communication and any files transmitted with it contain privileged and confidential information from the County of Allegany and are intended solely for the use of the individual(s) or entity to which it has been addressed. If you are not the intended recipient, you are hereby notified that any disclosure, copying, distribution or taking any other action with respect to the contents of this message is strictly prohibited. If you have received this e-mail in error, please delete it and notify the sender by return e-mail. Thank you for your cooperation.

From: Melissa Pingitore <melissa.pingitore@acida.org>
Sent: Tuesday, July 14, 2026 3:33 PM
To: 'erussell@hodgsonruss. com' (erussell@hodgsonruss.com) <erussell@hodgsonruss.com>; Clark, Craig R <Craig.Clark@alleganyco.gov>
Cc: Budinger, Joseph L <Joseph.Budinger@alleganyco.gov>
Subject: Quicklees LLC

Hi Ed, Craig,
According to Joe Budinger from Allegany County Real Property, on 6/23 the Quicklee's property transferred from the 5744 LLC to Peter Bruckel's (one of the owners) LLC, PEMM LLC. He wanted to confirm that this is acceptable relative to the incentives the IDA has in place or whether we need to take any action to approve this. Please advise. Thank you. M

Melissa A. Pingitore
Assistant Director



Allegany County Industrial Development Agency
Crossroads Center
6087 Route 19N, Suite 100
Belmont, New York 14813