

ALLEGANY COUNTY LOCAL DEVELOPMENT CORP.

Crossroads Center

Belmont, NY

October 8, 2026

After ACIDA Meeting/Approx. 11:00a.m.

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

AGENDA

- Call to Order
- Approval of Previous Minutes
 - September 10, 2026
- Finance Committee Report
 - Approval of Financials as recommended by Finance Committee
- Executive Session - as necessary for contractual issue
- Action Items
 - Cuba Property
- Old Business
 - No Open Loan Applications
- New Business
- Good of the Order
- Adjournment

**Allegany County Local Development Corporation
MEETING**

September 10, 2026

Crossroads Conference Center, Belmont, New York 14813

OPENING REMARKS

- Steven Mauro, Chairperson called the board meeting to order at 10:49am.
- Present: Joseph Hart, Vice Chairperson; Douglas Frank Treasurer; Terri Ross, Secretary; John Ricci, member; Thomas McElheny, member; William Meunier, member
- Absent:
- By Telephone:
- By Teams: Steven Mauro, Chairperson: Edmund Russell III, Esq. Hodgson Russ LLP
- Others present: Dr. Craig Clark, Executive Director; Melissa Pingitore, Assistant Director; Barb Benjamin, Operations Director;

BOARD MINUTES

- Approval of the August 13, 2026 minutes - A motion was made by Joseph Hart and seconded by Terri Ross to approve the minutes. No Discussion. Approved/passed 7-0

TREASURERS REPORT

- Finance Committee Report – Douglas reviewed the financial reports. A motion was made by Terri Ross and seconded by Thomas McElheny to approve the financial reports and pay the bills totaling \$118,188.06 as recommended by the finance Committee. Discussion on the bills, it was related to the purchase of the property at auction. Approved/passed 7-0

EXECUTIVE SESSION – DISCUSSION OF CONTRACTUAL/FINANCIAL/LEGAL ISSUE

- A motion was made at 11:18am by John Ricci and seconded by Terri Ross to enter Executive Session regarding a contractual issue. No discussion. Approved/passed 7-0
- A motion was made at 11:26am by Joseph Hart and seconded by William Meunier to come out of Executive Session. No discussion. Approved/passed 7-0
- No action was taken in Executive Session.

ACTION ITEMS

- Brownfields Revolving Loan Fund (RLF) Grant – Melissa reported that she received a scholarship from Grow America to attend the next regional meeting on the EPA round of funding for 2027. It's for three days the first week in October. The scholarship covers the conference fees and hotel. The IDA will have to cover travel expenses and meals that aren't included in the conference fees. The round of funding is expected to open sometime within the next few weeks. There was a three-hour pre-meeting on Tuesday. There has been some preliminary work done, but they haven't released any guidance yet. The next step when it's ready is to open the portal. Melissa is already working on the loan/grant application with them, so we're in good shape for when they open the portal for application. This is a million-dollar loan/grant that will help with cleanup after the phase I & II's that we're doing. Forty-nine percent of this loan is grantable. Which means we can forgive 49% of the loan. We will just be the administrators of the loan/grant. We'll have some talks with the county to see if they would be willing to help with some of the funding for cleaning up the sites.
- Diversity Policy – Craig reviewed the Diversity and Anti-Nepotism Policies and that they were the same as what the IDA passed. **A motion was made by Joseph Hart and seconded by John Ricci to approve the Diversity and Anti-Nepotism Policies as recommended by the Governance Committee. No discussion Approved/passed 7-0.**
- Anti-Nepotism Policy – See above motion.
- Cuba Property survey - Craig reported that the Cuba Property hasn't been surveyed because it was bought through foreclosure and wasn't part of the transfer. Craig is recommending B & R Surveying with an estimate of \$2200.00, without parceling out the piece of property where the mobile home sits. **A motion was made by Terri Ross and seconded by Thomas McElheny to approve hiring B&R Surveying to survey the Cuba RV Property and parcel out the piece of property where the mobile home sits. Discussion was on having an environmental study done, a phase I and/or II. That way if one is needed, we'll have it. Approved/passed 7-0**

OLD BUSINESS

- No existing loan applications.

NEW BUSINESS

- None at this time.

GOOD OF THE ORDER

- None at this time.

CALENDAR

- **Next Meeting:** October 8, 2026, following the regular ACIDA Board Meeting, scheduled at 10:00am at Crossroads Conference Center, Belmont, NY 14813

ADJOURNMENT

- **With no other business at 11:34am, a motion was made by Terri Ross and seconded by John Ricci to adjourn the meeting. Approved/passed 7-0**

Respectfully submitted
Barb Benjamin
Operations Director

ACLDC
Expenses by Vendor Summary
September 5 through October 5, 2026

	Sep 5 - Oct 5, 26
CUBA-RUSHFORD CSD	1,610.92
Stephen Thorpe	650.00
TOTAL	2,260.92

LDC
Deposit Detail
September 5 through October 5, 2026

Type	Num	Date	Name	Account	Amount
Deposit	DEP	09/24/2026	Raymond Pfeifer	110.05 · LDC (Local Development Corp)	2,735.35
				Reimbursement for Taxes, etc	-2,735.35
TOTAL					-2,735.35
Deposit	Dep	09/30/2026	Community Bank NA	110.05 · LDC (Local Development Corp)	115.03
				Interest	-115.03
TOTAL					-115.03