

ALLEGANY COUNTY INDUSTRIAL DEVELOPMENT AGENCY

Crossroad Center

Belmont, NY

June 11, 2026

10:00a.m.

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

AGENDA

Call to Order

Approval of Minutes

- Board Minutes – May 14, 2026

Treasurer's Report

- Finance Committee Report
- Finance Committee review - Banking & Financial Summary
 - Balance Sheet
 - Profit & Loss
 - Expense Abstract – Transactions by Vendor
 - CD Bank Statements
 - Update new business options for bank funds

Action Items

- Building Committee and CPL Building Presentation
- ARC Power Grant
- Approve Committee Charters (TBD)
- Discuss 2nd annual ACIDA dinner October 2026

Executive Session – to discuss a contractual issue

Old Business – updates

- Building Committee Report
- EPA Brownfield Grant
- RBDG – BDO Zone Grant
- Gateway Center to the Western New York Wilds
- ARC Power Grant
- Microenterprise Grant
- Allegany County Strategic Plan Economic Development/EDO
- Clean Energy Projects
- ABO Board Requirements

New Business

Good of the Order

Adjournment

*Allegany County Industrial Development Agency
May 2026*

**Allegany County Industrial Development Agency
MEETING**

May 14, 2026

Crossroads Conference Center, Belmont, New York 14813

ACIDA.org

OPENING REMARKS

- Steven Mauro, Chairperson called the board meeting to order at 10am.
- Board Members Present: Terri Ross, Secretary; Douglas Frank, Treasurer; John Ricci; Thomas McElheny; William Meunier
- Absent:
- By Telephone:
- By Teams: Steven Mauro, Chairperson; Joseph Hart, Vice 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; Tim Boyde, Deputy Administrator II; Carissa Knapp, County Administrator; Oakley Sortore

BOARD MINUTES

- A motion was made by Terri Ross and seconded by William Meunier to approve the April 9, 2026 minutes. No Discussion. Approved/passed 7-0

TREASURERS REPORT

- Finance Committee Report – Douglas reported that the Finance Committee met earlier and the recommendation is just to have summary vs detail reports for the board to review. Douglas reviewed the reports that were included in this month's packet and said the check detail report is what the board needs to approve. The Finance Committee is recommending that a total of \$18,465.29 be approved.
- Banking and Financial Summary –
 - Balance Sheet; Profit & Loss; Expense Abstract – Transactions by Vendor; CD Bank Statements - A motion was made by Terri Ross and seconded by Thomas McElheny to approve the Banking and Financial Summary and pay the bills of \$18,465.29 as recommended by the Finance Committee. No discussion. Approved/passed 7-0
 - Update new business options for bank funds – Melissa reported this is pending waiting for the bank to get back with all the answers. It looks positive that the fees can be waved.

ACTION ITEMS

- Discuss RFP for consultant services of Microenterprise – Craig reported that every time we administer a microenterprise grant for the county, we need to hire a consultant to do the leg work, and make sure the paperwork flows back and forth efficiently. The CDBG (Community Development Block Grant) and the Department of State require that an RFP is put out to hire someone. Even though we have a contract with The Harrison Studio we need to do this. We are required to reach-out to minority and women owned businesses. Discussion was held on the process. This is a 3-year contract because it takes up to 3-years to finalize the grant disbursements. Last time it was extended and we received an additional \$300,000.00 which saved us from doing an application to receive more funds. What we're asking for is that the Board approves us putting out the RFP. Discussion was on the dates on the RFP in the packet. They will be updated once the board approves and allows for the RFP to be put out. Normal return date is 4-weeks out. **A motion was made by John Ricci and seconded by William Meunier to approve the Executive Director put out an RFP with the updated dates as discussed for consultant services of the Microenterprise Grant. Further discussion was on the list of minority and women-based businesses and size of the contract. We have list a of about 20, and it's a small contract involving a lot of work therefore, there's not a lot of interest. The RFP's will be brought to the Finance Committee to approve for recommendation to the full board.**
Approved/passed 7-0
- Discuss and approve updated ACIDA Investment Policy – Craig reported the only edit is adding Appendix A to the Investment Policy which gives limits to specific banks. The Finance Committee is recommending the addition of Appendix A to the Investment Policy. **A motion was made by Joseph Hart and seconded by Terri Ross to approve the updated ACIDA Investment Policy as recommended by the Finance Committee. No further discussion.**
Approved/passed 7-0
- Discuss committee charges / charter – Craig's recommendation is that each committee takes time to review their charter and send any changes to him before approval by the board. The charters are all new because previously the full board reviewed everything, we didn't have sub-committees.

EXECUTIVE SESSION – DISCUSSION OF CONTRACTUAL/LEGAL ISSUE - NONE

- **A motion was made by and seconded by to go into Executive Session for discussion of a contractual /legal issue. Approved/passed.**
- **A motion was made by and seconded by to come out of Executive Session. Approved/passed.**
- **No action was taken in Executive Session.**

OLD BUSINESS

- EPA Brownfield Grant – Craig reported that they've been meeting regularly and there are a number of projects all over the County. We will be doing the first phase 2 soon. Melissa reported the EPA Approved our quality assurance project plan (QUAP). There was a few minor comments which our consultant HRP corrected and resubmitted. Once the site specific is approved we can start work on the phase 2's. Melissa reviewed the phase 1 is a historic records and visual investigation, and phase 2 is an actual disruptive investigation where samples are taken. We can apply for another assessment grant once we have spent 70% of the funds, possibly by October. Craig and HRP have been working with any owners that have given some resistance by explaining the benefits and that this would be required by a lender. We have a list of over 100 sites therefore a second grant would be beneficial. Melissa explained the process on how sites are chosen. The main thing that's being considered is if they are developable. We've been working with Land-Bank, municipalities and have held a community engagement meeting. Applying for another grant will be brought back to the board when we get closer to September when the application process opens up.

- RBDG -BDO zone grant – Craig reported they are on schedule to get the report on biomass to the board. Possibly next month.
- Gateway Center to the Western New York Wilds – Tim reported that the County has secured a number of grants. The most recent obstacle is there could be a power issue, meaning there may not be sufficient power moving forward for all projects. The County and Delta Development are looking into the New York Power Up Grant, which is in the neighborhood of \$5m. What are the requirements, who can apply, can the county do this individually because of the DPW Construction Project or collectively with another entity like the IDA because of their intended projects. Craig has been involved in these discussions. The site for the water tank has been procured for the water and sewer project. Tom gave a report from the Building Committee's meeting with CPL for the IDA's office space and an artisan's marketplace. To start with we discussed how to strengthen our grant application before resubmitting. More detail on design and occupancy will be added to the application. The building's design needs to fit our area and feel welcoming. Location is an issue because it will be behind other buildings so we need to do something to attract people and to let them know what and where we are. CPL will come back with design of the building and how to attract the public. We have another meeting scheduled so we may have more information to share at our June Board Meeting. The office portion will be built with IDA funds and the marketplace if we get grant funding.
- ARC Power Grant - reviewing to resubmit- Craig reported that the grant will be resubmitted with the updates as discussed previously. We're still talking with the Wilson Foundation. The preliminary design is very important to secure funding. We'll put in a letter of intent by May 22nd that we're revising our grant application and should have something for the board to review for the June meeting since the application is due July 8th.
- Microenterprise Grant - in process of new CDBG grant – Craig reported the County and the IDA have done their work and Mike Zimmerman has submitted the new grant application. We should know in a month or two if we are approved for the next CDBG grant. We've had a lot of success with the first two grants and they fund success. We have more interest than before for the grant. These have helped ACCORD and Incubator Works run their training programs.
- Allegany County Strategic Plan Economic Development/EDO – Craig reported that he meets with Ashley monthly and they continue to have bi-weekly team meetings. One of the things we're working on is a manufacturing council. We're working with Alfred State College and will be doing some training for supervisors/managers at Lake Lodge on June 23rd. The IDA will collect the \$25.00 fee as a pass through. We've been asked to come up with an honorarium to pay the Alfred State Faculty fee of \$500.00. The County and EDO can't do these kinds of things. The \$25.00 will cover the lunch and possibly some of the honorarium cost. As a partnership Alfred State isn't charging for the use of Lake Lodge. We are hoping for 50 attendees which is the max we can have. We would like this to be an ongoing process. **A motion was made by Thomas McElheny and seconded by William Meunier to approve the ACIDA paying the \$500.00 honorarium pay for the Alfred State Faculty Member for the June 23rd training for the manufacturing supervisors/managers being held at Lake Lodge. No further discussion. Approved/passed 7-0.**
- Clean energy projects – Craig reported he was hoping to have an update on Moraine Solar in Burns but hasn't heard when they will actually close. Craig is working on a factual panel on energy storage because eventually energy storage projects will be coming. We had our first project present last year and they can present again. They haven't been approved yet. There is an energy storage project in the Town of Burns that has been approved by the Town of Burns. They have not submitted an application to the IDA as of yet. The IDA is asked for PILOTS not approval of projects. Most communities don't know if they want these projects. Dan Spitzer is setting up a panel with the statewide safety officer so we all know the facts. We're not trying to push energy storage we just want everyone to know the facts. Some towns are trying to pass laws to stop these projects and they can't stop them per say because they don't have the laws. We want everyone to know the laws and how to protect themselves. Craig reiterated that the IDA doesn't get involved until the towns approve the projects.
- ABO board requirements – All board members need to complete the online training from ABO, complete the Sexual Harassment Prevention Training or give Melissa a copy of your certificate showing that you did it through your

employment, attend the upcoming ACIDA Boot Camp presented by Ed and submit a financial disclosure. Melissa will monitor and let the board know when the mandatory ABO trainings are.

- Cuba Business Park – Craig was asked for an update. They are finalizing one lease and may have a second lease. Final negotiations have taken longer than anticipated and the new company is asking for a few extra requirements with some other things being done to the building. The owners are willing to do the extra requirements with an increase in the lease fee.

NEW BUSINESS

GOOD OF THE ORDER

CALENDAR

- **Next Meeting:** June 11, 2026 @ 10:00am at Crossroads Conference Center, Belmont, NY 14813

ADJOURNMENT

- With no further business at 10:45am, a motion was made by John Ricci and seconded by Terri Ross to close the meeting. All members were in favor, by a vote of 7-0 the meeting was adjourned. Carried

Respectfully submitted
Barb Benjamin
Operations Director

ALLEGANY GATEWAY MARKETPLACE

OVERVIEW

The Allegany County Industrial Development Agency (ACIDA) is developing the Allegany Gateway Marketplace in the Town of Amity, New York. Strategically located at Exit 30 on Interstate 86 adjacent to an existing travel center. The Marketplace represents Phase I of a comprehensive regional strategy to expand an entrepreneurial ecosystem for artisans, agricultural producers, and student innovators.

By expanding existing small business development infrastructure through Incubator Works, ACCORD's Allegany Business Center, and Harrison Studio partners —the Marketplace will serve as a physical retail incubator and commercial test market. The ACIDA, through the Marketplace, will actively launch, accelerate, and market micro-enterprises representing the local artisan community, specialized agricultural producers, and student-led ventures from Allegany County's three higher education institutions partners: Alfred State College, Houghton University, and Alfred University.

The Marketplace is the anchor of a broader economic development vision to establish a premier tourism and commerce hub, which will feature hospitality, dining, and outdoor recreational spaces. This initiative directly supports a thriving independent-maker economy by working with small and new operations to become sustainable operations working with the Allegany Artisans network and others in the region. The Marketplace will capture interstate traffic to drive wealth back into rural communities. Extensive site feasibility and environmental investigations were completed in 2022, student-led architectural visioning was conducted via Alfred State College students, and, professional design development is actively underway with CPL.

PROJECT DETAILS

The project features the construction of an approximately 5,000-square-foot multi-use facility. This space will integrate a retail marketplace, a small café, office space, and a collaborative conference and training room.

A collaborative governing board is being established to guide the operations. This board will include leadership from Alfred State College, Houghton University, and Alfred University, alongside the Cornell Cooperative Extension, the Seneca Nation, and the Allegany Artisans. To extend the project's economic impact across the broader Appalachian Regional Commission footprint, Southern Tier West and Southern Tier Central regional planning boards will also be active on the board.

Small business growth in rural corridors is severely restricted by geographic isolation, with makers often restricted to online-only sales or low-visibility country roads. The Marketplace

solves this systemic challenge by providing direct, physical exposure to the traveling public along I-86 and Route 19.

The Marketplace facility features an integrated digital infrastructure, utilizing an interactive regional tourism kiosk and point-of-sale systems that link physical buyers directly to the entrepreneurs' independent online storefronts or brick-and-mortar studios, driving long-term customer acquisition.

To ensure market viability, vendor entry will be managed through a rigorous, peer-led jury process. Selected artisans and producers—spanning fine arts, specialized agricultural goods, seasonal products, and artisanal items—will receive expert critique regarding packaging, regulatory compliance, and market pricing to ensure they meet the highest local, state, and federal retail standards.

Under the guidance of faculty from the three Allegany County Colleges and regional business leaders, student interns from the three participating colleges will assist with operating the facility. This applied-learning model functions as a real-world business laboratory, training students in retail operations, supply chain logistics, and digital marketing, thereby cultivating the region's next generation of business owners and operators.

The Allegany Gateway Marketplace will capitalize on Allegany County's highly successful Community Development Block Grant (CDBG) Microenterprise program. Since 2022, the ACIDA has seamlessly deployed flexible growth grants ranging from \$10,000 to \$35,000 to scale local capital capacity, funding essential growth assets such as machinery, equipment, fixtures, and working capital. A mandatory prerequisite for this funding is comprehensive entrepreneurship and business plan training facilitated by the ACCORD Corporation, Incubator Works, and The Harrison Studio. To date, this synchronized economic pipeline has achieved remarkable metrics: \$680,000 awarded across 24 successful microenterprise grants. 46 critical rural jobs retained and 33 new jobs created. A 100% business retention rate across all awardees.

This exact ecosystem of technical expertise, local economic partners, and strict financial monitoring will be leveraged to transition agricultural and artisan start-ups into self-sustaining, growth-oriented commercial operations within the Marketplace.

Project Budget & Capitalization

The total estimated construction cost for the Marketplace is detailed below. Construction costs will be continuously refined as design development progresses. The ACIDA has formally committed **\$841,797** in local matching funds and is requesting **\$1,964,193** through grant programs to fully fund the **\$2,805,990** development.

BUDGET

BUILDING CONSTRUCTION

1. Rough Grading	\$	57,000
2. Footer Excavation and Concrete	\$	54,750
3. Aggregate Placement	\$	16,650
4. Reinforced Concrete Slab	\$	35,000
5. Rough Framing Walls and Roof	\$	61,000
6. Post and Beam Framing	\$	95,000
7. Exterior Insulation	\$	27,000
8. Interior Rough Office Space Framing	\$	48,000
9. Office Area Full Build Out	\$	450,000
10. MEP with Sprinkler	\$	115,000
11. Unfinished Area MEP with Sprinkler	\$	50,000
12. Standing Metal Roofing	\$	135,000
13. Decorative Wood Exterior Siding	\$	67,500
14. Exterior Doors and Windows	\$	112,500
15. Raised Roof Construction	\$	330,000

Subtotal Building	\$	1,654,400
Contingency (10%)	\$	165,440
Architecture and Engineering (12%)	\$	198,528
Legal and Administration (5%)	\$	82,720
Total Building	\$	2,101,088

Equipment	\$	250,000
Miscellaneous	\$	100,000

FINAL GRADING AND PARKING LOT CONSTRUCTION

1. Topsoil, Seed and Mulch	\$	48,400
2. Parking Lot Construction	\$	198,000
3. Curb, Sidewalk, Stripping	\$	33,050

Subtotal Site	\$	279,450
Contingency (10%)	\$	27,945
Architecture and Engineering (12%)	\$	33,534
Legal and Administration (5%)	\$	13,973
Total Site	\$	354,902

Total combined	\$	2,805,990
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COMMUNITY SUPPORT

This economic initiative is backed by a coalition of federal, state, tribal, academic, and private sector stakeholders dedicated to Appalachian revitalization, including: U.S. Representative Nick Langworthy (23rd District, NY); NYS Senator George M. Borrello (57th District); NYS Senator Thomas F. O'Mara (58th District); The Seneca Nation of Indians; Cornell Cooperative Extension; Alfred University; Houghton University; Alfred State College; Wellsville Creative Arts Center; along with local rural business owners and independent makers including Susan Doran (Belvidere Arts), Felecity Vickman (Cuba Art Station), Eric Jones (Independent Artist), and Rick Spring (Springs Honey Farm).

CONTACT INFORMATION

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