

Allegany County Industrial Development Agency
MEETING

December 11, 2025

Crossroads Conference Center, Belmont, New York 14813

ACIDA.org

OPENING REMARKS

- Chairperson Judith Hopkins called the board meeting to order at 10am. There were no conflicts of interest. Judith asked everyone to introduce themselves.
- Present: Randy Shayler, Vice Chairperson; John Ricci, Member
- Absent:
- By Telephone:
- By Teams: Judith Hopkins, Chairperson; Rich Ewell, Secretary; Doug Frank, Treasurer; Edmund Russell III, Esq. Hodgson Russ LLP; Jawed Syed, Tasty Deluxe Foods LLC; Melissa Pingitore, ACIDA Assistant Director;
- Others present: Dr. Craig Clark, ACIDA Executive Director; Barb Benjamin, ACIDA Operations Director; Tim Boyde, Deputy Administrator II; Carissa Knapp, County Administrator

BOARD MINUTES

- **A motion was made by Rich Ewell and seconded by John Ricci to approve the November 13, 2025 minutes. No Discussion. Approved/passed 5-0**

ACTION ITEMS

- Presentation by Jawed Syed from Tasty Deluxe Foods LLC. Jawed reported that he has a couple of companies which one of them is food processing for human consumption. They are a Canadian Company moving to the US to produce food products here. The first reason they want to come here is because property in Toronto is very highly priced and they have been exporting to the US 90% of their product and the second reason is the issues with tariffs and the border protection agency for clearing. They prefer to work in Allegany County because we have universities and there are no workforce issues. Their product is marketed in grocery stores. They have been in Canada since 2003 producing and marketing American and Ethnic Bakery Products. Their products

are all natural and have a special packaging for a longer shelf life. They will stay fresh 4-6 months. They have two brands we would see in the grocery store. Millennium Simply the Best normally is bakery products and all cake products. Tasty Ready to Eat normally is dinner products. Discussion on how long will it take from start to finish. They are already in touch with NYS Ag & Markets for the food facility and once all requirements are met they will install the equipment and be ready to start. The plan is for mid-2026. Discussion on the number of employees. The plan is to start slow with one line and gradually work up to four to five lines within five years. It takes 4-6 employees per line. They are looking at twenty-five full-time employees and some part-time that would be on call. Jawed was thanked and Craig said today we will have a resolution to approve later for a Public Hearing. Discussion on being able to understand Jawed and it was suggested that in the future we have a language interpreter or some kind of information prepared in advance for the board. Craig said we have a full business plan from Jawed that we can review if the board wants. Discussion on how interesting it was that foreign businesses want to come to Allegany County because of the tariffs.

TREASURERS REPORT

- Abstract Report - Expenses – **A motion was made by Doug Frank and seconded by Randy Shayler to approve the Abstract Report. No discussion. Approved/passed 5-0**
- Banking & Financial Summary – **A motion was made by Doug Frank and seconded by John Ricci to approve the Banking & Financial Summary. No discussion. Approved/passed 5-0**

BUILDING MAINTENANCE REPORT

ACTION ITEMS

- Resolution for Public Hearing for Financial Assistance Tasty Deluxe Foods LLC – Earlier we had Jawed Syed give a short presentation on his company. **A motion was made by Rich Ewell and seconded by Randy Shayler to approve the Resolution for a Public Hearing for Financial Assistance for Tasty Deluxe Foods LLC. Discussion on a date for the Public Hearing, Craig will schedule one with Scio if the resolution is approved. Approved/passed. 5-0 Roll Call:**
Judith Hopkins - AYE
Randy Shayler – AYE
Rich Ewell – AYE
Doug Frank – AYE

John Ricci – AYE

- Discussion of parking lot in Belmont and transfer to Allegany County – Craig reported that we initially agreed to sign a letter of intent with Kardia but there's been no action from them since so there's been discussion with the county and they are willing to take the transfer of the parking lot for a dollar. If a resolution is approved today to transfer the parking lot to the county it'll be done along with the sale of the buildings to the county. **A motion was made by Rich Ewell and seconded by John Ricci to transfer the Parking Lot in Belmont to Allegany County for \$1.00. Discussion on when and it will be before the end of the year. Rich asked to be notified of the date so he can get the appropriate insurance adjustments scheduled. Approved/passed 5-0**
- Discuss revision of UTEP – Craig reported that we've been talking about changing the UTEP so we don't have to do a pilot deviation when we get a project that's requesting longer terms such as a solar project. Presently our UTEP says Pilots are for 15 years and recent history has been 25-30 years for some solar projects. The change could be we would go up to 30 years and we wouldn't have to do a deviation. Another thing we should change is raising the per megawatt fee. Presently it is \$2500 per megawatt for the Pilot and the wording is such that the Host Agreements would also be \$2500 per megawatt. After doing some research it should be \$3000 per megawatt for each. Ed confirmed and said we're also adding solar energy storage projects. The market currently is \$1000 per megawatt with a 2% escalator for battery storage projects. This is just for discussion today, if the board agrees we will need to do a resolution for a public hearing to make the changes. Discussion on the 2% escalator and why battery storage projects and less than the solar projects. The 2% is what we currently have and anything else would need a deviation resolution. The per megawatt fee is based on the current market and what the different projects economically would produce. Just so everyone understands the \$1000 per megawatt would be the storage projects only and the solar with storage projects would currently be \$2500 per megawatt. The IDA Board will still decide on the number of years for the Pilot but the advantage to changing the UTEP to read up to 30 years is to prevent having to do a deviation resolution. If the changes are agreed upon a resolution for the public hearing regarding the changes will be done for the next board meeting. Notice for the public hearing will need to be sent to Allegany County, all school districts and municipalities in Allegany County. It was suggested that Craig or Ed summarize the 3 changes so everyone is clear on them. One change is to revise the term of the Pilots to allow up to 30 years; another change is to increase the per megawatt fee for both the Pilot and Host Agreement related to solar projects and the distinction per megawatt charge based upon large solar projects – one's up to 5 megawatts and ones over 5 megawatts; and adding the ability to provide benefits to solar battery storage projects. Discussion on the next steps, which is a resolution for a public hearing will need to be approved at the January meeting, then a

public hearing scheduled and based on the public hearing we could approve the changes at the February meeting.

- Administrative Services Agreement with ACLDC – Craig reported that we need to approve this Service Agreement with the AC LDC for a fee of \$500,000.00. It's basically for the LDC to do economic development on behalf of the agency. **A motion was made by John Ricci and seconded by Randy Shayler to approve the Administrative Services Agreement with ACLDC. No further discussion. Approved/passed 5-0**
- Approval to sign USDA Grant for BDO Project – Craig reported that we put in for a grant back in January at the approval of the board. Basically, it's to hire a consultant through the USDA and they'll pay for that. Basically, then we're going to have a BDO Designation which will have a listing on whether or not we can attract a Bio Energy type Organization because we have enough biomass in the county to do that. We'll get a rating as to how much bio mass we have in the county to do this. In the past we worked hard to get a bio refinery here, but this isn't necessarily a bio refinery, it's basically to deal with a supply chain infrastructure for a BDO Zone. Then a company can be attracted to potentially do biomass energy at some method in the county. Melissa reported that she recently had a conference call with SUNY Binghamton and they have a big grant for helping build out the infrastructure, the workforce and the training. They are already working with a few of partner organizations. Where this would slot into all this is that once we have the BDO they will have the funding to help us find a developer and or supply chain, a company to come into our county if we can provide a site and have the designation. Melissa feels it would be an exciting partnership and just wanted everyone to keep in mind the SUNY Binghamton has this big grant for biomass infrastructure supply chain and actual development. Craig wants permission from the board to sign the paperwork. **A motion was made by John Ricci and seconded by Randy Shayler to give the Executive Director permission to sign the USDA Grant for a BDO Project to hire a Consultant. Further discussion was on the \$80,000.00 matching, which \$75,000.00 comes from the company hired and \$5,000.00 is in kind for the Executive Director's work. Approved/passed 5-0**
- 2026 Budget – Craig reported that Randy and Doug reviewed the proposed budget for 2026 with us and it's very condensed from in the past due to selling both buildings so it's primarily the operations of the IDA. Discussion was held on if we will be able to monitor the budget throughout the year so see how we are doing against the budget. Yes, we will. The rental income of \$50,000.00 for PM Research was questioned since it was thought to be \$100,000.00. Craig reported \$50,000.00 is correct. Randy talked about on the \$50,000.00 for the preliminary design of a new facility. The board initially approved the application to apply for a grant for something at the Crossroads given that we had the ability to decline the grant if awarded. This would appear to be a firm commitment unless we voted to alter the budget at some point. Craig said the primary point of the \$50,000.00 is for us to be able to outline what office space would look like.

Discussion on what the ARC grant entails. Craig said the ARC grant is for building a facility for a Marketplace which would include office space for the IDA. This is just a starting point and if we don't get the grant, we wouldn't build the Marketplace it would just be offices for the IDA. It was suggested that we go back on the agenda and go into Executive Session.

EXECUTIVE SESSION – DISCUSSION OF CONTRACTUAL/LEGAL ISSUE

- **A motion was made by Randy Shayler and seconded by Rich Ewell to go into Executive Session for discussion of a contractual /legal issue. Approved/passed. 5-0**
- **No action was taken in Executive Session.**
- **A motion was made by Rich Ewell and seconded by Randy Shayler to come out of Executive Session. Approved/passed. 5-0**

ACTION ITEMS

- 2026 Budget – **A motion was made by Doug Frank and seconded by John Ricci to approve the proposed budget as the budget for 2026. Approved/passed 5-0.**

OLD BUSINESS

- ARC Power Grant – Craig reported he didn't have any updates to present today. Hopefully, by the next meeting we'll know if we made it through the first round. We are continuing to meet with the Ralph Wilson Foundation on additional funding.
- Crossroads Facility sale to the County – Craig reported he keeps it on the agenda until sold and that talks continue with the county and the resolution should be presented to the Board of Legislators next week. The resolution will include the sale of the Crossroads Facility and the Parking Lot in Belmont to Allegany County.
- Microenterprise Grant – Craig reported that we're finalizing the end of the Microenterprise Grant and once that's done, we'll be working with the County to get another one. We're hosting a Public Hearing that's scheduled for sometime in January. Melissa has started an informational Microenterprise Grant Program Results sheet that's been sent to the board and county. Melissa highlighted her results sheet, and was praised for her work and the appearance of the sheet. Discussion was held on the businesses that we've helped and their success stories. The Results will be presented to the next P & D Committee if the board is in agreement. The board agreed the report should be presented and released.
- Allegany County Strategic Plan Economic Development/EDO – Craig reported that he continues to work with Ashley. At next weeks P & D Committee Meeting Ashley will report on the strategic plan the county has and how it's been going and how we are working together. Craig will send the board the report that Ashley puts together.

- Gateway Center to the Western New York Wilds – Carissa reported that they approved moving forward with the DPW Facility and they are working on the bond issues. Tim reported that they met with Delta recently and anticipate the Congressman Langworthy's \$1.25 million grant will be released by the end of the year which should address all of the water related issues as far as the tank and expansion piece. They're still waiting on the housing initiative which is about \$3.5 to \$3.8 million that will help address the sewer piece and go along with the housing. Assuming the pieces come together it looks like the infrastructure should be pretty well in place. The lacking piece would be the water sewer district that needs to be in place to move forward. Tim is optimistic that the funding will come through. The housing grant should be announced by early next year if not this year. The County is starting to look at the congressional earmark activity for the allocation process. Discussion on what needs to be done to dial in a hotel developer. Craig is working with them now and is trying to get a written commitment.
- Clean energy projects – Craig reported he doesn't have anything other than we'll continue to update the solar report as projects become finalized. We approved two or three projects this last year and a couple of them are in the final states and will probably be started in the beginning of the new year. Moraine Solar had another public meeting and are moving forward. They'll probably start construction next year. Some projects are trying to figure out how to make sure they get in the ground so they don't lose their tax exemption benefits from the state and federal governments. Discussion regarding updates on the wind project. Craig said they were planning on having the foundations done by Thanksgiving. The wind plays more of a role on erection of the wind turbines than other winter weather issues. Craig will check on a construction schedule and let the board know.
- Great Lakes Cheese – Cuba Facility – Craig reported everything is going well and he was out yesterday with a potential client. It's close to having corporate approval to move in and it could be 40-50 jobs. Hopefully we can make an announcement in the beginning of the new year.
- EPA Brownfield Grant – Craig reported that we have a public community meeting next Tuesday December 16th in Wellsville. We are going to explain what a Brownfield Grant is and that we want to help develop some of these Brownfield Sites and bring in more development to the County. Typically, these sites already have electric, water and sewer. Our first phase ones are actually starting to take place. Discussion on the Brownfield Grant Funds. The goal is to do 12-15 phase ones.

NEW BUSINESS

- John talked about last weeks legislators meeting where two legislators want the IDA to give money to the EDO. Craig said that we would need a contract we could not just give

money to the EDO. Discussion on what would need to be done to fund the EDO. There needs to be more of a clear understanding of what can or can't be done by the EDO versus the IDA and how they work together. Craig reported that we have helped fund the EDO by getting them up and running. The EDO will also need to get its own funding through grants, donations etc.

- Rich reported that AJ Gallagher has changed brokers to a broker owned by the AJ Gallagher Company for the directors and officers insurance policy. The premium may change a little but coverage will remain the same.

GOOD OF THE ORDER

- Judy reported that Jones Memorial Hospital is on Forbes top hospital list. Out of almost 5400 hospitals in the country approximately 2500 met the criteria for consideration. Only six hospitals in NY made the list. This rating shouldn't be confused with the CMS Star Rating; we applied for Forbes rating.

CALENDAR

- **Next Meeting:** January 8, 2026 @ 10:00am at Crossroads Conference Center, Belmont, NY 14813

ADJOURNMENT

- *With no further business at 11:30am,* a motion was made by John Ricci and seconded by Rich Ewell to close the meeting. All members were in favor, by a vote of 5-0 the meeting was adjourned. Carried

Respectfully submitted
Barb Benjamin
Operations Director