

PLANNING & ECONOMIC DEVELOPMENT COMMITTEE

November 18, 2015

NOT APPROVED

Committee Members Present: D. Root, D. Healy, C. Jessup, K. LaForge, D. Pullen, C. Crandall (Absent: T. Hopkins)

Others Present: M. Alger, H. Budinger, S. Burt, P. Curran, D. Decker, K. Dirlam, D. Fanton, K. Graves, L. Gridley, G. Hanchett, R. Hollis, K. Hooker, C. Knapp, J. Luckey, B. Riehle, T. Ross, R. Scott, R. Sobeck-Lynch, S. Torrey, N. Ungermann, J. Wood

Media Present: B. Quinn, *Wellsville Daily Reporter*

Call to Order: The meeting was called to order at 2:11 p.m. by Planning & Economic Development Committee Vice Chairman Deb Root.

Approval of Minutes

A motion was made by Legislator Jessup, seconded by Legislator Healy, and carried to approve the Planning & Economic Development Committee minutes of October 21, 2015.

Economic Development/Industrial Development Agency

Monthly Report

Development Team Coordinator Jack Wood reported the last Economic Development Team meeting was a week ago. He distributed an updated Allegany County Economic Development Team Projects and SMART objectives worksheet. He highlighted a few areas on the worksheet.

- The Support Small Business Development has been having trouble with grants. Mr. Wood stated ACCORD Executive Director Leslie Gooch-Christman believes they can be worked out.
- Mr. Wood talked about the Park and Ride. He spoke with KHEOPS, and they agree the agreement is log-jammed in the federal government. He is going to contact Congressman Tom Reed in hopes of moving the process forward.
- Mr. Woods talked about the Waterline Project. He said there is significant progress. The Waterline Authority has been approved by the Friendship Board, and hopefully will be approved by the Amity Board in December. Mr. Woods said the Engineers for Industrial Development Agency (IDA) and the Engineer for Friendship have to agree on the Waterline engineering design. Friendship would like an eight-inch line with a reservoir, and the IDA wants a twelve-inch line. The twelve-inch line without the reservoir is the less expensive option. Mr. Wood said he hopes by December or early January to have a resolution to the design issue. Mr. Woods said a Waterline Cost Mitigation Task Group has been formed, and they have had two meetings. They are looking at grants and other ideas to help reduce the overall cost of the Waterline. He noted every dollar is a benefit for Friendship, the County, and Taxpayers. Mr. Woods said County Treasurer Terri Ross and County Administrator Mitch Alger have been attending these meetings. Legislator Root asked about a new projection on a completion date. Mr. Woods stated the new completion date for being "shovel ready" is December. He is looking for an approval of the Waterline by February 2016. He said the deadline for the Waterline to be in place is October 2016.

- Mr. Woods spoke about the Shovel Ready IDA Sites. He said County Planner Kier Dirlam is working on the project. These sites include the eighteen acres at VanCampen Industrial Park site at the S-Curves in Friendship. They have not come up with the estimated cost of \$150,000 to have the sites become “shovel ready.”
- Mr. Wood gave an update regarding the site where the truck stop sits. They are looking at having convenient food, fast food, and oil and gas availability at this site. They are also looking at building out the eighteen acres in hopes of having a hotel. Mr. Woods wanted to remind everyone what the numbers mean to develop a hotel on the site. A hotel with 100 rooms has 36,500 room nights a year. To make sure it is profitable, they are using the business model of 65 percent occupancy with a \$115 a rack rate. Sixty-five percent of 36,500 is about 23,700 room nights. Mr. Wood stated developers want to know where the 23,700 room nights are going to come from. He believes they are going to be coming from parents visiting their college kids, people from Albany coming to the County offices, and special events such as Artisans Weekend, Balloon Rally, Trout Derby Weekend, and Tough Mudders at Kent Farms. He said the Developers have to see the bottom line before they can commit. He said things are moving forward with the Developer they are working with on the fast food, convenience, and fuel.

Legislator Healy asked Mr. Wood if he knew why the rest stop on Interstate 86 was closed. Mr. Wood is not sure why it was closed, but said part of the Waterline Project includes the rest stop. County Treasurer Terri Ross reported they were having water issues.

Office of Planning

Monthly Report

County Planner Kier Dirlam talked about a few items.

- Mr. Dirlam reminded everyone there is a Planning Board meeting tonight at 7 p.m. at the Crossroads Building.
- Mr. Dirlam reported he attended the Southern Tier West Land Use Planning Conference with Planning and Development Specialist Bryan Gamache earlier this month. He said it was a good refresher for him, and informational for Mr. Gamache.
- Mr. Dirlam said the Comprehensive Plan Review Committee had its first meeting. The plan was approved two years ago, and they are looking at what needs to be fixed, updated, and improved. He noted they will meet on a regular basis
- Mr. Dirlam stated the Emergency Management and Fire Office has moved, and are settling into their office.
- Mr. Dirlam said Mr. Gamache has been working on a business database for possible non-residential sites that are currently available in the County. It will be posted to a website later this week. The chart will have links to various buildings and available land in the County. They have been actively working with realtors and owners of sites. This database can help them respond to requests that come from Buffalo about possible business sites. Chairman Crandall spoke about land that can be zoned for commercial businesses that have utilities available, such as along State Route 19 in Caneadea. They would be for building businesses, not turnkey businesses. Mr. Dirlam said they need to know if someone is interested in sites like this; then they can reach out to landowners.
- Mr. Dirlam talked about the Broadband Project, and said it takes a lot of his time. This includes tower negotiations, being secretary on the Allegany County Telecommunication

Corporation (LDC) Board, and working on an equipment bid for Literacy West to connect them to the Sheriff's Office and Employment and Training.

- Mr. Dirlam briefly followed up about the Crossroads Waterline Project Development Team Coordinator Jack Wood had previously talked about. He noted the additional grant funding wasn't previously available to them. They are looking at how to break the project up in a way where they can get funds from different sources. He added they are looking at it with a different perspective, so they can yield a positive benefit sooner.
- Mr. Dirlam reported the Comprehensive Planning School Project has completed task two. There are a total of four tasks in this project. Fifteen separate classes started in April; the last class was last night. Task three is working with towns and villages to create their plan; this will continue into 2016. Chairman Crandall asked if the town level comprehensive plans are important for funding. Mr. Dirlam stated yes, and Alfred and Wellsville are the two most active grant applicants in the County. He noted having up-to-date plans help them score better on the Grants. They are hoping to have drafts in the spring, and have it completed by fall.

Renewal of Tourism Contract

County Planner Kier Dirlam requested a resolution authorizing the Allegany County Board of Legislators to approve the 2016 Tourism Services Contract between Allegany County and the Greater Allegany County Chamber of Commerce to provide tourism promotion services. Mr. Dirlam stated the Tourism Contract is up for renewal in December. He noted there was a typing error on the fourth line of the contract. It should say Crossroads instead of Crosswoods. He noted it is the same amount, and is already in the Budget. Legislator Graves asked if the County Attorney had reviewed the Contract. Greater Allegany County Chamber of Commerce Executive Director Gretchen Hanchett said she sent it to County Attorney Tom Miner. Legislator Jessup thanked Mr. Dirlam for working on the revision of contract; it was cleaner and neater. A motion to approve the contract as amended with the revision and County Attorney's approval was made by Legislator Healy, seconded by Legislator Jessup, and carried. **Prepare Resolution**

Greater Allegany Chamber of Commerce

Monthly Report

Executive Director Gretchen Hanchett thanked Planner Kier Dirlam for his help. She talked about the I Love New York Contract. She said part one has gone out. Letters have gone out to Empire State Development for their approval. Part two will go out in a few weeks with a survey monkey link. She stated the Governor's Tourism Summit was today. She was contacted by the Governor's Office, and asked if she wanted to sit at the Governor's table at the Summit. She was unable to attend, so they said they will keep her on the list for next year. Ms. Hanchett stated they have advertised in *All that Jazz*, the back cover of *Explore New York*, and will be continuing with billboards.

Ms. Hanchett gave an update on the regional projects. She talked about the Fireball Run, and having the County involved. They did not have enough RV's, so they are working on a regional effort with the Ellicottville and the Salamanca Chamber of Commerce. She spoke about the mobile app Tour Blend. She said if they get a chance, people should download it. They have been working with Chautauqua and Cattaraugus Counties, and will be connected to other geo-fences out of Rochester, Buffalo, and Albany, so people who are part of Tour Blend can scan through our area. They are in the process of adding data to that app. Another regional project she is working on is the Travel Show for Allegany, Cattaraugus, and Chautauqua

Counties. It can split up so it can be used for commercials and websites. The first one will be focusing on skiing and snowmobiling.

Employment & Training

Monthly Report

Director Reita Sobeck-Lynch distributed her monthly report. Ms. Sobeck-Lynch reported the Prestolite Electric Plant in Arcade, New York, is relocating. Eight Allegany County residents will be terminated within the next seven to eight months. These employees will be eligible for Trade Act funding, where they are eligible for \$20,000 to go back to college. Legislator Ungermann asked what TEAP stands for. Ms. Sobeck-Lynch said it means Temporary Employment Assistance Program. She highlighted a success story of a person who completed a TEAP contract who has worked for Argentieri for a three to six month period of time, and is still there.

Budget Transfer

Ms. Sobeck-Lynch requested a budget transfer in the amount of \$8,006. Employment & Training has spent less funds on Department of Social Services supplies this year, and needs to replace two outdated computers in the Annex. Employment & Training also needs to put money into WIOA Youth Contract accounts to cover expenses until the end of the year. TANF account CD16794 would be negative at the end of the year without transferring funds.

From:		
CD16400.802 - WIOA Admin Retirement		\$3,000
To:		
CD16400.803 - WIOA Hosp/Med Ins.		\$3,000
From:		
CD16403.408 - DSS General Supplies		\$1,200
To:		
CD16403.201 - DSS Equipment		\$1,200
From:		
CD16400.101 - WIOA Admin Reg. Pay		\$1,500
To:		
CD16410.474 - WIOA Youth Contract – STTT		\$1,500
From:		
CD16400.101 - WIOA Admin Reg. Pay		\$1,500
To:		
CD16410.476 - WIOA Youth Contract – Lit West		\$1,500
From:		
CD16413.101 - WIOA Youth Part. Regular Pay	\$	50
To:		
CD16794.101 - TANF Regular Pay	\$	50

From:
 CD16795.101 - TANF Part. Regular Pay \$ 129

To:
 CD16794.101 - TANF Regular Pay \$ 129

From:
 CD16795.802 – TANF Part. Retirement \$ 422

To:
 CD16794.101 – TANF Regular Pay \$ 422

From:
 CD16795.803 - TANF Part. FICA \$ 177

To:
 CD16794.101 - TANF Regular Pay \$ 177

From:
 CD16795.804 - TANF Part. Workers Comp. \$ 28

To:
 CD16794.101 TANF Regular Pay \$ 28

The request was approved on a motion by Legislator Jessup, seconded by Legislator LaForge, and carried. **Refer to Ways & Means**

Accept and Appropriate Disability Employment Initiative Funding

Ms. Sobeck-Lynch requested a resolution to accept and appropriate an increase of \$5,480 in Disability Employment Initiative (DEI) funding. Allegany Employment & Training Center received \$5,480 of the \$14,466 of additional money. The difference was given to Cattaraugus One-Stop.

Appropriations #		
CD16400.101	Admin Reg Pay	\$3,650
CD16400.802	Admin Retirement	\$ 675
CD16400.803	Admin FICA	\$ 275
CD16400.804	Admin W/C	\$ 50
CD16400.806	Admin Hosp/Med Ins	<u>\$ 830</u>
	Total:	\$5,480

Revenue #		
CD16400.4701.00	Adm Federal Aid	\$5,480

The request was approved on a motion by Legislator Healy, seconded by Legislator Pullen, and carried. **Refer to Ways & Means**

Permission to Fill Senior Employment & Training Counselor

Ms. Sobeck-Lynch requested permission to fill a Senior Employment & Training Counselor (AFSCME, Grade 17, Step Base-7) position. The employee that holds this position has been on medical leave for nine months, and is retiring effective December 1, 2015. During this time, the OTDA partner has been cut to half-time in the office. This has created an additional work load for counselors who have shared this work for nine months, and are

overloaded. This position is in the budget, and is funded by the Workforce Innovation & Opportunity Act and Department of Social Services. The request was approved on a motion by Legislator Pullen, seconded by Legislator Healy, and carried. **Refer to Ways & Means**

Good of the Order

Chairman Crandall talked about a visit by the Lieutenant Governor Kathy Hochul to Alfred University on Friday, November 13, 2015. There was a press release, and he will have the Clerk of the Board distribute it to the Legislators. She was there for the announcement of \$7.7 million for a Center for Advanced Manufacturing at Alfred University. Chairman Crandall also noted that on October 22, 2015, the Lieutenant Governor attended a luncheon for a manufacturer's summit, and went to the Alfred State Wellsville Campus for a round table discussion on the forest economy project. Legislator Healy asked if the \$7.7 million is only for the research center. Chairman Crandall said yes. Greater Allegany Chamber of Commerce Executive Director said she spoke to the Lieutenant Governor, and she has expressed interest in coming back and speaking with the Manufacturing Council.

United Way is hosting the Wellsville Chamber business after hours from 5 to 7 p.m. tonight.

Legislator Burt spoke with Lynda Pruski from the Allegany County SPCA. She has offered an open invitation to see progress of the new SPCA building on any Friday or Saturday. Please contact her if you would like a tour.

Adjournment

There being no further business to come before the Committee, the meeting was adjourned at 2:56 p.m. following a motion by Legislator Jessup, seconded by Legislator Pullen, and carried.

Respectfully submitted,
Rebecca Scott, Secretary to the Clerk of the Board
Allegany County Board of Legislators