

PLANNING AND ECONOMIC DEVELOPMENT

August 21, 2019

Members Present: G. Barnes, J. Burdick, P. Curran, W. Dibble, J. Hopkins, J. Ricci (Absent: D. Root, D. Healy)

Others Present: L. Ballengee, D. Bigelow, M. Denhoff, K. Dirlam, D. Fanton, G. Hanchett, S. Havey, C. Jones, C. Knapp, R. Lynch, D. McDonnell, A. McKay, B. Riehle, T. Ross, T. Shaw, P. Stockin, M. Washer

Media Present: C. Potter – *The Spectator*

Call to Order: The meeting was called to order at 1:31 p.m. by Planning & Economic Development Committee Vice-Chairman Gary Barnes.

Approval of Minutes

A motion was made by Legislator Ricci, seconded by Legislator Dibble, and carried to approve the Planning & Economic Development Committee minutes of July 17, 2019.

A motion was made by Legislator Curran, seconded by Legislator Ricci, and carried to approve the Planning & Economic Development Committee minutes of August 12, 2019.

ECONOMIC DEVELOPMENT/INDUSTRIAL DEVELOPMENT AGENCY

Allegany County Economic Developer and Industrial Development Agency Executive Director Craig Clark attended the meeting and submitted his monthly report to the committee for review. Dr. Clark briefly highlighted ongoing projects as well as upcoming events.

Waterline Project

Dr. Clark stated that the Waterline Project is making good progress and moving along quickly.

Crossroads Development

Dr. Clark stated there will be a public hearing at the Crossroads Center on Thursday, August 29, in regards to the PILOT for the fueling station. Dr. Clark indicated they are ready to break ground on the fueling station in the fall and should be operational approximately 9 months later. Dr. Clark hopes to have the hotel developer signed shortly, and both the hotel developer and fueling station are aware of each other and have worked on a layout that complements each other. Legislator Hopkins stated that she has been to the Quicklee's in Avon, NY, and thinks it is outstanding and will be a very positive addition to that corner and will get people off I-86. Casey Jones from Transformation Initiative expressed his concerns with the Crossroads Project stating that he learned many years ago that when a developer comes in at the last minute, the situation many times is not explored to the depth it needs and comes back to bite the municipalities. Mr. Jones continued that a PILOT agreement for a new development is taking away from existing businesses which he feels can cause those existing businesses to go out of business. Mr. Jones stated that he understands what the County is trying to do; however, he went to Avon to look at the facility and thinks it's just one great big parking lot with a gas station on it, and we already have fueling facilities along I-86 who are paying taxes. Mr. Jones indicated there needs to be a better look at the benefit as well as the economic impact and urged the County not to rush into any agreements. Committee Vice-Chairman Barnes asked where the nearest truck stop is in relation to Allegany County, and Dr. Clark stated Kanona. Planning Director Kier Dirlam added that the next real truck stop is in Salamanca which is an hour away. Dr. Clark stated that if the developer didn't think it was a good and solid plan, they wouldn't have come down here. Mr. Dirlam stated they have been looking at that site for 20 years and have done a significant amount

of analysis. Mr. Dirlam reminded everyone that there was a fueling truck stop on that site until 2010 that only went out of business because some of the individuals associated with it went bankrupt and couldn't keep it going. Mr. Dirlam continued that the previous truck stop wasn't losing money, and the County is essentially replacing a business that was already there. Mr. Dirlam went on to say that the County knows what we need and we've been missing it for 9 years, and as far as the hotel goes, we have so few rooms available that we fill up quickly and Hornell and Olean end up getting our sales tax revenue.

Alle-Catt Wind Project

Dr. Clark stated the Alle-Catt Wind Project of 380 megawatts with 120 turbines has Article 10 acceptance and is now under review. Dr. Clark anticipated a 2020 – 2021 start date. Committee Vice-Chairman Barnes asked if there will be a difference in the windmills you see now. Dr. Clark stated that most windmills are 400-feet, and this project will include 600-foot windmills. Legislator Barnes stated he has seen a 600-foot windmill, and they are huge and certainly make a difference to what the countryside looks like.

Curtis Wright/Siemens

Committee Vice-Chairman Barnes asked why the engineers who are staying in Wellsville cannot stay at the Curtis Wright facility. Dr. Clark stated there are two groups; Curtis Wright and Siemens. The decision as to who stays at the Wellsville facility is up to Siemens so Curtis Wright is continuing to look for new office space in Wellsville. Dr. Clark continued that Siemens is talking about relocating the remaining 70+ employees to Olean; however, Dr. Clark is trying to convince them otherwise as he doesn't feel that space is as nice. Legislator Barnes asked if they have places they are currently looking at. Dr. Clark stated, yes, for Curtis Wright. Unfortunately, he didn't have luck with Siemens who did look throughout the County, but none of the facilities were ready to move into.

PLANNING DEPARTMENT

Planning Director Kier Dirlam attended the meeting and submitted his monthly report to the committee for review. Mr. Dirlam briefly highlighted projects and activities from his report. Mr. Dirlam stated there is a Planning Board meeting scheduled for Wednesday, August 21, at 7:00 p.m. in the Legislative Chambers.

Request to Fill Secretary to Director of Planning

Mr. Dirlam requested permission to fill one full-time Secretary to the Director of Planning (Non-Union, Grade 2, Step: Base – Step 11) due to an upcoming retirement. This position is responsible for payroll and all financials for the Offices of Planning, Development, and Tourism as well as assisting the Director with clerical duties. The annual salary of this position is estimated between \$33,781 and \$46,771. This position is funded 100 percent with County dollars. This request was approved on a motion made by Legislator Curran, seconded by Legislator Ricci, and carried. **Refer to Ways and Means**

Updated Comprehensive Plan Approval

Mr. Dirlam requested a resolution to approve the 2019 updated County Comprehensive Plan. Legislator Dibble commended Mr. Dirlam and his staff on a job well done on the plan. This request was approved on a motion made by Legislator Hopkins, seconded by Legislator Dibble, and carried. **Prepare Resolution**

EMPLOYMENT & TRAINING DEPARTMENT

Employment and Training Director Reita Sobeck-Lynch attended the meeting and submitted her monthly report to the committee for review. Ms. Lynch stated the July unemployment rates are slightly higher at 5.1 percent; however, she believes this is due to seasonal employment and does not think it's anything to be worried about.

Job Fair/Open Recruitment

Ms. Lynch attended the David A. Howe Library job fair that was held on August 10. Ms. Lynch stated there were 30 people in attendance, and the few first weren't aware of the Employment & Training Department, so the County will be seeing some more press releases coming out.

Request to Fill Senior Clerk

Ms. Lynch requested permission to fill one full-time Senior Clerk (AFSCME, Grade 7, Step: Base – Step 7) due to a retirement. This position is the only clerical position in the department. The annual salary of this position is estimated between \$30,594 and \$35,817 with benefits estimated between \$13,079 and \$15,312. This position is funded 54 percent with Federal funds and 46 percent with Department of Social Services funds. This request was approved on a motion made by Legislator Burdick, seconded by Legislator Dibble, and carried. **Refer to Ways and Means**

Request to Fill Job Developer

Ms. Lynch requested permission to fill one full-time Job Developer (AFSCME, Grade 15, Step: Base – Step 7) due to a retirement. This position is responsible for maintaining contact with businesses to help meet their workforce needs, finding placement for customers receiving paid work experience as well as finding youth for the Summer Youth Employment Program. The annual salary of this position is estimated between \$38,360 and \$47,793 with benefits estimated between \$16,399 and \$20,432. This position is funded 80 percent with Federal funds and 20 percent with Department of Social Services funds. This request was approved on a motion made by Legislator Hopkins, seconded by Legislator Dibble, and carried. **Refer to Ways and Means**

TOURISM DEPARTMENT

Greater Allegany County Chamber of Commerce Executive Director Gretchen Hanchett attended the meeting and submitted her monthly report to the committee for review. Ms. Hanchett stated it's been a great summer, and the new trailer has been a big hit. Ms. Hanchett briefly discussed activities and upcoming events listed in her report.

Top Priorities

Ms. Hanchett stated they continue to work on their top two priorities. The 25 Must Do's is coming to an end, and Ms. Hanchett commended Economic Development Assistant Director Angela McKay for doing an excellent job on the graphic design. A2D Engagement Journey has notified Ms. Hanchett that they are still on track to review at the end of August. They are adding how-to videos to the learning center to make enrollment as well as the online course launch easier.

Travel Guide

Ms. Hanchett stated they are actively developing and updating content for next year's travel guide which will include featured stories about the County. Committee Vice-Chairman Barnes asked how they go about updating the travel guide if/when there isn't a lot to change year-to-year. Ms. Hanchett stated there are more change than anyone realizes, adding they are always going to businesses to obtain any updates which takes quite a while. Legislator Barnes asked how many guides are published. Ms. Hanchett stated last year they published 52,000, and they also work with distributors to get them outside the County.

REFERRALS FROM COMMITTEES

Public Safety Committee (excerpt from the August 7 Public Safety Minutes)

"911 Enumeration Project August Report

*911 Dispatcher Russ Hall stated they are still making progress on the Enumeration Project, and they have found a third party provider, Hear.com, This provider will supply data to us, similar to google.com. Legislator Harris asked if the Planning Office will be able to utilize this. Mr. Hall stated, yes, at some time they should be able to. Vice-Chairman Dibble stated this should be referred to another committee to look into the County hosting their own site. This request was approved on a motion made by Legislator Harris, seconded by Legislator Hopkins, and carried. **Refer to Planning & Economic Development"***

Legislator Dibble suggested they invite Mr. Hall to the next Planning & Economic Development Committee meeting where he can point out the needs to move this forward. A motion was made by Legislator Dibble, seconded by Legislator Curran, and carried to table the referral until Mr. Hall can attend the meeting.

Land Bank Appointments

The Chairman of the Board plans to reappoint David Evans of Bolivar, NY, and Aaron Whitehouse of Wellsville, NY, to fill two-year terms as members of the Allegany County Land Bank Corporation Board of Directors effective October 1, 2019, and expiring September 30, 2021, subject to confirmation by the Board of Legislators. A motion was made by Legislator Dibble, seconded by Legislator Burdick, and carried to approve the re-appointment of Aaron Whitehouse and David Evans to the Land Bank Corporation Board of Directors. **Prepare Resolution**

Establishment of the Census 2020 Complete County Committee

Mr. Dirlam requested a resolution to create a Census 2020 Complete County Committee.

WHEREAS:

1. The Constitutionally required decennial census will be taking place during the next year.
2. The benefits to Allegany County and New York State in general of having every resident properly counted is an important long term impact to our congressional representation, state representation, ability to get grants, and accessibility to accurate data.
3. There are key changes to the process for the 2020 Census, and the Internet will be the primary response option for the first time. While a paper form will still be available, individuals will be able to complete the 2020 Census form online, by phone, or mail.
4. Complete Count Committees will play a critical role in educating residents about these and other key changes to the Census.

RESOLVED:

1. That the Allegany County Legislature create a Census 2020 Complete Count Committee to work with interested people, agencies, and organizations throughout the County to promote a complete count.
2. That the Complete Count Committee will be authorized from September 1, 2019, to August 31, 2020.
3. That the Complete Count Committee will be made up of at least 5 and no more than 9 official members. Additional interested people and organizations will be non-voting members.

This request was approved on a motion made by Legislator Dibble, seconded by Legislator Hopkins, and carried. **Prepare Resolution**

NYS Route 400 Extension

Legislator Dibble submitted the following letter and request to the Board of Legislators:

“Dear Board Members:

I believe the extension of NYS DOT Route 400 should be:

1. *Added to the Allegany County Comprehensive Plan.*
2. *That the attached Resolution No. 270-09 be tweaked and then passed by the Planning and Economic Development Committee requesting that the NYS DOT and Appalachian Regional Commission fund the highway design and purchase the right-of-way, after public hearings, for the extension of NYS Route 400 to the Village of Wellsville.*

Thank you for attention and consideration of this matter.”

A motion was made by Legislator Dibble, and seconded by Legislator Ricci for discussion purposes only. Legislator Ricci stated that he thinks it's a good idea but wonders if this is something that should come from the federal or state government. Legislator Dibble indicated that the state looked at this several years ago, and it was supposed to go into the Department of Transportation's long-term plan, adding if we don't move this along then things will never happen. Legislator Curran stated that he is definitely a “no” vote, adding there are already connections both east and west as well 390-South which turns into the 99 corridor. Legislator Curran noted that building this highway diagonally through the center of the County makes no sense whatsoever. Legislator Hopkins indicated that she is also a “no” vote and agrees with Legislator Curran that it doesn't make sense. Legislator Hopkins continued that the cost would be prohibitive, and there are estimates that it is \$5 to \$6 million per mile which does not include bridges, bringing the cost of this project to well over a billion dollars. Legislator Hopkins added that she also does not have confidence that the state would follow through, adding if they do have a billion dollars to spend, then they should fix the roads and bridges that they don't take care of now. Legislator Dibble stated if we don't ask for things we'll never get them. Legislator Curran agreed; however, doesn't feel this is something that should be put through the center of the County, noting it is just another 4-lane highway that goes in the same direction that two other highways already go. Legislator Stockin stated that he remembers this being a debate years ago, and noted if you want to go from Buffalo to Philadelphia, the quickest way is down I-86, and he doesn't see this project having a future. Committee Vice-Chairman Barnes agreed with Legislator Hopkins that this is a very expensive project, and he doesn't see where the County will get anywhere near the necessary funds to get it started, adding that he would also like to see the state do some work on

the existing routing of 219 up to Arcade, speed limits, bypasses, etc. Legislator Havey stated back when he used to travel from Buffalo to Wellsville, it was a hardship for his family to get to and from Buffalo as the route is not direct or easy. Legislator Havey questioned whether or not an easier way to get from Buffalo to the County would help with economic development, adding that when he saw this proposal from Legislator Dibble, he thought it would be nice; however, doesn't think it's something we'll ever see. Chairman Crandall stated the following:

"I was here when this was addressed in 2009, and at that time, it was more than a resolution. We had put together a meeting out at Crossroads that a number of counties were involved in. There also was the I-86 coalition which we were a part of to get 86 into shape for an interstate highway. There was a lot of push as well as time and effort spent at that particular time. My concern is that we end up spinning our wheels and spending time on something that is obviously way down the road. This is just calling for a study to be done on the possibility of it. My concern is spending time and effort even pushing this forward, which I know we did in the past. We had meetings and a lot of correspondence both positive and negative. I received negatives from outside the area in regards to diverting funds away from their projects.

We have a lot of current things on our plate that have come along since 2009. We have Broadband, Landbank, etc., of which I'm in support of, that are moving along, and I'd like to see something done and moved forward while I'm alive rather than dip a toe in the water on something that won't happen until 40 years after I die. We have enough on our plate without completely being overwhelmed with this. If this passes, we haven't heard the last of it, and I don't think we've heard the last of it yet unless we can get Legislator Dibble to step down and jump on board and put his efforts into some current things and let this go. I don't think we should be expending our efforts along these lines as we have enough on our plate. So let's deal with current projects and issues and get them done."

This proposal was defeated after a vote of 1 aye and 5 noes. (Voting no: J. Hopkins, G. Barnes, J. Burdick, J. Ricci, and P. Curran)

Broadband Update

Legislator Curran indicated there is no new movement with Broadband or the maintenance agreement.

Good of the Order

Legislator Stockin stated that Ways & Means will begin at 2:35 p.m.

Adjournment

There being no further business to come before the committee, the meeting was adjourned at 2:29 p.m. following a motion by Legislator Dibble, seconded by Legislator Ricci, and carried.

Respectfully submitted,

Meghan Washer, Confidential Secretary to Clerk of the Board
Allegany County Board of Legislators