



**Tioga County Industrial Development Agency  
May 4, 2016 • 4:30 p.m. • Ronald E. Dougherty County Office Building  
56 Main Street, Owego, NY 13827**

**Minutes**

**1. Call to Order and Introductions**

R. Kelsey Called the meeting to order at 4:33p.m.

**2. Attendance**

**A. IDA Board Members**

1. Roll Call: R. Kelsey, A. Gowan, T. Monell and K. Gillette K. Dougherty, J. Nolis, M. Sauerbrey
  - a. Absent:
  - b. Excused: K. Dougherty

**2. Guests:**

B. Myers, L. Tinney, C. Haskell, J. Meagher, IBEW Representatives, A. Renko, J. Platsky

**3. Privilege of the Floor-  
None**

**4. Approval of Minutes –**

**A. April 6, 2016 Regular Meeting Minutes**

Motion to approve April 6, 2016 Minutes (A. Gowan, J. Nolis)

Aye – 5 Abstain- 0

No- 0 Carried

**5. Motion to confirm email acceptance of:**

**A. Resolution of Support for the EFC Grant for the E-Site Water System**

Motion to approve letter of support (A. Gowan, T. Monell)

Aye – 5 Abstain- 0

No- 0 Carried

**B. Subordination Agreement for The Owego Pharmacy Loan**

Motion to approve subordination agreement (A. Gowan, T. Monell)

Aye – 5 Abstain- 0

No- 0 Carried

**C. Purchase of Fresh Water Pumps associated with the WWTP project.**

Motion to purchase water pumps (A. Gowan, K. Gillette)

Aye – 5 Abstain- 0

No- 0 Carried

## 6. Project Updates

### A. Crown Cork & Seal USA, Inc. – B. Myers/J. Bellis

1. Update - B. Myers updated the board on the construction of the Crown Cork and Seal project. It is going well and is on schedule.
2. Awarded \$1,800,000.00 in URI funding for the Waste Water Treatment Plant upgrades – The Town of Nichols was awarded monies for the construction of the Nichols Waste Water Treatment Plant through the NYS URI program.

### 3. Larson Design Group – B. Myers

- a. WWTP Update – Bid advertisement initiated on 4/7 and was advertised in the Press and Sun Bulletin on 4/11, 4/12, and 4/13. 5/3 was the bid opening for the project. The Lowest bid for general contracting work was \$2,281,000.00 from Vacri Construction. The lowest bid for the electrical work was \$150,000.00 from Diekow. Bid awards will be announced 5/10.

Month ahead: 5/10 bid award announced, NYS DEC approval, Prepare construction contracts, 5/30 break ground.

-M. Sauerbrey arrived at 4:40 p.m.

- b. Water Update – Fresh water pumps were purchased earlier this month. Project is moving forward.

### B. Tioga Downs Racetrack, LLC – B. Myers

1. Update – Virgil's Restaurant and Casino are to be completed around 7/4/2016. Casino piece will not open up until license is received.

### C. Owego Gardens Project Update - B. Myers

1. Update – Moving forward, awaiting easement approval and water test results.
2. Motion to execute NYSEG Easement for Owego Gardens  
Motion to execute easement(A. Gowan, M. Sauerbrey)  
Aye – 6 Abstain- 0  
No- 0 Carried
3. Parcel # Change – Parcel number changed, but will not impact PILOT docs. Confirmation note coming from J. Meagher.
4. United Water Extension – NYS DOH is reviewing the water test results. – L. Tinney

### D. FedEx Project – B. Myers

1. Update - Roadway was determined to be separate from Army Reserve. Temp road permit issued. Broke ground week of 4/25.

## 7. Financial Report – B. Myers

### A. Reports

1. Balance Sheet – Crown Cork and Seal escrow funds account will be diminishing as

WWTP project has started and funds from this account will cover those costs.

2. Profit & Loss – No abnormalities.
3. Transaction Detail – LDG - \$50,349.02 for WWTP construction and \$19,376.59 from Railroad Lease income and Tioga Downs Parking Garage agency fee (year 2).

**8. Old Business – B. Myers**

A. Public Authority Accountability Act

1. Audit Committee Report (R. Kelsey, K. Dougherty, J. Nolis)
  - a. None
2. Governance Committee Report (R. Kelsey, K. Dougherty, J. Nolis)
  - a. None
3. Finance Committee Report (R. Kelsey, A. Gowan, K. Gillette)
  - a. The Finance Committee suggests that internal funds be used for the Town of Nichols WWTP project.

B. Bill Woods Park Bench – B. Myers

1. Pick up Bench and Plaque with L. Tinney 5/18

C. Upstate Shredding Sub Recipient Agreement – B. Myers

-Delivered to Mr. Weitsman last week.

D. Newark Valley Sidewalk Project- B. Myers/R. Kelsey

-The Village of Newark Valley Confirmed that they will continue to maintain the snow removal of IDA owned property, including the new sidewalk.

Motion to contribute \$5,551.65 towards the Newark Valley Sidewalk project (K. Gillette, J. Nolis)

Aye – 6 Abstain- 0

No- 0 Carried

E. Broadband Project Update- B. Myers

- STN chose not to participate in project due to the risk associated with it. Plexicom, however, did submit a grant application for this project. IDA is not obligated to any contribution.

**9. Reports**

A. Railroads

1. Committee Report (T. Monell, K. Gillette)
  - a. Income Report – Reviewed spreadsheet that outlined previous year income comparisons.

B. Loan Program – B. Myers

- a. LINC Report Completed 4/25
- b. Bank Visits – Stalled until new scope of work is approved.

**10. Motion to move into Executive Session pursuant to Public Officers Law Section 105**

Motion to move into executive session to discuss acquisition of properties (T. Monell, K. Gillette)

Aye – 6 Abstain- 0  
No- 0 Carried

Went in to executive session 4:59p.m.

Exit executive session : 5:45p.m.

Motion to adjourn meeting (K. Gillette, M. Sauerbrey)

Aye – 6 Abstain- 0

No- 0 Carried

**11. Next Meeting – Wednesday, June 1, 2016**

**12. Adjourned 5:46p.m.**