



**Tioga County Industrial Development Agency
April 4, 2018 • 4:30pm •
Ronald E. Dougherty County Office Building
56 Main Street, Owego, NY 13827**

Minutes

1. Call to Order and Introductions

The meeting was called to order by Chairperson R. Kelsey at 4:30 p.m.

2. Attendance

A. IDA Board Members

- 1. Roll Call: R. Kelsey, A. Gowan, K. Dougherty, T. Monell, K. Gillette (*arrived @ 4:35 p.m.*), J. Ceccherelli, M. Sauerbrey

- a. Absent:
- b. Excused: T. Monell

2. Guests:

- a. B. Myers, C. Haskell, L. Tinney, C. Pasto, E. Pasto, K. Millar, C. Feldman

3. Privilege of the Floor – C. Feldman spoke regarding the Spencer-Tioga Solar PILOT (Agenda modified)

- 1. Spencer-Tioga Solar, LLC (f/k/a SUN 8) – B. Myers reported Tioga County and Spencer-Van Etten School District support the project whereas the Town of Spencer took no action.

Motion to approve the Spencer-Tioga Solar, LLC PILOT request
(M. Sauerbrey, J. Ceccherelli)

Aye – 6 Abstain –

No – 0 Carried

4. Project Updates – B. Myers

A. Crown Cork & Seal USA, Inc.

- 1. Update:
- 2. ESD – Nichols: B. Myers reported ESD audited and now the NYS Office of State Comptroller is currently conducting an audit on the project.

B. Tioga Downs Racetrack, LLC Phase 4

- 1. Update – B. Myers reported Tioga Downs is requesting a ST Exemption extension.

Motion to approve Tioga Downs ST Exemption extension, as requested.

A. Gowan, M. Sauerbrey)

Aye – 6 Abstain – 0

No – 0 Carried

C. Gateway Project

- 1. Update – B. Myers reported project is progressing with layout of individual apartments on the third floor.



D. Project Freehold (Infill)

1. Update – B. Myers reported a new site has been identified. Larson Design Group is recommending a survey to determine parcel size.

E. Upstate Shredding

1. Update – B. Myers reported the project is completed, however, waiting on additional requested information by ESD from the company regarding the Grant Disbursement Agreement (GDA).

F. Owego Gardens 2

1. Update – B. Myers received the following cost estimates for the project: \$300,000 for road and \$810,000 for water. Meeting with SUEZ Water scheduled for next week.

G. Ameresco

1. Update – B. Myers reported Ameresco was not awarded the bid with the NY Power Authority, therefore, the 20 mega-watt solar facility project slated for Owego Southside is not going forward.

H. NYSERDA Solar Project - B. Myers received notification from NYSERDA regarding a 20 mega-watt solar project on Targosh Road in the Town of Candor.

5. Old Business – B. Myers

A. Public Authority Accountability Act

1. Audit Committee Report (R. Kelsey, K. Dougherty, A. Gowan)

- a. 2017 Audit – B. Myers reported the 2017 audit has been completed.

2. Governance Committee Report (R. Kelsey, K. Dougherty, J. Ceccherelli)

- a. PARIS Reporting – B. Myers reported the PARIS report has been filed.

3. Finance Committee Report (R. Kelsey, A. Gowan, K. Gillette) - B. Myers reported there is nothing new to report this month, however, a meeting will be scheduled in May to discuss CD rates and Waste Water Treatment Plant (WWTP) reimbursement funds.

B. Housing Study

1. Update – B. Myers reported the public presentation is scheduled for Wednesday, April 11th, at 8:00 p.m. in the Hubbard Auditorium.

C. Lounsberry Property Purchases – B. Myers reported surveys are underway for both properties (Jame Enterprises and Town of Nichols) and wetland delineation process will commence as soon as the weather breaks.



D. ED&P Update - L. Tinney provided the following update:

- REAP – Assisting REAP with re-visioning in an effort to bring them into ABO compliance. Possible future request for IDA contribution toward REAP.
- Sanmina Facility – Met with a potential company interested in leasing the facility.
- Ag Economic Development Specialist Position – County approved the hire of a part-time, permanent position as of January 2018. ED&P received three responses and interviews were conducted with one potential candidate identified, however, the candidate declined for a full-time opportunity. Finding a part-time candidate with the required education and salary level is challenging. ED&P is required to conduct the 8-Yr Ag District Review next year and in years past the County has allowed the hire of a part-time, temporary employee (\$20,000 annual salary) to assist with this project.

In an effort to find a candidate, fund the position on a trial basis over the next 1 ½ years, and determine the need for such a position, L. Tinney proposed the following:

- Use of \$25,000 budgeted 2018 County funds for part-time, permanent position.
- Use of \$20,000 anticipated budgeted 2019 County funds dedicated to hire of part-time, temporary Ag District Review employee. This process would commence January 2019.
- \$5,000 2018 IDA contribution (June – December). Earliest candidate would be hired to start is June 2018.
- \$15,000 2019 IDA contribution (January – December).

Motion to approve the 2018 IDA contribution of \$5,000 and 2019 IDA contribution of \$15,000 for the County Ag Economic Development Specialist position.

(J. Ceccherelli, A. Gowan)

Aye – 6 Abstain – 0
No – 0 Carried



- **Amish Farmers** – The low-interest STREDC loan for the Yoder’s closed for \$100,000.
- **NY Main Street Program** – The County will have a resolution to consider at this month’s meeting for ED&P to administer a 2018 NY Main Street Program for the Village of Owego.
- **Restore NY** – Tioga County was awarded two grants:
 - Village of Owego - \$875,000 (two buildings owned by Alan Briggs and George Awad located on Main Street)
 - Village of Waverly - \$1,000,000 (one building owned by Deb Twigg located on Broad Street)
- **Workforce Development** – Implementing an internship program for CNC operators. Reached out to five companies and received commitment from four.
- **Newly Elected Village Officials** – ED&P will be meeting with the newly elected officials in the Villages of Owego and Waverly.
- **OFA STEAM Program** – ED&P staff recently toured the new Owego-Apalachin School District STEAM Program. The program offers alternatives to the younger population in hopes of retaining them in Tioga County. This program is very impressive and a tour for the IDA Board can be arranged if interested.
- **Regional Council** – Nominating different areas within each county for participation in the Federal Opportunity Zone Program. This program provides incentives for developers in designated distressed areas. Tioga County’s designated areas are as follows: Town and Village of Spencer, Town and Village of Nichols, and Town of Tioga. The outcome of the area nominations will not be known any time soon.
- **Hiawatha Bridge/DOT** – Meeting with NYS DOT to discuss traffic flow and solutions for impact to area businesses regarding the Hiawatha Bridge maintenance project scheduled for 2019.
- **Tourism Bloggers Expo** – This Expo will bring 700 travel bloggers into the Corning, NY area this summer and Tourism Director is working to bring them to Tioga County. The bloggers visit area/businesses and then blog about their experience.
- **Job Fairs** – Recently, two job fairs were held in Tioga County; Career Day for the O-A School District students and the Annual Job Fair hosted by the Employment Center. Over 100 employers participated in the annual job fair with 440 people in attendance.



6. PILOT Updates – B. Myers

- 1. Best Buy PILOT Payment** – B. Myers reported the current PILOT payment is fine, as it is not more than the regular tax payment. This PILOT expires in 2024.

7. New Business – B. Myers

- A. NV Historical Society Paint Request** – B. Myers received a request and quote from the NV Historical Society to paint the Newark Valley Depot at a cost of \$630.00 for materials with in-kind labor services equating to \$2,600.

Motion to approve the NV Historical Society’s materials request for \$630.00 to paint the Newark Valley Depot. (K. Dougherty, K. Gillette)

Aye – 5 Abstain – 1 (A. Gowan)
No – 0 Carried

8. Approval of Minutes

- March 6, 2018 Audit Committee Minutes
- March 7, 2018 Loan Committee Minutes
- March 7, 2018 Regular Meeting Minutes

Motion to approve all three sets of minutes, as written. (J. Ceccherelli, A. Gowan)

Aye – 6 Abstain –
No – 0 Carried



- 9. **Financial Reports** - B. Myers reported other than the Waverly Trade Center pass thru funds and PILOT payments, there is no unusual activity noted. In regards to the Operating Revenue/Income report, B. Myers reported the IDA is up \$31,000 from last year.

- 1. Reports
 - 1. Balance Sheet
 - 2. Profit & Loss
 - 3. Transaction Detail
 - 4. Operating Revenue/Income

Motion to acknowledge financial reports, as presented. (M. Sauerbrey, K. Gillette)

Aye – 6 Abstain –
No – 0 Carried

- 10. **Reports**

- A. Railroad
 - 1. Committee Report (T. Monell, K. Gillette, M. Sauerbrey)
 - a. Income to Date – B. Myers reported the IDA received \$21,000 in January 2018.
- B. Loan Program
 - 1. Committee Report (R. Kelsey, A. Gowan, K. Dougherty, D. Barton, S. Thomas)
 - a. Lovelass

Motion to re-affirm email vote for cash transaction for 249 Front Street, Owego, NY façade loan.

Aye – 6 Abstain –
No – 0 Carried

- b. USDA LINC Report – B. Myers reported the report would be completed by 4/30/18.

- 11.

Executive Session –

Motion to move into Executive Session pursuant to Public Officers Law Section 105 at 5:44 p.m. pursuant to Public Officers Law Section 105 to discuss financial matters, individual personnel matters, and IDA properties.

(K. Gillette, J. Ceccherelli)

Aye – 6 Abstain – 0
No – 0 Carried

Executive Session adjourned at 6:03 p.m.

- 12.

Next Meeting – May 2, 2018 at 4:30 p.m. – Legislative Conference Room

- 13.

Adjournment – A. Gowan motioned to adjourn the meeting at 6:03 p.m.