

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24

---

TIOGA COUNTY INDUSTRIAL DEVELOPMENT AGENCY  
PUBLIC HEARING PURSUANT TO  
GENERAL MUNICIPAL LAW SECTION 859-a  
RE: TDB HD LLC

---

Held at: 56 Main Street, Owego, New York  
Held on: September 27, 2018

IDA Members Present:

- Ralph Kelsey, Chairperson
- Bryant Myers, Executive Director
- Aaron Gowan

Reported by: Elizabeth I. Brucie, RPR

1 MR. RALPH KELSEY: Welcome to all.  
2 Looks like a big crowd tonight. My name is  
3 Ralph Kelsey, and I am chair of the Tioga  
4 County Industrial Development Agency. The  
5 agency is conducting this hearing pursuant  
6 to General Municipal Law Section 859-a, and  
7 we're doing it to seek public comment on an  
8 application for financial assistance  
9 submitted by TBD HD LLC.

10 The acceptance of the filing by the  
11 agency does not infer any position on the  
12 approval or disapproval of the financial  
13 assistance requested. No position will be  
14 taken by the agency until all public  
15 hearings and comments are concluded.

16 A copy of the cost benefit analysis  
17 is provided here in case someone would like  
18 one, if you haven't received it yet, and  
19 provided by the Tioga County IDA and is  
20 available in the front of the room.

21 Notice of the hearing was published  
22 on September 11, 2018, in the Press and Sun  
23 Bulletin.

24 Each person wishing to speak shall

1 state his or her name; and if you are  
2 speaking on behalf of an organization or  
3 entity, please identify that organization  
4 or entity. Each speaker will be given five  
5 minutes.

6 The hearing shall remain open until  
7 6:00 p.m. or longer if public comment  
8 warrants. I want to remind you that the  
9 purpose of the hearing is to afford you an  
10 opportunity to make statements and comments  
11 on the application and project plan of the  
12 IDA.

13 Your comments will be considered by  
14 the IDA in making its decision. And this  
15 is not, just a reminder, this is not a  
16 question and answer session. Please  
17 remember to identify yourself and the  
18 organization or entity that you are  
19 speaking on behalf of prior to your  
20 comments.

21 First, I will ask Bryant Myers, the  
22 executive director of the IDA to explain  
23 the tax benefits requested by TBD HD LLC.  
24 Bryant?



1 County Industrial Development Agency. The  
2 anticipated land purchase, building  
3 construction, equipment purchases, and soft  
4 costs and other fees are estimated at  
5 \$13,954,900.

6 TBD HD LLC has applied for standard  
7 real property tax abatement and standard  
8 sales tax abatement. The company is in the  
9 process of working with their engineering  
10 firm on their site plan, as well as working  
11 through their local and state approvals.

12 Some project detail: The proposed  
13 site is located on Route 38 in the Town of  
14 Owego, the former Town of Owego gravel pit.  
15 Job creation because of this project: This  
16 project will create an anticipated new  
17 workforce of 34 full-time equivalent  
18 positions with an estimated new payroll of  
19 \$1,335,000 in 2019.

20 Construction is expected to begin in  
21 the fall of 2018 and is anticipated to be  
22 completed by fall of 2019.

23 Based on taxable items related to the  
24 building construction, equipment purchase,

1 and working capital expenses anticipated at  
2 \$8,390,000, the IDA will be providing a  
3 sales tax savings estimated at \$671,200.  
4 That equates to \$335,600 to the state and  
5 local portions of that amount.

6 There will be no mortgage taken on  
7 this, so no mortgage tax abatement has been  
8 requested.

9 Based on an assessed value of  
10 \$3,801,100, provided by the Town of Owego  
11 Assessor Cheri Grenier, this estimates the  
12 total PILOT payments throughout the  
13 lifetime of the project to be \$839,022.

14 So in summary, TBD HD LLC is  
15 investing an estimated \$13,954,900 in the  
16 Town of Owego, in Tioga County and the  
17 Owego Apalachin Central School District.  
18 TBD HD LLC is creating 34 new full-time  
19 equivalent positions with an estimated  
20 payroll of \$1,335,000; the total direct and  
21 indirect wage impact is \$16,776,940 over  
22 ten years.

23 TBD HD LLC is creating 100  
24 construction jobs with an estimated annual

1 payroll of \$4.5 million. The Tioga County  
2 IDA will provide sales tax savings  
3 estimated at \$671,200 for construction,  
4 equipment purchase and working capital.  
5 The Tioga County IDA has been asked to  
6 provide a real property tax savings  
7 estimated at \$960,195 over 10 years.

8 TBD HD LLC will be adding over  
9 \$839,022 in new real property tax revenue  
10 on a previously tax-exempt property.

11 TBD HD LLC also shared that there is  
12 a possibility of adding shifts in the  
13 future which could leverage a combined of  
14 approximately 60 full-time equivalent  
15 positions at the company.

16 So with that said, thank you.

17 MR. RALPH KELSEY: Thank you, Bryant.  
18 At this time again, we will have those who  
19 have made note that they would like to  
20 speak, LeeAnn Tinney is first on the list.

21 MS. LEEANN TINNEY: Hello. I'm  
22 LeeAnn Tinney, Director Economic  
23 Development and Planning for Tioga County.  
24 And I'm here to offer our support for this

1 project. Given the capital investment into  
2 the community of almost \$14 million, the  
3 impact of the annual payroll, not only the  
4 direct jobs but indirect as well, the  
5 construction jobs; and also we will be  
6 taking a property that was previously not  
7 on the tax rolls and making that a taxable  
8 property. We're looking to support this  
9 project, we will support this project. And  
10 would urge the IDA to consider allowing the  
11 PILOT that's been requested. Thank you.

12 MR. RALPH KELSEY: Thank you, LeeAnn.  
13 Robert Mesler has a dash?

14 MR. ROBERT MESLER: I didn't know if  
15 I needed to speak. If you need me.

16 MR. RALPH KELSEY: Is that a no? Don  
17 Castellucci, Town of Owego supervisor.

18 MR. DON CASTELLUCCI: Good evening.  
19 As you said my name is Don Castellucci,  
20 Town of Owego Supervisor, I am representing  
21 the Town of Owego Board tonight. First  
22 apologize, I usually get a bigger draw than  
23 this, I don't know what happened.

24 I will just read a letter of support.



1           The Town of Owego is in full support  
2           of the TBD HD LLC project slated to be  
3           constructed on the Town's former gravel pit  
4           site. We welcome the 34 new manufacturing  
5           positions to be created as well as  
6           potential of another 30 positions that  
7           could be created as a result of this  
8           project.

9           Additionally the company's  
10          \$13.9 million investment in our town will  
11          be a tremendous benefit to our tax rolls.  
12          The addition of temporary construction jobs  
13          will also be a boost to the local economy  
14          with an estimated payroll of \$4.95 million  
15          dollars. The project also has a potential  
16          of bringing two additional projects to our  
17          area.

18          We look forward to the project's  
19          projection and welcome TBD HD LLC to the  
20          Town of Owego. During these difficult  
21          economic times, our Town and surrounding  
22          community has endured, it's refreshing to  
23          see a prospering business with nine  
24          locations over the United States taking

1 interest in our area.

2 The Town of Owego is eager to start  
3 this new endeavor.

4 MR. RALPH KELSEY: Thank you.

5 MR. DON CASTELLUCCI: And I have to  
6 go to another meeting which Bryant knows.

7 MR. RALPH KELSEY: Is there anyone  
8 else that would like to say a few words?  
9 If not, the time now is 6:43, this hearing  
10 will remain open until 6:00 in order to  
11 afford any latecomers an opportunity to  
12 make presentation. It's 5:43, sorry,  
13 correction, thank you.

14 As such I will call recess until  
15 6:00 p.m. or such time as anybody, anyone  
16 shows up or the hearing needs to be  
17 reopened. Thank you.

18 (RECESS HELD.)

19 MR. RALPH KELSEY: Okay. If I could  
20 have everyone's attention. The time is now  
21 6:00 p.m., is there anyone else who wishes  
22 to make a comment? If not, then here at  
23 6:01, we round up, the hearing is now  
24 concluded. Thank you one and all.

## C E R T I F I C A T I O N

I hereby certify that the proceedings and evidence are contained fully and accurately in the notes taken by me on the above cause and that this is a correct transcript of the same to the best of my ability.

*Elizabeth R. Brucie*

---

ELIZABETH R. BRUCIE, RPR