



Tioga County Industrial Development Agency
January 6, 2016 • 4:30 p.m. • Ronald E. Dougherty County Office Building
56 Main Street, Owego, NY 13827

Minutes

1. Call to Order and Introductions

Meeting was called to order at 4:44 pm by Chairman R. Kelsey

2. Attendance

A. IDA Board Members

1. Roll Call: R. Kelsey, A. Gowan, T. Monell K. Dougherty and J. Nolis

a. Absent:

b. Excused: K. Gillette

2. Guests:

B. Myers, L. Tinney, M. Sauerbrey, J. Bellis, J. Meagher

Moved J. Bellis. WWTP Situation

J. Bellis Discussed the various options and provisions for water treatment in the Town of Nichols for the CROWN Cork and Seal USA Project Including: Groundwater, Point Discharge, and waste water treatment facility upgrades. More information is forthcoming.

J. Bellis concluded: 5:13

3. Privilege of the Floor

-None

4. Ray Case- Resolution to Acknowledge Service to the TC IDA

Motion to approve resolution for Ray Case's Service to the TC IDA (T. Monell, J. Nolis)

Aye: 5 Abstain: 0

No :0

5. Correspondence- B. Myers

A. FOIL Requests

1. McNamee request for PILOT Payments for Owego Apalachin School Dist. 2016-2021-completed. – B. Myers confirmed that the FOIL request for H. McNamee had been completed.

6. Project Updates – L. Tinney

A. Crown Cork & Seal USA, Inc.

1. Wetland Permit - L. Tinney wetland permit has been issued
2. Land Sale Completed 12/18 - L. Tinney Closed 12/18
3. PILOT Closing Completed 12/18 – L. Tinney Closed 12/18

B. Tioga Downs Racetrack, LLC

1. Update – B. Myers- ST-60's for construction completed and sent in. L. Tinney- little work completed will continue work in the spring of 2016.
 - C. E-Site Development Project Update
 1. Update – L. Tinney- Project is on schedule, elevator shaft constructed. Home Leasing hosted a ground breaking ceremony on 12/10.
 - D. Lockheed Martin-
 1. Closing docs signed. PILOT has officially closed. – L. Tinney
 2. Agency Fee received. \$31,242.95 -B. Myers
 - E. Start Up NY Agreement between the IDA & Binghamton University; Start Up NY Transfer Agreement between the IDA & CPSI- In progress – J. Meagher
 - F. FedEx Project
 1. Update – Land sale price has been negotiated will begin moving dirt in the spring. –L. Tinney
- All resolutions in place, look to close in Feb. – J. Meagher

**7. Approval of Minutes – December 2, 2015 Regular Meeting Minutes
Motion to approve December 2, 2015 Minutes (K. Dougherty, A. Gowan)**

**Aye: 5 Abstain: 0
No: 0**

8. New Business:

- A. IDA Claw backs- Newly Passed Law Governor Cuomo. Set up an audit committee meeting to ensure our current policies align with the newly passed legislation. –B. Myers
 1. J. Meagher will research the current policy to check for compliance.
- B. 2015 CFA/URI Awards- **Reward Notices**
 1. E-Site water URI- Awarded \$350,000 (80-20%) split. Pursuing options for grant funds match. – B. Myers
 2. Upstate Shredding CFA- Awarded- \$1,000,000 reward
 - a. Grant Agreement – L. Tinney -
 3. 434 Infrastructure Improvements- Not Awarded
 4. Nichols WWTP WQIP- Not Awarded

9. Financial Report

- A. Reports –
 1. Balance Sheet
 2. Profit & Loss
 3. Transaction Detail – \$100 deposit for loan payment not memo'd needs a memo. – A. Gowan

Motion to acknowledge financial statements (T. Monell, K. Dougherty)

**Aye: 5 Abstain: 0
No: 0**

10. Old Business

- A. Public Authority Accountability Act
 1. Audit Committee Report (R. Kelsey, K. Dougherty, J. Nolis) Met with Amy Dunham to discuss her role as internal control
 2. Motion to give A. Dunham permissions to TSB bank account for ACH and Payroll Processing (K. Dougherty, and J. Nolis)

**Aye: 4 Abstain: 1 (R. Kesley)
No: 0**

3. Governance Committee Report (R. Kelsey, K. Dougherty, J. Nolis) No Report

- 4. Finance Committee Report (R. Kelsey, A. Gowan, K. Gillette) No Report
- B. Signature Cards- All but Chemung Canal are completed. – B. Myers
- C. NYSEG Gas/Electric Easement for Owego School do not set precedence by waving it.
- D. Façade Program

1. Motion to approve the email vote for the approval of the Owego Kitchen Loan (A. Gowan, J. Nolis)

Aye: 5 Abstain: 0

No: 0

11. PILOT Updates

A. None

12. Reports

A. Railroads

1. Committee Report (T. Monell, R. Case, K. Gillette) No Report

B. Loan Program

1. Loan Request – Move to Executive Session to Discuss Personal Finances

13. Motion to move into Executive Session pursuant to Public Officers Law Section 105 (T. Monell, J. Nolis) 5:38 P.M.

Aye: 5 Abstain: 0

No: 0

14. Next Meeting – Wednesday, February 3, 2016

15. Adjourned-5:38pm

**Tioga County Industrial Development Agency
EXECUTIVE SESSION MEETING AGENDA**

Date: 1/6/2016

Time 5:38

On a motion of T. Monell, seconded by J. Nolis, the Board of Directors went into Executive Session to discuss:

1. Financial details of a loan applicant.

Adjourned Time: 5:56 p.m.