



Tioga County Industrial Development Agency
October 6, 2021 – 4:30 pm
Ronald E Dougherty County Office Building
56 Main Street, Owego, NY 13827
Hubbard Auditorium, 1st Floor
Meeting Minutes via Zoom

I. Call to Order and Introductions-Ms. Ceccherelli called the meeting to order at 4:39 pm.

II. Attendance

IDA Board Members

Roll Call: J. Ceccherelli, K. Gillette, T. Monell, M. Sauerbrey, J. Ward, A. Gowan (attended via Zoom)

Absent: E. Knolles

Excused:

Guests: C. Curtis, M. Griffiths, J. Meagher, L. Tinney

III. Privilege of the Floor:

Elaine Jardine, Planning Director and Pete DeWind, County Attorney

Mr. DeWind explained to the board the premise of County Tax Law 487. This law states that if a renewable energy project, such as a solar project, does not have PILOT agreement in place, no property taxes are due. The board had previously denied a PILOT agreement to SunEast Valley Solar for their project in the Town of Owego. However, the county received notice that because of County Tax Law 487, they have 60 days to negotiate a PILOT agreement with the SunEast Valley Solar for this project. The county asked the board if they would be agreeable to being the lead agency to conduct this PILOT agreement. The board was in favor of taking the lead and negotiating a PILOT agreement with SunEast Valley Solar.

Jason Bellis, Larson Design Group

Wetland Delineation Report

Ken Stockert and Jason Bellis with Larson Design Group presented the findings of the Wetland Delineation Report conducted for the IDA property and adjacent Rizzuto property on Strong Road in the Town of Owego. Mr. Stockert reported that there are two small wetland areas on the IDA owned property, one on the northern end and another on the southern end. He noted that these wetlands would not pose any issue for potential development on the site, as their location is not near where development would take place.

IV. Approval of Minutes

- A. September 1, 2021 Regular Meeting Minutes
B. September 30, 2021 Loan Committee Meeting Minutes

Motion to approve September 1, 2021 Regular Board Meeting Minutes and September 30, 2021 Loan Committee Meeting Minutes, as written. (M. Sauerbrey, T. Monell)

Aye-5 Abstain-0
No-0 Carried

V. Financials



- A. Balance Sheet
- B. Profit & Loss
- C. Transaction Detail

Motion to acknowledge financials, as presented. (T. Monell, J. Ward)

Aye-5 Abstain-0
No-0 Carried

Ms. Curtis alerted the board that she would need to make a transfer to the general checking account in order to cover the check that will be made out to Aquastore.

Motion to approve transfer of \$300,000 from the ICS account to the general checking account. (M. Sauerbrey, T. Monell)

Aye-5 Abstain-0
No-0 Carried

VI. ED&P Update: L. Tinney

- A. Village of Owego Grants & Investment

Ms. Tinney provided the board with a spreadsheet prepared by ED&P that analyzed the amount of grant funding the department has secured for the Village of Owego in recent years.

She also reported:

- The Tioga County Chamber of Commerce has a new President & CEO that will be starting in the coming weeks.
- The Greater Valley Chamber of Commerce named IDA board member Eric Knolles as their business person of the year.
- The Southern Tier Regional Economic Development Council has started the scoring of their CFA applications. Awards are to be announced in December.
- Downtown Revitalization Initiative Grant scoring has also begun. The Southern Tier Region will award two applicants \$10 million each.
- Upstate Shredding is moving forward with the purchase of a new sign for their location on Corporate Drive. Upstate Shredding is paying for half of the cost, with V&S Galvanizing and the IDA splitting the remaining cost.
- A. Weitsman is looking to develop a cryptocurrency mining project in the county; NYSEG is studying the power capacity needed for this type of project.
- DRI projects: Coburn Library’s project is complete, other projects continue to move forward, while a few projects are not moving forward and will be turning back their funds.
- New York Main Street Grants in Owego and Candor continue to move forward.
- Temple and Liberty Street Project: the project went through local approvals this month. The county 239 review has been completed and the County Planning Board recommended the project for approval. The Village of Owego Planning Board closed the public hearing and will make a decision on the project at their October 26 meeting. Tenant relocations have been completed except for one, and the properties are now in the name of the Land Bank.
- Ithaca Neighborhood Housing Services was not awarded their OPWDD grant and therefore are applying again. The cost to apply for the grant is \$30,000. Ms. Tinney asked the board if they were willing to reduce INHS’s PILOT agency fee by \$30,000 in order for them to cover the cost of reapplying for the grant funding.



Motion to reduce Ithaca Neighborhood Housing Service’s PILOT agency fee by \$30,000. (K. Gillette, T. Monell)

Aye-5 **Abstain-0**
No-0 **Carried**

- American Rescue Plan Act funds: ED&P requested that some of the county’s ARPA funding go towards the Land Bank, broadband, tourism, ortho-imaging and county wide code enforcement. It has already been decided that the code enforcement project will not receive funding.
- Education Workforce Coordinator position: Ms. Tinney explained that the original plan to hire an Education Workforce Coordinator was to have the position be a contract employee of the IDA, meaning there would be no benefits for the employee. However, this has made it difficult to hire a suitable candidate. Ms. Tinney presented two options on how to move forward with housing this position. One option is to have the position be a county position offering county benefits, however, this would place restrictions on the salary. The other option is to have the position be an employee of the IDA, with the IDA providing benefits. This would give more leeway for the salary range. Ultimately, the board was agreeable to having this position be an employee of the IDA if need be.
- The department is working on 11 potential grants, 16 pending grants, 27 active grants, and has completed one grant.
- Lounsberry Industrial Hub: the developer proposal is expected in November
- Broadband in Nichols will be coming to 350 unserved and underserved households, with funding coming since they are located in an Opportunity Zone.

VII. Project Updates: L. Tinney & C. Curtis

- A. Owego Gardens II
 - 1. Updated Project Cost Spreadsheet
Ms. Curtis noted that they received an invoice from Aquastore, Suez inspection fees are up to date, and the new water tank is expected to be in service at the end of November.
- B. STREDC Shovel Ready Loan
 - 1. Ms. Curtis explained that this loan program from the Southern Tier Economic Development Corporation provides low interest rate loans to shovel ready projects in the Southern Tier. She and Ms. Tinney noted that this may be an opportunity to support the cost of the infrastructure build-out at the Lounsberry Industrial Hub.
- C. DOL Notice
 - 1. Ms. Curtis reported that she received a letter from New York State Department of Labor noting that the IDA will have to pay prevailing wage for all projects moving forward.

VIII. Committee Reports: C. Curtis

- A. Public Authority Accountability Act (PAAA)
 - 1. Audit Committee Report: A. Gowan, E. Knolles, J. Ward
 - a. No report
 - 2. Governance Committee: J. Ceccherelli, A. Gowan, E. Knolles
 - a. No report
 - 3. Finance Committee: J. Ceccherelli, A. Gowan, J. Ward



- a. IDA Budget
- b. IDA Budget Detail

Motion to approve IDA Budget for 2022, as presented. (J. Ward, K. Gillette)

Aye-5 Abstain-0
No-0 Carried

- 4. Loan Committee: S. Thomas, A. Gowan, R. Kelsey, K. Dougherty, D. Barton, J. Ward, E. Knolles
 - a. No report
- 5. Railroad Committee: M. Sauerbrey, K. Gillette, T. Monell
 - a. No report

IX. PILOT Updates: C. Curtis

A. Sales Tax Exemptions Update:

- 1. Owego Gardens II – Home Leasing - \$29,633.49/Authorized \$524,194
- 2. RB Robinson - \$4,605.77/Authorized \$55,990

B. School & Village PILOTs received

C. SunEast Valley Solar

- 1. Resolution

The board will revisit the resolution based on the discussion held earlier in the meeting regarding this solar project.

D. Temple & Liberty

- 2. Resolution

Ithaca Neighborhood Housing Services changed the amount of units in their proposed project from 45 to 46.

Motion to approve revised resolution showing the total number of units to be built by Ithaca Neighborhood Housing Services as 46 instead of 45. (M. Sauerbrey, K. Gillette)

Aye-5 Abstain-0
No-0 Carried

X. Grant Updates: C. Curtis

A. Monkey Run FEMA Application – Approved – Total Project Cost \$28,316.26; Awarded Federal Share \$21,237.20; Awarded State Share \$3,539.53; TCIDA Match \$3,539.53

- 1. JB’s Excavation completed project

B. New York State Division of Homeland Security and Emergency Services (DHSES) DR-4567 Planning Grant – Richford Railroad

- 1. Resolution authorizing application

Motion to approve resolution authorizing application for the Richford Railroad Planning Grant to the New York State Division of Homeland Security and Emergency Services. (K. Gillette, J. Ward)

Aye-5 Abstain-0
No-0 Carried

XI. Motion to move into Executive Session pursuant to Public Officers Law Section 105 at 6:10 pm to discuss financial matters, property acquisitions, and personal matters. (J. Ward, K. Gillette)



Motion to adjourn Executive Session at 6:24 pm

Before the close of the meeting, the board directed Ms. Curtis to obtain an appraisal on the Rizzuto property in order to establish Fair Market Value.

XII. Next Meeting: Wednesday November 3, 2021

XIII. Adjournment-Mr. Ward motioned to adjourn the meeting at 6:25 pm.