

## ECONOMIC DEVELOPMENT & PLANNING TOURISM/AGRICULTURE LEGISLATIVE COMMITTEE MEETING April 8, 2025

### **ATTENDEES:**

**Legislators:** Ron Ciotoli, Keith Flesher, Dennis Mullen, Jake Brown, Marte Sauerbrey

**Staff:** Brittany Woodburn, Linda Sampson, Ellen Pratt, Cathy Haskell, Jackson Bailey

**Guests:** Wendy Walsh, District Manager, Soil and Water

Committee Chair, Ron Ciotoli, called the meeting to order at 1:00 P.M.

**ECONOMIC DEVELOPMENT & PLANNING (ED&P):** Agenda and attachments previously emailed.

### **I. MINUTES**

- A. Approval of minutes from March 4, 2025 – Committee Chair Ron Ciotoli asked for approval of the minutes from the March 4, 2025, committee meeting. Legislator Brown made a motion to accept the minutes from the March 4, 2025, meeting, seconded by Legislator Flesher. All were in favor.

Ms. Woodburn reported the following:

### **II. FINANCIAL**

- A. 2025 Budget
1. Economic Development
    - Year-to-Date Budget is tracking.
  2. Planning
    - Year-to-Date Budget is tracking.
  3. Sustainability Management
    - Year-to-Date Budget is tracking.

### **III. OLD BUSINESS/NEW BUSINESS**

- A. Reports
1. Tioga County Tourism – Monthly report previously emailed and is in the committee packet.
  2. Cornell Cooperative Extension – Monthly report previously emailed and is in the committee packet.

3. Tioga County Soil & Water Conservation District – Monthly report was distributed at the meeting. Ms. Walsh was in attendance and reviewed her monthly report, highlighting the Agriculture Program, Hazard Mitigation, Stormwater, Stream Program, and other miscellaneous items.

Ms. Walsh distributed information about the Tioga County Woods Walk event to tour a completed Soil and Water project. The event is hosted by Sweettrees Maple Products in Berkshire, NY, and is being held on April 12<sup>th</sup>. It is a free event and lunch will be provided.

Also distributed was information on the Tioga County Agriculture and Farmland Protection Plan that included the vision statement, goals/strategies, and the implementation progress: a 10-year review. Ms. Walsh reported the Tioga County Agricultural Resource Group (ARG) was tasked with the implementation of this 10-year plan beginning in 2015, adding that it is time to begin the process to update the plan. Discussions for State funding, Request for Proposals, cost share and cash match requirements will begin shortly. Ms. Jardine will bring details to this committee for review in the near future.

Ms. Walsh also announced that Sundaes at the Farm is going to be held on an Amish Farm in the Town of Owego and due to their religious beliefs, the event will be held on a Saturday this year.

4. Economic Development and Planning – In keeping with staff reporting Ms. Woodburn introduced Dr. Ellen Pratt, Sustainability Manager. Dr. Pratt reported on projects she has been working on.
  - Received approval letter from DEC for the 10-year Solid Waste Management Plan. Dr. Pratt wrote the plan in-house in 2023, a public hearing was held, and the plan was submitted to DEC. Comments were received from DEC in 2024 and requested changes were made. A resolution is listed below for approval of the plan. This plan allows application to be made to the State for payment of half of Dr. Pratt's salary, 40% of benefits and covers advertising, promotions and supplies. Dr. Pratt offered to send the plan to anyone interested.
  - Recently received reimbursement for 2023 HHW.
  - Working on 2025 Paint Collection Event to be held on May 10<sup>th</sup>.
  - Sustainability and the Town of Barton worked together to hold Electronic Waste Events once a month, April through August, for residents to drop off old electronics. The only cost would be if there were any items not covered by the State's electronic waste program. This cost would be minimal and will be paid by Sustainability.

## B. Grants

1. Active Grants – See attached EDP Grant Tracking spreadsheet. Ms. Woodburn reported adding a column to keep track of whether a resolution for technical assistance had been completed or not. Ms. Woodburn also mentioned that in the

past the committee did not want technical assistance resolutions for the IDA or Land Bank grant-related work and asked for confirmation; pointing out they are listed on the spreadsheet. The committee was in agreement that as long as they were on the Grant Tracking Spreadsheet a technical assistance resolution was not necessary. Ms. Woodburn highlighted the following:

- a. CDBG Microenterprise – This is the grant for up to \$35,000.00 for small businesses. 17 applications were received totaling about \$480,000.00 in project costs resulting in about \$387,000.00 CDBG funds. We only have \$170,000.00 available. The consultant group, Thoma, is reviewing the applications making sure they are complete, and the projects are eligible. This will take 4 to 6 weeks due to the high volume of applications. The IDA Loan Committee will then be reviewing, scoring and making recommendations of projects to move forward with. As soon as we spend the funding down, we can reapply. Six applications were received from Northern Tioga County. A good representation of surrounding areas as well as a good variety of business types.
- b. NY SWIMS Village of Owego – The County applied for this grant on behalf of the Village of Owego for their public pool. \$17,725.00 has been awarded to supplement the lifeguards' salaries. Ms. Jardine is working on the sub-recipient agreement with the Village. A resolution is listed below to accept the funds.

C. Economic/Community Development- Ms. Woodburn had pictures of the following projects on the screen in the conference room:

1. Tractor Supply project - The engineering firm for Tractor Supply reached out to the IDA, Town of Owego and Veolia to meet and discuss the design of water extension from the Owego Square site to the new Tractor Supply site on 434. A map of this project was on display. Once we get through the easement and deed process with the IDA and the Town of Owego, this project will be moving forward.
2. Village of Owego DRI – 5 active projects ongoing.
  - a. 196-198 Front Street, Owego – The Cellar building; this is a \$500,000.00 project that included rehabilitation of three apartments and the rear deck system was redone. Before and after pictures were on the screen.
3. Restore NY Village of Newark Valley –
  - a. Engineering and design in process – The property owner is selecting an environmental testing firm next week. Bi-weekly calls with the property owner and architect are made to keep this project moving forward.
4. Coburn Free Library – HVAC project - Mr. Lanning is working with the Foundations Coalition to see who is interested in assisting with funding for this project. Coburn submitted a large grant application to the Finger Lakes Library System and matching funds are needed. A meeting is set up for April to discuss.
5. Raymond Hadley Water Expansion Study – The IDA contracted with Larson Design Group to do a study to bring in water from the Town of VanEtten to Raymond Hadley in Spencer, NY. There are challenges with water availability, the process of being on wells makes it difficult for their manufacturing process. Larson completed the study and found the most beneficial option to move forward with the expansion would likely have a cost of \$5M for the project. Ms. Woodburn reported

reaching out to the State and found they had a co-funding initiative that pulls together four state and federal agencies that fund municipal water and sewer extension projects. This project seems eligible for this program. With one of the agencies it's possible to get up to \$5M or 70% of the total project cost, then you can fill in with other sources. We will meet with the Chemung County IDA and the Town of VanEtten to discuss all funding sources. Larson will give us a quote for assisting with the grant application. This project will most likely go through the IDA. Ms. Woodburn will keep this committee informed.

#### D. Land Bank

1. 81 North Avenue, Owego – This project is moving fast; 3 draws have been made already. They are painting the commercial space today and windows are being installed next week.
2. 247 Main Street, Owego and 121 Providence Street, Waverly – The Land Bank is sending out RFP's for engineering services for these projects.
3. 62-64 North Avenue, Owego – NYMS grant through the Land Bank; the environmental review is underway and we are sending out RFP's for environmental testing of asbestos, radon, etc. Met with the Village of Owego Code Enforcement and property owners regarding their scope of work and finalizing the engineering plans for the project.
4. LBI Open Round – Application submitted; award notification anticipated for April.

#### E. Workforce Development

1. NYATEP Youth Conference – Mr. Lanning attended the New York Association for Training and Employment Professionals Conference, an annual event he has been attending. They talk about best practices, challenges and collaborations to enhance youth employment.
2. Twin Tiers Regional Job Fair – Mr. Lanning assisted in coordinating this job fair in Waverly; business outreach and pre-planning meetings attended. 57 employers, almost 250 students, 9 schools/BOCES were in attendance.
3. OACSD Internship Presentation – Mr. Lanning helped facilitate the Owego Apalachin School Internship Presentation event for junior and senior students. Two current interns were in attendance to speak about their experience. Businesses were there to speak about internship opportunities in their organizations.

#### F. Planning

1. 239 Reviews – There were three 239 Reviews
  - a. 2025-006: Town of Nichols, Telecommunications Facilities Special Use Permit, Tectonic Engineering/Motorola Solutions/Tioga County – Applicant wishes to erect, own and operate a 195-foot-tall telecommunications tower/facility for emergency services purposes on C Babcock Road. Staff advised recommending approval of the Telecommunications Facilities SUP with the conditions that a Decommissioning Agreement be developed and executed between the Town of Nichols and Tioga County and that the tower be lit from

dusk until dawn pursuant to the FAA Extension, Safety and Security Act of 2016 requirements.

- b. 2025-007: Village of Waverly, Site Plan Review, Paint Perfections, LLC – Applicant wishes to establish and operate a pick-up truck spray bedliner and undercoating/rust proofing business located at 103 State Route 17C. Staff advised recommending approval of the site plan review with the conditions that the applicant complies with NYS DOT Region 9 requirements and that the Village of Waverly ZBA grants an area variance for parking and the County Planning voted unanimously to approve the site plan review with the conditions noted.
  - c. 2025-008: Village of Owego, Rezoning, Elston Enterprises – Applicant petitioned to have his property located at 138 Main Street (adjacent to CVS) rezoned from Residential (3) to Business (B). Staff advised recommending approval of the rezoning and the County Planning voted unanimously to approve the rezoning.
2. Request for Quotations to develop a Tioga County Agricultural & Farmland Protection Plan – Ms. Jadine has put out the request for quotes to set the budget and match for upcoming grant application to NYS Department of Agriculture & Markets.

G. Sustainability Management – Dr. Pratt reported the following earlier in the meeting:

- 1. Local Solid Waste Management Plan - approval letter from NYS received
- 2. Completed 2023 HHW reimbursement payment.
- 3. 2024 YTD

a. Paid to Broome County	2024	2023
i. HHW=	\$9,266.55	\$12,925.50
ii. E-Waste=	\$1,994.65	\$6,000.05
b. Towns/County(EWaste)=	\$2,261.20	\$679.68

H. IDA

- 1. FAST NY Shovel Ready Program – Lounsberry area – The Shovel Ready Program has three grant application tracks; A, B and C. The ED&P TEAM is going to assist the IDA with the Track B application for a couple of properties in the Lounsberry area. It will help fund pre-development costs to look at the sites for feasibility of future industrial development. We are not required to go through with acquisition even if we find out the properties are not feasible. The IDA could walk away from an option agreement. This program allows us to look back two years and match other funding sources, so we don't have to provide an additional match. We will just apply and ask for the pre-development studies.

Ms. Woodburn reported the Track C application is for funding capital improvements. We can get funding for utility extensions as well as acquisition funding up to 90% of the project cost and only requires a 10 % match. This could help us acquire properties and do utility extensions, getting sites shovel ready. This is a great opportunity for funding speculative development with no maximum award amount.

**IV. PERSONNEL** – Nothing to report.

**V. RESOLUTIONS**

D08-Adopting the 2025-2034 Tioga County Local Solid Waste Management Plan

D26-Accept NY SWIMS Grant Award and Modify 2025 Budget

D34-Appoint Member (BWoods) to the Tioga Co LDC Board

After reviewing the above resolutions, Ms. Woodburn asked this committee for support to move the resolutions forward. The vote to support the above resolutions follows:

Legislator Ciotoli – yes

Legislator Mullen – yes

Legislator Flesher – yes

Legislator Brown - yes

**VI. PROCLAMATIONS - N/A**

**VII. ADJOURNMENT**

With no further topics of discussion or questions, the meeting was adjourned at 1:50 P.M.

Respectfully Submitted,

Linda Sampson

Administrative Assistant Economic Development & Planning

EDP Grant Tracking Spreadsheet - Tioga County May-25								
	Applicant	Grant Source	Purpose	Status	Requested	Resource	Technical Assistance	Resolution
1	Tioga County	CDBG Public Facilities – Racker Neighborhood Depot	New construction of Neighborhood Depot Non Profit Hub	Closeout in process	\$ 3,000,000.00	NA	NA	
2	Tioga County	ESD Restore NY Round VI – River House Confectionery and Mercantile	Rehabilitation of 178-180 Front Street, Owego	Awarded - in process	\$ 1,800,000.00	NA	NA	
3	Tioga County	ESD Restore NY Round VII – Tioga Trails	Rehabilitation of 48-50 Lake Street, Owego	Awarded - in process	\$ 1,000,000.00	NA	NA	
4	Tioga County	NYS Snowmobile	Snowmobile grant program for 5 clubs in Tioga County	Awarded - in process	TBD	NA	NA	
5	Tioga County	NYPA – EV charging stations	To establish 2 - Fast Charging EV Hubs in Tioga County	Construction in process	\$ 2,000,000.00	NA	NA	
6	Tioga County	Municipal Waste Reduction and Recycling & Household Hazardous Waste Programs	Allows for Tioga County to maintain a Sustainability Manager to expand and implement waste reduction strategies within the County. Allows the County to have a safe and economic method for the proper disposal of household hazardous waste.	Awarded - in process	\$ 56,774.88	NA	NA	
7	Tioga County	ESD Restore NY Round VIII, Tioga County	Rehabilitation of 81 North Ave in the Village of Owego	Construction in process	\$ 165,000.00	NA	NA	
8	Tioga County	CDBG Microenterprise program	Provide funding for small businesses with five or less employees.	Project selection in process	\$ 212,500.00	NA	NA	
9	Tioga County	NY SWIMS	Funding to support V. Owego public pool.	Awarded - in process	\$ 17,725.00	NA	NA	
10	Tioga County	NYSERDA Fleet Inventory	Electric landscaping equipment and LED light fixtures.	Closeout in process	\$ 15,000.00	NA	NA	
11	Tioga County	CDBG Public Facilities – Catholic Charities	Mobile food truck to establish life skills café, community kitchen, and food rescue programs.	Awarded - in process	\$ 243,533.00	NA	NA	
11	Tioga County	EPA Brownfield Assessment Grant	Assessment grant to provide funding for brownfield inventories, planning, environmental assessments and community outreach	Application submitted	\$ 500,000.00	NA	NA	

EDP Grant Tracking Spreadsheet - Outside Agencies May-25								
	Applicant	Grant Source	Purpose	Status	Requested	Resource	Technical Assistance	Resolution
1	Village of Newark Valley	ESD Restore NY Round VIII	Rehabilitation of 10 and 14-16 Whig Street, NV	Awarded - in process	\$ 732,420.00		X	Yes
2	OACSD	Congressionally Directed Spending	Build out of former maintenance building for BT BOCES / Owego Apalachin CTE programs	Application submitted	\$ 1,000,000.00	X		No
3	OACSD	ARC Infrastructure Investment & Jobs Act (IIJA)/Area Development	Build out of former maintenance building for BT BOCES / Owego Apalachin CTE programs	Application submitted	\$ 1,000,000.00		X	Yes
4	Town of Berkshire	ARC READY Local Government Program	Master park plan for George W. Smith park	Awarded - in process	\$ 50,000.00		X	Yes
5	Tioga Hardwoods	ESD Small Manufacturers Modernization Grant	Equipment purchases/upgrades	Application submitted	\$ 112,240.00	X		No
6	Village of Owego	OPRHP Municipal Parks and Recreation (MPR) Grant Program	Marvin Park, Hyde Park, Woodlawn Park and Courthouse Square Park improvements	Application submitted	TBD		X	
7	Tioga County IDA	USDA RBDG	Lounsberry Engineering Plan	Awarded - in process	\$ 90,000.00		X	
8	Tioga County IDA	USDA RBDG	Equipment Lease Program	Awarded - in process	\$ 99,000.00		X	
9	Village of Newark Valley	ESD Planning and Feasibility Studies Program	Downtown strategic plan	Application submitted	\$ 22,500.00		X	Yes
10	TCPDC	NY Main Street	62-64 North Avenue, Owego rehabilitation	Awarded - in process	\$ 438,316.00		X	
11	TCPDC	Land Bank Initiative (LBI) Phase 1, Year 3	Operational costs	Awarded - in process	\$ 200,000.00		X	
12	TCPDC	Land Bank Initiative (LBI) Phase 2	Demolition and rehabilitation projects	Awarded - in process	\$ 900,000.00		X	
13	TCPDC	Land Bank Initiative (LBI) Open Round	Demolition and rehabilitation projects	Awarded - in process	\$ 1,823,100.00		X	