



Tioga County Industrial Development Agency
August 2, 2023 – 4:30 pm
Ronald E Dougherty County Office Building
56 Main Street, Owego, NY 13827
Legislative Conference Room, 1st Floor
Regular Board Meeting Minutes

I. Call to Order and Introductions: Ms. Ceccherelli called the meeting to order at 4:32 pm.

II. Attendance

IDA Board Members
Roll Call: J. Ceccherelli, K. Gillette, T. Monell, E. Knolles, J. Ward, M. Townsend
Excused: M. Sauerbrey
Guests: C. Curtis, J. Meagher, L. Tinney

III. Privilege of the Floor: None

IV. Approval of Minutes

A. July 12, 2023 Regular Meeting Minutes
Motion to approve July 12, 2023 regular board meeting minutes, as written. (K. Gillette, T. Monell)

Aye – 6 Abstain – 0
No – 0 Carried

V. Financials

A. Balance Sheet
B. Profit & Loss
C. Transaction Detail
D. Accounts Receivable
Motion to acknowledge financials, as written. (K. Gillette, T. Monell)

Aye – 6 Abstain – 0
No – 0 Carried

VI. ED&P Update: L. Tinney Report

Ms. Tinney updated the board on the following items:
• Village of Owego DRI Administration continues. The MOU between the IDA and the County regarding administration fees has been approved by the county attorney. A resolution will now go to the legislature so the legislative chair can sign the agreement. Once approved, Chairwoman Ceccherelli will sign.
• The newest DRI projects are moving along.
• The department is administering two Restore NY projects, one for Fuddy Duddy’s and one for the Tioga Trails building.
• The department is administering a CDBG for the Neighborhood Depot Racker project, expected completion is June 2024.
• Village of Waverly New York Forward \$4.5 million grant local planning committee meetings are underway, along with one community engagement session. Call for



projects is due on August 15. Once projects are submitted, the local planning committee will review them and choose which ones will go to the state for review.

- The potential housing project in the Village of Waverly is being delayed until spring to apply for funding.
- The Town of Nichols broadband project is complete. Fiber is now available to 800 addresses, with 300 residents being connected so far.
- The Land Bank continues to have discussions with a potential developer around the Liberty Street properties in the Village of Owego.
- The New York Main Street project in the Village of Candor is nearing completion.
- Workforce Development: A meeting will be held at the end of this month for the Talent Supply Table to talk about progress thus far. Education Workforce Coordinator Lanning continues to pursue partnerships with Broom Tioga Workforce
- Planning Director Jardine is working on the county-wide strategic plan. Legislators have met with the consultants, department head meeting with the consultants will be tomorrow. The hazard mitigation plan is ongoing as well.
- Sustainability Manager Pratt continues to work with municipalities and holding e-waste events. A lunch and learn event was held in partnership with the Chamber for businesses to learn about having charging stations at their businesses. Ms. Pratt is also working on updating the solid waste management plan.
- Tourism: the hotel motel tax local law renewal is due, which is renewed every three years. Tourism director Maffei recommends the tax remain at 4%, which is the same as other counties in our region.
- Presentation: Ms. Curtis will be speaking at the lenders round table event, and Ms. Tinney and Ms. Curtis are working with the Greater Valley Chamber of Commerce to hold their own business owner funding session.

**VII. Project Updates: C. Curtis**

- A. Local Meat Capacity Grant: Ms. Curtis submitted Reed Brook Meats application on 7-14-23.
- B. Blodgett Road
  1. Soil and Water will submit the WQIP application for the Blodgett Road Creek project. The match will likely be \$66,500 instead of \$80,000.

**VIII. New Business: C. Curtis**

**IX. Committee Reports: C. Curtis**

- A. Public Authority Accountability Act (PAAA)
  1. Audit Committee Report: M. Townsend, E. Knolles, J. Ward
    - a. No report
  2. Governance Committee: J. Ceccherelli, M. Townsend, E. Knolles
    - a. No report
  3. Finance Committee: J. Ceccherelli, M. Townsend, J. Ward
    - a. No report
  4. Loan Committee: J. Ward, K. Dougherty, D. Barton, E. Knolles
    - a. No report
  5. Railroad Committee: M. Sauerbrey, K. Gillette, T. Monell



a. RJ Corman client acquisition: Ms. Curtis spoke with Jim Conway from RJ Corman who advised that Upstate Shredding is going to be a customer of the railroad again. They have ordered 100 cars per month. Norfolk Southern has been sending 50 cars per week and will try to get 100 cars per week. Upstate Shredding said that they can fill as many cars as they can provide.

Mr. Conway also noted that they are talking to another company who is looking to locate in the county. Ms. Tinney and Ms. Curtis are going to attend the meeting with RJ Corman and the company. Mr. Conway noted that he will provide monthly updates on all progress.

**X. PILOT Updates: C. Curtis**

**A. Sales Tax Exemptions Update:**

- 1. Owego Gardens II – Home Leasing - \$192,816.17/Authorized \$524,194
- 2. RB Robinson - \$36,231.89/Authorized \$55,990
- 3. Best Bev LLC – Best Bev provided a letter explaining their overages and sales tax exemptions, and requesting a new sales tax exemption of \$1,619,000 based on \$20,246,000 in expenditures. This will also result in an increase in their fee to the IDA as well.

**Motion to authorize increase in sales tax exemption for Best Bev, LLC to \$1,619,751.20. (T.Monell, K. Gillette)**

**Aye – 6                      Abstain – 0**  
**No – 0                        Carried**

4. Best Buy: The fully executed final PILOT payment agreement extension has been fully executed. Mr. Meagher is working with their attorney to ensure all required documentation is complete.

**XI. Grant Updates: C. Curtis**

- A. New York State Division of Homeland Security and Emergency Services (DHSES) DR-4567 Planning Grant – Richford Railroad
  - 1. Approved; Contract Executed; Study in Progress by Larson Design Group
- B. ARC Grant Application – Engineering Design Lonsberry Industrial Hub Buildings
  - 1. Approved – Proposals due August 4th
- C. ESD Grant Application – Municipal Water Extension to Raymond Hadley
  - 1. Approved; Contract Executed; Study in Progress by Larson Design Group
- D. ESD Water Tank – ESD AB017
  - 1. Reimbursement (\$350,000) anticipated by August 19, 2023

**XII. Motion to move into Executive Session at 4:50 pm pursuant to Public Officers Law Section 105 to discuss financial matters. (K. Gillette, T. Monell)**

**Motion to adjourn Executive Session at 4:59 pm.**

**XIII. Next Meeting: Wednesday September 6, 2023**

**XIV. Adjournment: Mr. Monell motioned to adjourn the meeting at 5:00 pm.**