

Public Hearing
Transfer of real property to Tioga County Local Development Corporation
July 23, 2009

The Public Hearing to consider the transfer of a 1.018 parcel of real property to the Tioga Local Development Corporation was called to order by the Chair at 10:05 A.M. Seven Legislative members were present, Legislators Sullivan and Oberbeck being absent.

There were 6 people in attendance.

The Deputy Clerk read the legal notice as published in the official newspapers.

George Penney spoke. "I think it is highly improper to give county property away. The procedure ought to be if it is not to be used at the county to sell it at the regular procedure of an auction."

Doug Barton, Director of Economic Development and Planning spoke. "The parcel of land that is being discussed here is a piece that is a little over one acre. The northern part of that parcel has a twenty-five foot sewer easement running across the full length. If you take that twenty-five foot easement into account the \$7,500 that ultimately Upstate Shredding would be paying for the parcel, it comes to between \$10,000 and \$11,000 an acre. That twenty five foot easement is not something that could be used. The resulting lot that could be used is a little over 51 feet of road frontage by 440 feet deep. Not a configuration that lends itself to anyone else using that property in the future for any sort of development. Keep in mind that the parcel lies between Upstate Shredding and Norwesco and being less than an acre of useable space it is highly unlikely that someone would want to place their business between those two businesses.

"In terms of selling the lot at auction I think that if we were to put that parcel up at auction, again because of the easement and the long narrow configuration of the lot, we would be less likely to get the \$7,500 at auction. Keep in mind the \$7,500 due to the agreement on the industrial part does not go to the County it actually goes to the Industrial Development account that is used for maintenance and improvement in the Industrial Development Park. In closing I would like to say with unemployment in Tioga County nearing 9% I think that we need to support growth of a business that is investing millions of dollars in Tioga County and employs a number of people. I think this is a reasonable approach to assisting a company that is an advantageous company to Tioga County."

There being no further comments, the hearing was adjourned at 10:10 A.M.