



ECONOMIC

DEVELOPMENT

AND PLANNING

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**ECONOMIC DEVELOPMENT & PLANNING
TOURISM/AGRICULTURE LEGISLATIVE COMMITTEE MEETING
August 8, 2017**

ATTENDEES:

Legislators: Marte Sauerbrey, Ed Hollenbeck, Dennis Mullen

Staff: LeeAnn Tinney, Linda Sampson, Rita Hollenbeck

Guests: None

Legislator Dale Weston and Legislator Mike Roberts were not in attendance.

Legislator Mullen called the meeting to order at 1:00 P.M.

MINUTES

- Approval of minutes from July 5, 2017 – The minutes could not be approved; no quorum.

SOIL & WATER CONSERVATION: Wendy Walsh – Ms. Walsh was not in attendance.

CORNELL COOPERATIVE EXTENSION: Andy Fagan – Mr. Fagan was not in attendance.

ECONOMIC DEVELOPMENT & PLANNING

1. PLANNING REPORT – Ms. Tinney reported the following; agenda previously emailed:

- **239 Reviews**
 - County Case 2017-016: Village of Waverly, Waverly Glen Park Master Plan. Staff recommended approval and the TCPB carried the vote, also approved by the Village.
 - County Case 2017-017: Town of Owego, Special Use Permit, Graybark LLC- Installation and operation of a 20MW solar PV array CDG power project adjacent to the east of Tioga Terrace off Route 434 in Apalachin. Staff recommended approval and the TCPB carried the vote. This has gone back to the Town of Owego for approval.
- **Municipal Plans/Projects** – Ms. Jardine continues to provide assistance for the following:
 - Town of Richford - Richford Historical Society received a positive Determination of Eligibility from SHPO for the National Register of Historic Places. Next step is a Preservation League of NYS Technical Assistance Grant application to fund an updated Building Condition Report. This will be the basis for a future CFA Historic Preservation application for restoration.

- Town of Richford - Collaborating with Tioga Opportunities on possible senior housing project in Richford and housing needs in general.
- Village of Spencer – Working on preparation work for a future Village CFA to State Parks for restoration of the grandstand building in Nichols Park.
- Village of Waverly - Assisted with the Village's CFA to State Parks to fund improvement projects to Waverly Glen Park, as outlined as Phase 1 in the recently adopted Waverly Glen Park Master Plan.
- Village of Newark Valley – Assisted the Deputy Clerk with a CFA for Historic Preservation to restore the original windows in the Municipal Building.

- **Other**

- Assisted County Public Health with ARC and CDBG grant applications to fund a new vehicle for the mobile dental program.
- Prepared for FEMA funding for the Hazard Mitigation Plan Update by preparing a draft RFP to solicit consultant services.

2. ECONOMIC DEVELOPMENT REPORT – Ms. Tinney reported the following; agenda previously emailed:

- **Outreach** – The following companies were visited or meetings were attended:
 - Three Rivers Development – Economic development in Chemung, Steuben and Schuyler Counties; staying in contact with Betsey Hale.
 - Tioga Opportunities – Met with Maureen Abbott and met with a group to look at putting together a County-wide needs assessment. This assessment will include housing, transportation, education, anything food related and how it interconnects. A partnership is being developed with Tioga Opportunities and a steering committee is being put together to look at comprehensive needs across the County.
 - Town of Nichols – Meeting attended.
 - Owen Insurance – Met with Brett Owen to address contractor issues regarding his NY Main Street and Façade Loan.
 - State Hemp announcement with Governor Cuomo – Distributed a publication on Industrial Hemp describing exactly what hemp is. Ms. Tinney reported looking at the possibility of bringing manufacturing businesses to Tioga County that might come from this.
 - Village of Owego – Meeting attended; the Village has agreed to allow the infill of the property on North Ave. The platform was not going to work. The IDA has received a quote to do the infill and looks like we will go ahead with this project.
 - Regional Council
 - Board Meeting – Attended.
 - Workforce Development Work Group – Attended.
 - OHPC – Attended this meeting to discuss and review Bruce Nelson's Gateway Project on Front Street; project approved.
 - Finger Lakes Wine Country Tourism Marketing Association – Event held at Tioga Downs; well attended.

- Delaware County IDA – Met and worked on a joint CFA; a NY Grown & Certified application to help farmers reach the next level of certification.
- Manufacturing Summit - Congressman Reed held this event in Canandaigua. Ms. Tinney found this event to be very interesting and is hoping to bring some of these ideas locally; specifically related to training programs. Ms. Tinney would like to get the high schools involved capturing students that might not be going to college and could have a good career in the manufacturing field.
- Senator Schumer's office – Met with Amanda Spellicy out of Senator Schumer's office. She will be providing assistance with the Army Corp determination that most of the Village portion of the ESite is deemed a Wetland.
- Tioga Women Lead – Event held at Turkey Trot; approximately 50 in attendance.

- **Project Updates**

- Gateway – Bruce Nelson's infill project on Front Street
 - Financial package/PILOT closing is August 18th.
 - Construction start date is September 5th.
 Ms. Tinney met with Mr. Nelson and the funding agency this morning; this project is moving right along.
- Parkview – This project is moving forward; the façade is almost complete. The interior work to begin soon; putting together bid documents.
- Owego Freehold – Pocket Community on North and Central Ave. moving forward.
- Owego Gardens 2 – Phone conference with Home Leasing and their engineer for another project similar to the first Owego Gardens that is already on the ESite. They have identified a way to get a road through the wetland to an area where they can build; continue to work on this project.
- Waverly Main Street – Close to being complete.
- Housing Development Lead – 2 leads have come in. Ms. Tinney hopes to have one here next week to look at a site that has been identified.
- DePaul Project – This is the other lead.

- **Small Business Development**

- Farmhouse Brewery – This project is moving forward.
 - Brewery Incubator Development and Equipment assistance - They are moving to consolidate storage and to get malting and a tap room in one location on Central Ave. A contract is in and they are working towards closing.
- Consolidated Funding Application Assistance – Applications were due on July 28th. Assistance provided on the following:
 - Raymond Hadley - \$215,000.00 project/\$50,000.00 funding application.
 - Minka, LLC - \$240,675.00 project/\$48,135.00 funding application.
 - Midwestern Pet Foods - \$1,025,000.00 project/\$205,000.00 funding application.
 - Village of Newark Valley - \$176,000.00 project/\$132,000.00 funding application.

- Village of Waverly - Waverly Glen Park \$680,000.00 project/\$490,000.00 funding application.
- TCIDA - NY Grown and Certified - \$500,000.00 project/\$500,000.00 funding application; only one award to be made for the region.
- Public Health Dental Van - \$300,000.00 funding application.

Ms. Tinney reported that Ms. Jardine, Ms. Saraceno and Ms. Woodburn were very busy getting the applications in on time.

- **State Leads** – Project Patriot - No appropriate sites identified.
- **Ag Economic Development**
 - Margaret Ball – Ms. Ball was out of the office and unable to give the presentation on the Economic Impact Analysis for the Lawton Farm; will invite her next month.
 - Industrial Hemp – discussed earlier in the meeting.

- **2018 Budget Proposal -**

- Planning – The proposed 2018 budget was distributed.
- Economic Development - The proposed 2018 budget was distributed.

Ms. Tinney reported not having a lot of differences from 2017, however expressed concern on how to handle the Contracted Services line item. The 2018 budget includes funding for the housing study in that account; anticipating contributing to the IDA contract with Susan Payne for a county-wide housing study. This study will address whether there is a need for more housing, where the gaps are and what is the economic impact of bringing more housing in and will be used in the needs assessment project talked about earlier in this meeting.

Ms. Hollenbeck agreed to create a new line item, Services Rendered, for any paid services that don't require contracts, such cost for studies or any anticipated project needs for the year. This way, the Contracted Services line will be used only for money used for contracts within the department.

- **Other**

- Tioga County Property Development Corporation (Land Bank) - Ms. Saraceno is still waiting on the 501c3.
- Tioga Women Lead – Another event planned for in October.
- Tioga County Succession Planning Team – This project continues; will meet again at the end of the month.
- Snowmobile Grant – Finished the last one, beginning another.
- ESite - Wetlands identified by Army Corp of Engineers; spoke about earlier in the meeting.

Not on the agenda, Ms. Tinney reported the Tourism Office will be moving into the new Gateway Building upon completion of that project in September 2018. It will be more of a Visitor Center and will change what the Tourism Office does now. This will require

some restructuring for an increase of staff to work weekends as well as an increase in rent. Ms. Maffei, Tourism Director, will be putting together numbers for anticipated costs and making a request for an increase in the amount the County contributes to the Tourism Office. At present, the Tourism office receives \$150,000.00 annually from the County and Ms. Tinney added that with the hotel at Tioga downs opening, there may be additional revenue coming in.

Ms. Hollenbeck indicated Ms. Maffei should put in the usual request for the \$150,000.00 and then request the additional amount needed specific to the Visitor Center (with back up) for her 2018 budget. A new budget line item will be created that would not tie to Occupancy Tax. This should be turned in as soon as possible and Ms. Maffei should be available to present on 9/21 at 10:00AM.

Resolution presented:

H18-2017-2018 Resolution Phase I I SEQR Neg Dec (Snowmobile)

ADJOURNMENT – With no further topics of discussion or questions, the meeting was adjourned at 1:55 P.M.

Respectfully Submitted,

Linda Sampson, Administrative Assistant to Economic Development & Planning