



Tioga County Worksession Minutes

November 20, 2025 – 10:00 a.m.

Legislators Present:

Legislator Aronstam
Legislator Brown
Legislator Bunce
Legislator Ciotoli
Legislator Monell
Legislator Roberts
Chair/Legislator Sauerbrey

Legislators Absent:

Legislator Flesher
Legislator Standingier

Guests:

Jo Ellen Rose, Legislator-Elect, District #2
Matt Freeze, Reporter, Morning Times

Staff present:

Peter DeWind, County Attorney
Cathy Haskell, Legislative Clerk
Jackson D. Bailey II, County Administrator
Brittany Woodburn, ED&P Director (departed @ 10:17 a.m.)
Linda Parke, Personnel Officer (departed @ 10:24 a.m.)

Call Meeting to Order: Chair Sauerbrey opened the meeting at 10:00 a.m.

Project Cost Benefit Analysis: ED&P Director Woodburn reported the Tioga County Industrial Development Agency (TCIDA) received a new Payment in Lieu of Tax (PILOT) Application from Lockheed Martin located in the Town of Owego. Ms. Woodburn reported the TCIDA PILOT program offers property tax abatement, sales tax exemption, and mortgage recording tax exemption. Ms. Woodburn reported as part of the PILOT Application process, staff are required to prepare a Cost Benefit Analysis (CBA) to evaluate whether the public benefits of a project outweigh the financial cost to the community. Ms. Woodburn distributed a draft CBA for Legislature review. Ms. Woodburn further reported as part of the PILOT Application process, the TCIDA Board is required to hold a public hearing to accept public comments on both the application and CBA. The public hearing will be held on November 25, 2025 at 12:00 p.m. in the Legislative Conference Room.

Ms. Woodburn reported the proposed Lockheed Martin project includes renovating and modernizing approximately 70,000 sq.ft. of an existing building on their Owego, NY campus for use of helicopter integration and supporting flight operations. The estimated total project cost is just over \$51 million dollars, and they are conservatively estimating 100 full-time manufacturing jobs with each position having an annual payroll of \$65,000. In addition, they will also be having approximately 74 direct and 15 indirect construction jobs as a result of the project. Ms. Woodburn reported Lockheed Martin is planning to use local construction companies with an estimation of 35% of the materials being purchased locally.

Ms. Woodburn reported that Lockheed Martin is requesting a deviation from the IDA standard PILOT with a 20-year term. Ms. Woodburn reported they are not requesting any mortgage recording tax exemption for this project. Ms. Woodburn reported \$3.2 million is estimated in sales tax exemption; \$1.6 million local and \$1.6 million State. This cost is being estimated at the high-end and the benefit to the company most likely will not be the full amount. Ms. Woodburn reported the property tax exemption over the 20-year PILOT term is estimated at \$1 million dollars, again a high-end conservative estimate. Ms. Woodburn explained that these estimates are based on the assessed value and not actual assessed value, as we are waiting for the Town of Owego to come in with a more accurate figure. In the meantime, the recommendation from MRB Group was to use the assessment of the existing building plus the total project cost to show worst-case scenario.

Of note, Ms. Woodburn reported Lockheed Martin has an existing PILOT in place with the TCIDA on this same building that they entered into in 2006 and is set to expire next year. This PILOT is the same deviation that is being requested now.

Ms. Woodburn reported that Lockheed Martin is the largest employer in Tioga County and the Southern Tier region of New York State, and they employ approximately 2,000 employees at this facility. Ms. Woodburn reported Lockheed Martin was considering other sites for this project and this PILOT Application will assist in keeping the project at the Owego, NY facility.

County Administrator Report/2026 Budget Update: County Administrator Bailey reported on the following:

DEPARTMENTAL MANAGEMENT & LABOR RELATIONS

Collective Bargaining – Tioga County Corrections Association, Inc. (TCCA) and Tioga County Law Enforcement Association (TCLEA) negotiations are ongoing. The current Collective Bargaining Agreements expire December 31, 2025. Mr. Bailey reported he has reached out to labor counsel to determine the status as both groups have the County's proposed MOU. Mr. Bailey reported that if the County receives the agreement in time, a resolution will be presented for the December 9, 2025 Legislature meeting.

Strategic Plan – Mr. Bailey reported he will send a reminder to the Department Heads to be prepared to present their updates at their December Legislative Standing Committees for the 2026 Strategic Plan revision.

FINANCIAL MANAGEMENT & BUDGETING

Budget Officer – Mr. Bailey reported he has not received any proposed changes under the 2026 tentative budget. The 2026 Tentative Budget and Budget Brief are posted on the County website.

Mr. Bailey reported final adjustments will occur at the December 4, 2025 Worksession with the adoption of the budget and salary schedules occurring by way of resolution at the December 9, 2025 Legislative meeting.

Legislator Ciotoli inquired about Interfund Transfers. Mr. Bailey reported the Interfund Transfers come from General Fund. The CD, D, and DM Funds are not sustainable; we do not tax for them and they do not have revenue that supports these funds, so the General Fund supports these funds. The expense of the Interfund Transfer hits the General Fund.

Following adoption of the 2026 Budget, Mr. Bailey will submit the tax cap to the NYS Comptroller's Office and the budget will roll from Level 4 (Tentative) to Level 5 (Adopted). Mr. Bailey reported that the NYS Comptroller's Office generally contacts him in January, but they have already made contact, and he submitted the tentative budget and PILOT agreement summary, so they are already conducting a pre-audit.

ADMINISTRATION & COMMUNICATION

- **Leaders Meeting (Quarterly)** – Mr. Bailey reported the next Leaders Meeting is scheduled for January 27, 2026 at 56 Main Street (Hubbard Auditorium). Attorney Roemer's office staff will be on-site to conduct a presentation on disciplinary practices. Mr. Bailey reported he is encouraging Department Heads to bring their Deputies or second-in-command to the training.

COMMUNITY OUTREACH/COMMUNICATION

- **Press Event:** Mr. Bailey reported there will be a press event on Tuesday, November 25, 2025 at 9:30 a.m. at Tioga County Rural Ministry for the check presentation on behalf of the County's one-time donation to the food pantries due to the federal government shutdown. All Legislators are invited to attend.

Legislator Bunce reported he received a lot of positive feedback on this locally in Spencer, NY.

CAPITAL PROJECTS

- **56 Main North Wing HVAC Upgrade** – Mr. Bailey reported the project is ongoing and they are looking to start on the other side of the building with the Family Court Public Defender and Assigned Counsel/ILS offices. Mr. Bailey reported previously we were informed the restrooms would need to be closed for a short duration of time, but the latest update is that the contractors will be able to do early morning work to avoid closure.
- **Legislative Office Construction** – Mr. Bailey reported Buildings & Grounds is moving forward with construction in the Legislative Office. The Legislative Clerk's office will be next followed by the transition of the other two offices for the County Administrator and Chair of the Legislature. Mr. Bailey thanked the Legislature for their support on this renovation project. With the addition of the window and the solid door, this has helped to secure confidentiality.

- **Radio Communications Tower Upgrade** – Mr. Bailey reported he, Legislator Bunce, Director of Emergency Services Cornelius and Deputy Director of Emergency Services Ellis were on-site for the standing of the Spencer tower. Mr. Bailey reported he prepared a press release that was sent to the media on November 11, 2025.

MISCELLANEOUS

- **Tioga County Chamber of Commerce/2025 Leadership Tioga** – Mr. Bailey reported he attended the commencement ceremony as a 2025 Leadership Tioga graduate on November 12, 2025. Mr. Bailey reported he is working with Dr. Sabrina Henriques to start the implementation of becoming the facilitator for the 2026 Leadership Tioga program. Mr. Bailey reported he believes the locations have been determined, a press release will be sent, and the program will commence with a minimum enrollment of ten people.

Approval of Worksession Minutes: On motion of Legislator Brown, seconded by Legislator Monell, the November 6, 2025 minutes were unanimously approved.

Action Items: Currently, there are no action items.

Other: None.

Executive Session: Legislators Aronstam, Brown, Bunce, Ciotoli, Monell, Roberts, and Sauerbrey were in attendance along with Legislative Clerk Haskell, County Administrator Bailey, County Attorney DeWind, and Personnel Officer Parke. Personnel Officer Parke departed at 10:24 a.m. Motion by Legislator Roberts, seconded by Legislator Monell, to move into Executive Session to discuss real property negotiations, financial matters of an agency, litigation, and employment matters of particular individuals at 10:17 a.m. Motion carried.

Motion by Legislator Monell, seconded by Legislator Ciotoli to adjourn Executive Session at 10:55 a.m.

Meeting adjourned at 10:55 a.m.

Next Worksession scheduled for Thursday, December 4, 2025 at 1:00 p.m.

Respectfully submitted,

Cathy Haskell

Legislative Clerk