



Tioga County Industrial Development Agency
June 8, 2022 – 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 4:31 pm.

II. Attendance

IDA Board Members

Roll Call: J. Ceccherelli, K. Gillette, T. Monell, M. Sauerbrey, J. Ward, E. Knolles (attended via Zoom), A. Gowan

Excused:

Guests: C. Curtis, M. Schnabl, J. Meagher, L. Tinney

III. Privilege of the Floor: James Gensel

Mr. Gensel shared an Owego Gardens II water system extension update with the board. He discussed with the board which items that are a part of the water main extension are eligible to be reimbursed by Suez, and how Suez calculates their reimbursement ratio. He also discussed that the meter pits must be relocated to grass instead of pavement.

IV. Approval of Minutes

A. May 4, 2022 Regular Meeting Minutes

Motion to approve May 4, 2022 Regular Meeting Minutes, as written. (M. Sauerbrey, K. Gillette)

Aye – 7 Abstain – 0
No – 0 Carried

V. Financials

A. Balance Sheet

B. Profit & Loss

C. Transaction Detail

D. Accounts Receivable

Motion to acknowledge financials, as presented. (J. Ward, A. Gowan)

Aye – 7 Abstain – 0
No – 0 Carried

VI. ED&P Update: L. Tinney

Ms. Tinney updated the board on the following items:

- There will be a change in the administration fee for the DRI business development projects that fall under the IDA. With projects falling off, B. Woodburn requested from New York State Homes and Community Renewal that the administration fee associated with the dropped project be reallocated, and the money for the dropped project be redistributed into the business development program that falls under the IDA. There



are also fees that will be returned back to the IDA as a result of the dropped projects. The IDA board was agreeable to the changes in the projects.

- The department has completed its solar best practices report. The information from the reports has been disseminated to the municipalities to help guide them with future solar projects.
- Best Bev has signed a triple net lease with the owners of the Waverly Trade Center in Waverly. They will most likely be seeking a PILOT application as they get closer to setting up their operation.
- Opportunity Grows has signed a purchase agreement for the Victory Building in the Town of Owego. They too will most likely be seeking to apply for a PILOT. Both Opportunity Grows and Best Bev will likely also be applying for ESD capital grants.
- The Waverly Economic Analysis is ongoing.
- Raymond Hadley in the Village of Spencer is seeking to extend municipal water from the Town of Van Etten to their site. The capacity of their current wells cannot keep up with their water demand. A preliminary engineering report will be needed. Ms. Tinney reached out to Larson Design Group for a quote for the study, and it will likely cost between \$30,000 and \$40,000. Ms. Tinney asked the board if they would be agreeable to being the applicant for the grant and providing the required match, depending on the funding source. The board was agreeable to doing so.
- **Motion to move forward with the grant application for the engineering plan for the municipal water extension from the Town of Van Etten to Raymond Hadley in the Village of Spencer, and fund required match. (K. Gillette, E. Knolles)**

Aye-7	Abstain – 0
No – 0	Carried

- Ms. Tinney requested an estimate from Larson Design Group to design two 40,000 square feet buildings on the IDA property in Lounsberry. The estimate is approximately \$32,000 with an additional \$15,000 needed for geotechnical and SWPPP studies, bringing the total to approximately \$47,000. Ms. Tinney explained that an ARC Grant would be an applicable grant source for this engineering design plan, but it requires a 50% match. The board was agreeable to moving forward with applying for the ARC Grant for the study and providing the match.

Motion to move forward with the ARC Grant application for the engineering design for the Lounsberry Industrial Hub, and fund required match. (A. Gowan, E. Knolles)

Aye – 7	Abstain – 0
No – 0	Carried

- The Town of Nichols has been selected to participate in New York State’s new ConnectALL program, which will bring high-speed broadband to Town of Nichols residents. Southern Tier Network will be working on implementing the infrastructure needed to connect Town of Nichols residents.
- The department is working on 17 potential grants, 21 pending grants, and 38 active grants.

VII. Project Updates: L. Tinney & C. Curtis

A. Barn & Silo Asbestos Survey

Ms. Curtis reported that the full report for the asbestos survey for the barn on IDA



property is expected to be received next week. However, the environmental firm did share that there were samples from the barn that did test positive for asbestos.

VIII. Committee Reports: C. Curtis

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

IX. PILOT Updates: C. Curtis

- A. Sales Tax Exemptions Update:
 - 1. Owego Gardens II – Home Leasing - \$95,181.36/Authorized \$524,194
 - 2. RB Robinson - \$25,887.79/Authorized \$55,990
 - 3. Statewide Aquastore Inc. - \$14,350.21/Authorized \$17,856.40

B. SunEast Valley Solar – Resolution

Motion to approve the resolution authorizing SunEast Valley Solar’s PILOT and sales tax exemption for their solar energy generation project on Montrose Turnpike in the Town of Owego. (J. Ward, K. Gillette)

Aye – 7	Abstain – 0
No – 0	Carried

C. Best Buy – PILOT release

Mr. Meagher is working on the paperwork for the PILOT release for Best Buy.

X. Grant Updates: C. Curtis

- A. New York State Division of Homeland Security and Emergency Services (DHSES) DR-4567 Planning Grant – Richford Railroad
 - 1. Application pending

XI. Motion to move into Executive Session at 5:30 pm to discuss financial and personnel matters pursuant to Public Officers Law Section 105. (K. Gillette, T. Monell)

Motion to adjourn Executive Session at 6:40 pm.

XII. Next Meeting: Wednesday July 6, 2022

XIII. Adjournment – Mr. Gillette motioned to adjourn the meeting at 6:41 pm.



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