



**Tioga County Industrial Development Agency
January 4, 2023 – 4:30 pm
Ronald E Dougherty County Office Building
56 Main Street, Owego, NY 13827
Legislative Conference Room, 1st Floor
Regular 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, M. Sauerbrey, T. Monell, J. Ward, A. Gowan
 - Excused: E. Knolles
 - Guests: C. Curtis, M. Schnabl, L. Tinney, J. Meagher

 - III. **Privilege of the Floor:** None

 - IV. **Approval of Minutes**
 - A. December 7, 2022 Regular Meeting Minutes
 - Motion to approve December 7, 2022 Regular Meeting Minutes, as written. (M. Sauerbrey, A. Gowan)**

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 presented. (A. Gowan, J. Ward)**

Aye – 6	Abstain – 0
No – 0	Carried
-
- VI. **ED&P Update:**
 - A. Report: Ms. Tinney sent the board a written report of current ED&P activities prior to the meeting.
-
- VII. **Project Updates: C. Curtis**
 - A. Owego Gardens II
 - 1. Updated Project Cost Spreadsheet: Ms. Curtis reported that there have been no changes to the spreadsheet. It is anticipated that a payment to Robinson will be paid in the next week.

 - B. J. Gensel/Fagan Engineers request: J. Gensel, Fagan Engineers, sent an email requesting additional payment for management services related to the Owego Gardens II project. An



invoice has yet to be sent. Management services were originally a part of the scope of work with Fagan, however it was cut out. After board discussion, they agreed to consider payment to Fagan once an invoice is received.

C. Resolution: Authorizing Private Hydrant Agreement: Veolia is set to take over the water system next week now that there is a private hydrant agreement. Discussion ensued about the roadway. Currently, the Village of Owego is not agreeable to taking over the road leading to Owego Gardens II. Home Leasing currently owns the road.

1. Private Hydrant Agreement:

Motion to approve the resolution authorizing the Private Hydrant Agreement. (T. Monell, J. Ward)

Aye – 6 Abstain – 0
No – 0 Carried

VIII. New Business: C. Curtis

A. Outreach re Solar Developments – Mortgage Tax Abatement: C. Curtis received outreach from a solar developer who already has approved projects in the county. They requested information regarding mortgage tax abatement. C. Curtis passed on information and PILOT application.

IX. Committee Reports: C. Curtis

- A. Public Authority Accountability Act (PAAA)
 - 1. Audit Committee Report: A. Gowan, E. Knolles, J. Ward
 - a. 2022 YE Audit – January 9th
 - 2. Governance Committee: J. Ceccherelli, A. Gowan, E. Knolles
 - a. New Board Member Appointment Date 1-10-23 at the legislative meeting.
 - 3. Finance Committee: J. Ceccherelli, A. Gowan, J. Ward
 - a. No report
 - 4. Loan Committee: 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

X. PILOT Updates: C. Curtis

- A. Sales Tax Exemptions Update:
 - 1. Owego Gardens II – Home Leasing - \$189,300.37/Authorized \$524,194
 - 2. RB Robinson - \$36,231.89/Authorized \$55,990
 - 3. Statewide Aquastore Inc. - \$17,036.71/Authorized \$35,712.80
- B. Owego Gardens II Year 1 PILOT invoiced
- C. Best Bev LLC Application – Public Hearing January; Board Vote February
 - 1. Cost Benefit Analysis: has been revised due to payroll amount increasing.
 - 2. Waverly CSD Letter of Support: C. Curtis received a letter of support from the Waverly CSD for the PILOT for Best Bev.
A public hearing will be held at the end of the month. Discussion ensued regarding the specifics of the PILOT.



XI. Grant Updates: C. Curtis

- A. New York State Division of Homeland Security and Emergency Services (DHSES) DR-4567
Planning Grant – Richford Railroad
 - 1. No report
- B. ARC Grant Application – Engineering Design Lounsberry Industrial Hub Buildings
 - 1. Application Submitted 7-26-22; pending
- C. ESD Grant Application – Municipal Water Extension to Raymond Hadley
 - 1. Larson Design Group to coordinate study completion starting January 2023
- D. ESD Water Tank – ESD AB017
 - 1. Reimbursement process in progress

XII. Motion to move into Executive Session at 5:00 pm pursuant to Public Officers Law Section 105 to discuss financial matters. (K. Gillette, T. Monell)

Motion to adjourn Executive Session at 5:15 pm. (T. Monell)

XIII. Next Meeting: Wednesday February 1, 2023

XIV. Adjournment: Mr. Monell motioned to adjourn the meeting at 5:16 pm.