

**ECONOMIC DEVELOPMENT & PLANNING
TOURISM/AGRICULTURE LEGISLATIVE COMMITTEE MEETING
March 5, 2019**

ATTENDEES:

Legislators: Dale Weston, Ed Hollenbeck, Mike Roberts, Marte Sauerbrey

Staff: LeeAnn Tinney, Linda Sampson

Guests: Irene Graven, Municipal Attorney representing Town of Owego (PILOT), Richard Chun, representing Delaware River Solar PILOT), Bethany O'Rourke, Rita Hollenbeck

Legislator Dennis Mullen was not in attendance.

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

MINUTES

- Approval of minutes from February 5, 2019 – Legislator Weston asked for approval of minutes from the February 5, 2019 committee meeting. Legislator Roberts made a motion to accept the February 5, 2019 minutes, seconded by Legislator Hollenbeck. All were in favor.

CORNELL COOPERATIVE EXTENSION: Andy Fagan – Mr. Fagan was not in attendance. A list of programs, workshops, meetings and information sessions was distributed.

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

PILOT for Solar Energy Systems - First on the agenda was a discussion regarding the Payment In Lieu of Taxes (PILOT) Agreement for NY Owego 1, LLC (Delaware River Solar). The draft PILOT Agreement was previously emailed for review. Guests, Irene Graven and Richard Chun, were in attendance to answer any questions.

Ms. Tinney reported that Delaware River Solar is considering a solar project in the Town of Owego and has requested a PILOT that will be managed through the Town. A 5 megawatt facility is being proposed with a \$4000 per build out megawatt. A lump sum payment will be made each year and the distribution of the current base taxes will remain the same as it is now on the vacant land, so that the town, county and school will continue to get what they are getting now. Once the current base taxes are netted out, the remaining amount will be divided equally between the town, county and school. The Town of Owego would be managing the collection and disbursement of these funds. Ms. Tinney added this is a 15 year

term, starting on the first taxable status date once construction is completed, with a 2% escalation each year.

After a short discussion, Ms. Tinney asked for approval of the resolution, listed below, authorizing Chair Sauerbrey to sign the PILOT Agreement. All were in favor. The final PILOT Agreement will be complete and ready for discussion at the Legislative Worksession on Thursday, March 7th. Ms. Graven will be there for questions.

Ms. Tinney asked for a motion to go into Executive Session. Legislator Hollenbeck made the motion to go into Executive Session, seconded by Legislator Roberts.

Committee Meeting resumed.

Ms. Tinney reported the following; agenda previously emailed:

1. PLANNING REPORT

• 239 Reviews

- County Case 2019-002: Town of Tioga, Site Plan Review, Renovus Solar. – Applicant requests site plan approval for a 250kWac solar photovoltaic system located on Church Street just off NYS Route 17C. Staff recommended approval, but the TCPB did not have a quorum at their regular meeting due to icy road conditions so they waived recommendation.

• **Municipal Projects/Plans:** Ms. Jardine continues to assist with the following:

- Town of Candor – Cornell Design Connect has submitted their final report for the Candor Community Park Master Plan on the Town Hall property. Assisting the Community Park Committee with application to local foundations to fund completion the Pavilion's bathroom construction.
- Village of Waverly – Continue to work on the Comprehensive Plan with the Planning Board.
- Village of Owego – Assisting the Evergreen Cemetery Committee with a PLNYS Preserve NY grant to fund a Cultural Landscape Report. The deadline is March 25.
- Village of Newark Valley – Assisting Board of Trustees with Comprehensive Plan update.
- Town of Berkshire – Assisting their Sidewalk Committee in preparatory actions for a NYS DOT Transportation Enhancement Program grant application in 2020 to fund sidewalk extension along State Route 38 from the hamlet to the Dollar General and US Post Office.

• **Other Activities:** Ms. Jardine is working on following:

- Engelbert Organic Farms PDR– Providing information as needed in this application process, working with the Engelberts' 2nd generation, Finger Lakes Land Trust, SWCD, and Organic Valley Cooperative.
- Agricultural District Annual Inclusions – Two valid requests for inclusion totaling 122 acres have been received from the towns of Newark Valley and Tioga. The Agricultural and Farmland Protection Board has recommended approval. The public hearing will be held on March 7th. If there is no opposition, County Legislature approval is then needed. Resolution listed below.

- Forming a Tioga County Complete Count Committee to conduct an awareness campaign for the April 1, 2020 decennial Census Day.
- Working with the County Attorney on trying to negotiate a solution with Visions and a commercial realtor to sell the rear portion of the Kahn/Everest Hotel Group property in Apalachin before the redemption or court petition deadline.

Resolution – The following resolution was presented and approved:

C21 – Authorize 2019 Requests for Inclusion of Land in Agricultural Districts

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

- **Outreach**

- Emergency Management Certification – Attended training.
- REAP - Met with USDA reps regarding funding opportunities.
- VEDA – Attended monthly meeting.
- Town of Nichols - Attended meeting to propose the Best Buy PILOT.
- Village of Owego – Attended meeting to propose the Owego Gardens 2 PILOT.
- Town of Owego - Attended meeting to propose the Owego Gardens 2 PILOT.
- Owego Apalachin Central School District BOE - Attended meeting to propose the Owego Gardens 2 PILOT.
- Plexicom – Met with Dan English to discuss easement agreements.
- STREDC – Attended monthly meeting.
- FLWCTMA – Attended monthly meeting.
- Chamber of Commerce Annual Dinner – Attended the 100 year Celebration at Tioga Downs.
- Tom Mullen – Introduced to Ralph Porter who is interested in a housing development on 17C.

- **Project Updates**

- Gateway
 - Public Hearing held February 15th – No opposition at the hearing. With this project complete; looking to close the loans.
- Parkview
 - Certificate of Occupancy has been issued; project close to completion.
- Owego Gardens 2
 - Cost Benefit Analysis presentations have been made to the Village, Town, County & School; Village, Town & County have provided letters of support. The school has taken no action.
 - Public Hearing held on February 27th – No opposition.
 - IDA to vote on the PILOT Agreement on March 6th.
- V&S
 - Town/IDA/County/Company - Land closing getting close.

- Water and Sewer District Inclusion – Cannot be completed until the property transfer happens.
- CAP Funds – Positive news on funding through Senator Akshar’s Office; \$300,000.00 of grant money available.
- Jeff Luciano – Met to show properties to set up hemp processing business.
- Nichols Distribution, LLC (Best Buy)
 - Cost Benefit Analysis presentations made to Town, County & School; all have provided letters of support this project.
 - Public Hearing held February 20th – No opposition.
 - IDA to vote on PILOT Agreement on March 6th.
- Restore NY Projects
 - Village of Owego – Activity should begin soon on the 2 buildings.
 - Village of Waverly – Project moving ahead slowly.
- Village of Owego DRI – Following meetings attended:
 - Local Planning Committee Meetings - February 13th & March 13th.
 - Co-Chair Conference – February 6th, February 27th.
 - Public Workshop – March 5th.

- **State Leads** – None

- **Workforce Development**

- Workforce Pipeline Study ongoing – Ms. Woodburn continues to work on this project.

- **Housing**

- Community Investment Task Force – The following communities formed their own group that our consultant is working with to identify areas for housing development:
 - Village of Owego
 - Village of Newark Valley
 - Village of Waverly

- **Other**

- ST8 Board appointment – Resolution listed below to appoint Ms. Woodburn in place of Ms. Saraceno.
- Annual Report – Copies distributed.
- Proposed schedule for Outside Agency reporting; all were in favor of the following schedule:

<u>Soil & Water</u>	<u>Tourism</u>	<u>CCE</u>
April	May	June
July	August	September
October	November	December

Ms. Sampson will inform Soil & Water, Tourism and CCE of their proposed dates to attend and report to this committee.

Resolutions – The following resolutions were presented and approved:

C23-Authorize Legislative Chair Signature on NY Owego I, LLC, Affiliate of Delaware River Solar, LLC, PILOT Agreement

C24-Fund and Reclassify Position (Community Dev Spec) EDP

C31-Appoint At-Large Member (BWoodburn) to STERPDB Regional Board

The following resolutions were presented and approved with corrections:

C17-Reclassify and Create Deputy Director of EDP

C18-Authorize Creation of PT Land Bank Director

ADJOURNMENT – With no further topics of discussion or questions, the meeting was adjourned at 2:20 P.M.

Respectfully Submitted,

Linda Sampson, Administrative Assistant to Economic Development & Planning