



Tioga County Industrial Development Agency
October 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 4:36 pm.

II. Attendance

IDA Board Members
Roll Call: J. Ceccherelli, M. Sauerbrey, E. Knolles, J. Ward, M. Townsend
Excused: K. Gillette, T. Monell
Guests: C. Curtis, M. Schnabl, J. Meagher, L. Tinney, B. Woodburn

III. Privilege of the Floor: None

IV. Approval of Minutes

A. September 6, 2023 Regular Meeting Minutes
Motion to approve September 6, 2023 Regular Meeting Minutes, as written. (E. Knolles, M. Townsend)

Aye – 5 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. (E. Knolles, M. Townsend)

Aye – 5 Abstain – 0
No – 0 Carried

VI. ED&P Update: L. Tinney Report

Ms. Tinney updated the board on the following items:

- The groundbreaking for the Neighborhood Depot CDBG project in the Village of Owego is scheduled for next week.
The Village of Waverly NY Forward planning continues, with community engagement sessions and meeting of the local planning committee to determine potential projects.
The housing project in the Village of Waverly continues to be delayed.
The Town of Nichols broadband project will be wrapping up this month with the final leg of installations.
The New York Main Street project in the Village of Candor has finished construction, and will be completed once reporting is completed.
The Land Bank submitted a New York Main Street application for 81 North Ave in the Village of Owego. A final decision from the state has yet to be made regarding the



application.

- The Land Bank completed four demolitions in the Village of Owego.
- Workforce development: S. Lanning has been scheduling individual meetings with schools; the Spencer Van-Etten and career center partnership, which will bring a career center representative into the school, is in negotiations; the BOCES and Owego-Apalachin partnership is moving forward, they will be offering both classes to students and adult education classes.
- Planning: E. Jardine continues to work on the County-wide strategic plan and the Hazard Mitigation plan
- Sustainability: E. Pratt continues to work on the solid waste management plan and coordinating clean up days in the Town of Nichols, Village of Waverly and the Town of Barton.
- The solar project on the Farmer Brown property has a PILOT that was negotiated by the Town of Owego. It was negotiated so that the town, county and school all received equal thirds payments. However, the school board did not agree to the equal thirds disbursements. The town will now have to discuss with the school board what they will find acceptable.
- Ms. Tinney has been in discussions with Town of Owego assessor R. Pedro regarding solar PILOTs. The state has given new direction to assessors on how to assess solar projects. R. Pedro has found that in year 7 of solar PILOTs, often times the PILOT payment would exceed what they would normally be expected to pay, which is not permissible. Because of this, R. Pedro would like to come talk to the board to discuss solar PILOTs. The board was agreeable to him coming to the next meeting to discuss.
- County sales tax year to date numbers are up 9%.
- The department is assisting the Chamber of Commerce in setting up a Business Expo that will be held in November.
- The 2% tax cap PILOT is pending legislation.
- A full update of the DRI projects that fall under the TCIDA multi-site program will be given at the November meeting.

**VII. New Business: C. Curtis**

**A. Suneast Valley Solar LLC**

1. Public Hearing Transcript: there was no public attendance at the public hearing and no letters of support were received.
2. Resolution

Ms. Sauerbrey noted that going forward, she would prefer that there is no mortgage tax exemptions on solar PILOTs, as that affects the county financially. She would like the board to discuss approving mortgage tax exemptions before moving forward, especially on solar projects.

**Motion to approve resolution that authorizes sales and use tax exemptions not to exceed \$3,077,212, mortgage tax exemption not to exceed \$248,844, and a real property tax exemption not to exceed \$209,900. (E. Knolles, J. Ward)**

<b>Aye – 5</b>	<b>Abstain – 0</b>
<b>No – 0</b>	<b>Carried</b>

**B. Arteast Café LLC: 37-41 Lake Street, Owego commercial building with upper story residential units**



- 1. Sales Tax Exemption Application
- 2. Resolution: authorize sales tax exemption in the amount of \$24,000 for the renovation of 37-41 Lake Street, Owego. The \$24,000 accounts for both the state and local portions with half for the state sales tax exemption and half for the local tax exemption. This is the case for all of the sales tax exemption applications.
- C. Season II LLC: 229 North Ave, Owego commercial building that will be home to a new food and beverage establishment.
  - 1. Sales Tax Exemption Application
  - 2. Resolution: authorize sales tax exemption in the amount of \$17,942.
- D. Navo Properties LLC: 53-55 North Ave, Owego commercial building with upper story residential units.
  - 1. Sales Tax Exemption Application
  - 2. Resolution: authorize sales tax exemption in the amount of \$1,128.

**Motion to authorize sales tax exemption only applications for Arteast Café LLC, Season II LLC, and Navo Properties LLC. (M. Townsend, M. Sauerbrey)**

**Aye – 5                  Abstain – 0**  
**No – 0                  Carried**

Ms. Curtis noted there is property owner that is renovating multiple residential properties that is interested in applying for a sales tax exemption. She asked the board if they would consider approving a sales tax exemption for a residential only property. The board was open to considering it in the future.

**VIII. Committee Reports: C. Curtis**

**A. Public Authority Accountability Act (PAAA)**

- 1. Audit Committee Report: M. Townsend, E. Knolles, J. Ward
  - a. No report
- 2. Governance Committee: J. Ceccherelli, M. Townsend, E. Knolles

**Motion to affirm C. Curtis Salary Vote: increase of 6% to \$58,419 (E.Knolles, M. Townsend.)**

**Aye – 5                  Abstain – 0**  
**No – 0                  Carried**

**3. Finance Committee: J. Ceccherelli, M. Townsend, J. Ward**

- a. TCIDA Budget – recommending approval: Ms. Curtis noted that she revised the budget to reflect the Veolia check going out and reimbursement coming in.

**Motion to approve budget as recommended by the finance committee. (E. Knolles, M. Townsend)**

**Aye – 5                  Abstain – 0**  
**No – 0                  Carried**

**4. Loan Committee: J. Ward, K. Dougherty, D. Barton, E. Knolles**

- a. No report

**5. Railroad Committee: M. Sauerbrey, K. Gillette, T. Monell**

- a. Jim Conway & C. Curtis – meetings October 17 & 18 for potential development opportunities.
- b. Railroad Committee Meeting with RJ Corman October 19

**IX. PILOT Updates: C. Curtis**

**A. Sales Tax Exemptions Update: all within authorized limits.**

- 1. Best Bev LLC - \$1,261,733.77/Authorized \$1,619,751.00



- 2. RB Robinson - \$36,231.89/Authorized \$55,990.00
- 3. 231 Main LLC – Report forthcoming

**X. Project Updates: C. Curtis**

**A. Owego Gardens II**

- 1. Developer Agreement: Ms. Curtis shared a document that summarized the final developer agreement meeting. She shared that the tank and booster portion of the project that is not refundable and for which the IDA will have to pay to Veolia is \$97,905.63. The check will be paid once the agreement is signed. The water tank portion of the project that is refundable amounts to \$484,809.19. The final refund will be the difference between the tank and booster amount and the water tank amount, for a refund of \$386,903.56. J. Ward requested that the board look at the budgeted costs versus the actual net costs of the project next meeting. Final drafts of the agreement are expected at the end of October.

**Motion to authorize J. Ceccherelli to sign the final developer agreement upon J. Meagher approval. (K. Knolles, M. Sauerbrey)**

<b>Aye – 5</b>	<b>Abstain – 0</b>
<b>No – 0</b>	<b>Carried</b>

- 2. Robinson Final Completion: Robinson confirmed that they will return to the sign to fix asphalt at no cost to the IDA.

**XI. Grant Updates: C. Curtis**

A. New York State Division of Homeland Security and Emergency Services (DHSES) DR-4567 Planning Grant – Richford Railroad: work has begun to begin the study on the railroad, including work looking into boring and grading the railroad.

- 1. Approved; Contract Executed; Study in Progress by Larson Design Group

B. ARC Grant Application – Engineering Design Lounsberry Industrial Hub Buildings - Approved

- 1. Approved – Larson Design Group awarded

C. ESD Grant Application – Municipal Water Extension to Raymond Hadley

- 1. Approved; Contract Executed; Study in Progress by Larson Design Group, preliminary engineering report has begun.

D. ESD Water Tank – ESD AB017

- 1. Reimbursement (\$350,000) forthcoming

E. Local Meat Capacity Grant – Reed Brook Meats application submitted 7-14-23, still awaiting decision.

F. Blodgett Road – Application submitted by SWCD, still awaiting approval.

**XII. Motion to move into Executive Session at 5:11 pm pursuant to Public Officers Law Section 105 to discuss financial matters. (M. Sauerbrey, M. Townsend)**

**Motion to adjourn Executive Session at 5:18 pm.**

**XIII. Next Meeting: Wednesday November 1, 2023**



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ECONOMIC DEVELOPMENT & PLANNING | INDUSTRIAL DEVELOPMENT AGENCY | LOCAL DEVELOPMENT CORPORATION

**XIV. Adjournment: Ms. Sauerbrey motioned to adjourn the meeting at 5:18 pm.**