



Tioga County Industrial Development Agency
September 6, 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 4:30 pm.

II. Attendance

IDA Board Members

Roll Call: J. Ceccherelli, K. Gillette, M. Sauerbrey (arrived at 4:51 pm), T. Monell, E.

Knolles, J. Ward, M. Townsend

Excused:

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

III. Privilege of the Floor: None

IV. Approval of Minutes

A. August 2, 2023 Regular Meeting Minutes

Motion to approve August 2, 2023 Regular Meeting minutes, as written. (T. Monell, E. Knolles)

Aye – 6 Abstain – 0
No – 0 Carried

B. August 21, 2023 Loan Committee Meeting Minutes

Motion to approve August 21, 2023 Loan Committee Meeting minutes, as written. (T. Monell, K. Knolles)

Aye – 6 Abstain – 0
No – 0 Carried

V. Financials

A. Balance Sheet

B. Profit & Loss

C. Transaction Detail

D. Accounts Receivable

Ms. Ceccherelli noted that the budget is due at the end of October. Ms. Curtis will schedule a finance committee meeting before the next regular board meeting.

Motion to acknowledge financials, as written. (J. Ward, K. Gillette)

Aye – 6 Abstain – 0
No – 0 Carried

VI. ED&P Update: L. Tinney Report

Ms. Tinney updated the board on the following items:

- The memorandum of understanding is in place between the county and the IDA for the



Village of Owego DRI administration fee.

- The two Restore NY projects in the Village of Owego, Fuddy Duddy’s and Tioga Trails, continue to move forward.
- The Neighborhood Depot CDBG project continues to move forward. They are working on signing a contract with the contractor.
- 25 potential projects have been submitted for the Village of Waverly New York Forward funding. The Local Planning Committee will meet next week to review the projects and select which ones will move forward.
- The potential housing project in the Village of Waverly has been pushed back until spring.
- The ConnectAll broadband project in the Town of Nichols has been completed.
- The developers that were interested in the Liberty Street properties in the Village of Owego have backed out and are no longer interested in the properties.
- The New York Main Street project in the Village of Candor is in the final stages.
- The Land Bank now owns 81 North Ave in the Village of Owego. The Land Bank submitted an application for funding from the New York Main Street program for upgrades to the building.
- Education Workforce Coordinator S. Lanning held the Talent Supply Table meeting, which was well attended by all stakeholders. Currently, he is working on forging a partnership between the career center and the Spencer Van-Etten school district to have a representative from the career center be in the schools to meet with students.
- The department worked with the Chamber to hold a lenders roundtable event for local funders, as well as a non-profit lenders roundtable. Both sessions were well attended.
- Planning Director E. Jardine continues to work on the county strategic plan and the hazard mitigation plan.
- Sustainability Manager E. Pratt continues to work on holding E-waste events, educational videos, and the solid waste management plan.
- The hotel motel tax will remain the same at 4%. The legislature will approve this on September 12.

VII. New Business: C. Curtis

A. Lease Request: Verizon is requesting to lease IDA property along the railroad in Owego. RJ Corman has approved the location of the wire behind the Owego Apalachin School District. Ms. Curtis presented an annual lease of \$900, increasing annually with CPI.

Motion to approve lease agreement with Verizon for \$900, with payment increasing annually with CPI. (E. Knolles, T. Monell)

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|----------------|--------------------|
| Aye – 6 | Abstain – 0 |
| No – 0 | Carried |

B. Suneast Valley Solar LLC: Sun East Valley Solar submitted an amended PILOT application for their potential solar project on Monstrose Turnpike, Owego. A PILOT application was originally submitted last year.

1. Amended PILOT Application
2. Inducement Resolution
3. Real Property Tax Abatement Projection: The sales tax exemption that Sun East Valley Solar is requesting is \$3,077,211, mortgage tax exemption request of \$248,843. Estimated real property tax abatement will be \$209,900. The inducement resolution



states that the PILOT payment will be \$10,000 per megawatt, with a 2% annual increase. The project will be a total of 20 megawatts. Mr. Ward noted that the application listed a payment of \$6,000 per megawatt, not \$10,000. Ms. Curtis will reach out to Sun East Valley Solar to confirm that the IDA will pass an inducement resolution of \$10,000 per megawatt, not \$6,000. A new application fee was collected from Sun East Valley Solar. Ms. Curtis will perform another cost benefit analysis. Ms. Curtis will notify the Town and the school district of the changes.

Motion to approve the resolution accepting the PILOT application from Sun East Valley Solar, and set the public hearing. (E. Knolles, T. Monell).

Aye – 7 Abstain – 0
No – 0 Carried

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
 - a. Governance Committee Meeting was held on August 25th for personnel annual review
- 3. Finance Committee: J. Ceccherelli, M. Townsend, J. Ward
 - a. No report
- 4. Loan Committee: J. Ward, K. Dougherty, D. Barton, E. Knolles
 - a. HeaHea Retreat – Loan disbursement - RBEG \$100,000 & IRP \$62,500
Motion to affirm email vote of the loan disbursement of the HeaHea Retreat loan consisting of RBEG funds \$100,000 and IRP funds \$62,500. (T. Monell, J. Ward)

Aye – 7 Abstain – 0
No – 0 Carried

- b. Broad Street Barber Shop façade loan paid in full.
- c. Loan Balance Projection: Ms. Curtis shared a loan balance projection spreadsheet with the board. Mr. Ward suggests looking at a projection each time a loan is considered to ensure enough funds are available. Discussion ensued regarding possible options to ensure the loan program is not underfunded, including repurposing funds that are currently dedicated to the façade loan program, and finding alternate funding sources, such as ARC. Discussion also ensued the future of keeping the loan program. Ms. Tinney voiced her support for keeping the loan program available, especially given the current interest rates that traditional banks are offering. Mr. Ward concurred.

- 5. Railroad Committee: M. Sauerbrey, K. Gillette, T. Monell
 - a. No report

IX. PILOT Updates: C. Curtis

A. Sales Tax Exemptions Update:

- 1. Best Bev LLC - \$1,261,733.77/Authorized \$1,619,751.00
- 2. RB Robinson - \$36,231.89/Authorized \$55,990.00



X. Grant Updates: C. Curtis

A. New York State Division of Homeland Security and Emergency Services (DHSES) DR-4567 Planning Grant – Richford 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 – Proposals Received: Ms. Curtis reported that proposals from Hunt, Fagan, and Delta all came in at higher price point than Larson Design Group’s.

Motion to authorize acceptance of low bid from Larson Design Group for the engineering design for the Lounsberry Industrial Hub Buildings. (T. Monell, K. Gillette)

Aye – 7 Abstain – 0
No – 0 Carried

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

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

Discussion ensued regarding the options that are being explored as a part of the study, including extending the municipal water from Van Etten, amongst others, and the impact that it will have for Raymond Hadley and the local municipalities.

D. ESD Water Tank – ESD AB017

1. Reimbursement (\$350,000) forthcoming: Ms. Curtis noted that she is working with ESD to submit all required documentation and is expecting the reimbursement to come soon.

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

F. Blodgett Road – Application submitted by SWCD

XI. Motion to move into Executive Session at 5:12 pm pursuant to Public Officers Law Section 105 to discuss personnel matters. (T. Monell, K. Gillette)

Motion to adjourn Executive Session at 5:25 pm.

Motion to approve L. Tinney’s continued stipend of \$2,125 per month. (M. Townsend, E. Knolles)

Aye – 7 Abstain – 0
No – 0 Carried

XII. Next Meeting: Wednesday October 4, 2023

XIII. Adjournment: Mr. Monell motioned to adjourn the meeting at 5:30 pm.