

Tioga County Industrial Development Agency
December 2, 2015 • 4:30 p.m. • Ronald E. Dougherty County Office Building
56 Main Street, Owego, NY 13827
Minutes

1. Call to Order and Introductions

Chairman Ralph Kelsey called the meeting to order.
Meeting Start Time: 4:30

2. Attendance

A. IDA Board Members

1. Roll Call: R. Kelsey, A. Gowan, R. Case, T. Monell and K. Gillette K. Dougherty and J. Nolis

- a. Absent:

- b. Excused: R. Case

2. Guests:

- A. J. Bellis (Larson Design Group), T. Meagher (EVP Blue Rock),
M. Farmer (Stantec), B. Myers, L Tinney, and Vacri Construction.

3. Privilege of the Floor

None.

4. Presentations Move to presentations

- A. Crown Cork and Seal Project, T. Meagher-EVP Blue Rock,
M. Farmer-Stantec. –Construction aspects of Crown.
- B. Town of Nichols Waste Water Treatment Plant Upgrades, J. Bellis Larson Design Group, and a representative from Vacri Construction. – J. Bellis presented plan for waste water treatment plant design and improvements.

5. Correspondence

A. FOIL Requests

1. SEQR Part 3 requested by Gerri Wiley- Completed by Ruth Fiato
 2. PILOT payment schedule for the Owego Apalachin School District for 2016-2020 requested by Haigh McNamee – Sent acknowledgement
- B. Thank You Card from R. Fiato – Acknowledged by board.

6. Project Updates

A. Crown Cork & Seal USA, Inc.

1. ST-60 and ST-123 Tax Exemption Paperwork Sent 11/9/2015
2. Property Title
 - a. Easements – J. Meagher researching.
 - b. Middendorf – J. Meagher matter is cancelled.
3. Wetland Buffer Permit – Required by DEC, applied for by Crown.

Motion to approve permit: (1st K. Dougherty, 2nd J. Nolis)

Aye: 6

Abstained: 0

Nay: 0

Carried

- B. Tioga Downs Racetrack, LLC
 - 1. ST-60 and ST-123 Tax Exemption Paperwork Sent 11/9/2015
- C. E-Site Development Project Update
 - 1. Update - Owego Gardens – Official Ground Breaking December 10, 2015
- D. Lockheed Martin Closing – Closed November 16 2015
- E. Start Up NY Agreement between the IDA & Binghamton University; Start Up NY Transfer Agreement between the IDA & CPSI – J. Meagher to provide.
- F. FedEx Project Update – All permitting completed, working toward closing on land.

7. Bank Signature Cards- Remove Ruth Fiato and Ray Case and add in Bryant Myers and Jan Nolis

Motion to approve bank signature card changes: (1st K. Dougherty, 2nd K. Gillette)

Aye: 6	Abstained: 0
Nay: 0	Carried

8. Approval of Minutes – November 4, 2015 Regular Meeting Minutes

Motion to Approve minutes: (1st A. Gowan 2nd K. Gillette)

Aye: 6	Abstained: 0
Nay: 0	Carried

9. Financial Report

- A. Reports
 - 1. Balance Sheet
 - 2. Profit & Loss
 - 3. Transaction Detail

Motion to acknowledge financial reports: (1st K. Dougherty, 2nd J. Nolis)

Aye: 6	Abstained: 0
Nay: 0	Carried

10. Old Business

- A. Public Authority Accountability Act
 - 1. Audit Committee Report (R. Kelsey, K. Dougherty, J. Nolis)
 - 2. Governance Committee Report (R. Kelsey, K. Dougherty, J. Nolis)
 - 3. Finance Committee Report (R. Kelsey, A. Gowan, K. Gillette)
- B. Raymond Hadley
 - 1. Subordination Update – Moving forward.

11. PILOT Updates

- A. None

12. NYSEG Gas Main Easement- Owego School, New Maintenance Building

Motion to approve any officer's signature on easement: (1st K. Gillette, 2nd J. Nolis)

Aye: 6
Nay: 0

Abstained: 0
Carried

13. Reports

A. Railroads

1. Committee Report (T. Monell, W. Caloroso, R. Case, K. Gillette)

B. Loan Program

1. Loan Funds Availability Report

14. 2015 CFA Awards- Announcement set for December 10, 2015.

15. Motion to move into Executive Session pursuant to Public Officers Law Section 105: (K. Gillette, J. Nolis)

Aye: 6
Nay: 0

Abstained: 0
Carried

16. Next Meeting – Wednesday, January 6, 2016

17. Adjourned Time: 5:53p

Date: 12/02/2015

Time 5:54 p.m.

On a motion of K. Gillette, seconded by J. Nolis, the Board of Directors went into Executive Session to discuss:

1. Financial compensation for a particular employee.

Adjourned Time: 6:45 p.m.