



**Tioga County Industrial Development Agency  
June 1, 2016 • 4:30 p.m. • Ronald E. Dougherty County Office Building  
56 Main Street, Owego, NY 13827**

**Minutes**

**1. Call to Order and Introductions**

*Chairman R. Kelsey called the meeting to order at 4:34pm.*

**2. Attendance**

**A. IDA Board Members**

1. Roll Call: R. Kelsey, A. Gowan, T. Monell and K. Gillette K. Dougherty, J. Nolis, M. Sauerbrey
  - a. Absent:
  - b. Excused:

**2. Guests:**

B. Myers, L. Tinney, C. Haskell, J. Meagher, A. Renko, D. Barton, J. Woods

**3. Privilege of the Floor-**

**A. JoeAnn Woods – Handicapped Parking Signs**

Ms. Woods proposed to the IDA the need for 3 additional handicapped signs at the Newark Valley Historical Society.

Motion to approve handicapped signs (A. Gowan, J. Nolis)

Aye – 6 Abstain- 0

No- 0 Carried

**4. Approval of Minutes –**

**A. May 4, 2016 Regular Meeting Minutes**

Motion to approve May 4, 2016 Regular Meeting Minutes (J. Nolis, M. Sauerbrey)

Aye – 6 Abstain- 0

No- 0 Carried

**B. May 4, 2016 Finance Committee Meeting**

Motion to approve May 4, 2016 Finance Committee Minutes (T. Monell, K. Dougherty)

Aye – 6 Abstain- 0

No- 0 Carried

**5. Motion to affirm email vote for:**

A. Extensions of Sales Tax Exemption for Owego Gardens and Nichols Cross Dock due to construction delays. 5/10

Motion to approve May email votes (J. Nolis, A. Gowan)

Aye – 6 Abstain- 0

No- 0 Carried

**6. Project Updates**

A. Crown Cork & Seal USA, Inc. – B. Myers/J. Bellis

1. Update - Project is moving along. Crown has begun interviewing and hiring workers for the manufacturing and warehouse facilities. Construction is ongoing.
2. Costs Spreadsheet - \$122,489.49 has been expensed so far with the WWTP project.
3. Larson Design Group – B. Myers
  - a. WWTP Update – Notice to proceed was issued 5/27 to both Vacri and Diekow. WWTP grant is moving along. M/WBE proposals were submitted last week. We should expect to hear feedback in the weeks to come.
  - b. Water Update – Ongoing, J. Bellis will not be in attendance this evening to give an update.

B. Tioga Downs Racetrack, LLC – B. Myers

1. Update – The construction of the gaming and restaurant facilities is moving forward. Tioga Downs is still hopeful to have the construction of the buildings completed by July. Still awaiting casino license. D. Barton – State Regulations have not yet been passed for the casino license.

C. Owego Gardens Project Update - B. Myers

1. Update – Construction is ongoing. The Tioga County Department of Health confirmed that the water system is permissible as designed.

D. FedEx Project – B. Myers

1. Update - The project has been going well. We should be anticipating a lot of activity at the site this construction season.

**7. Financial Report – B. Myers**

A. Reports

1. Balance Sheet – There will be money moving around in the months to come while the WWTP project is active.
2. Profit & Loss
3. Transaction Detail

Motion to acknowledge financial reports (J. Nolis, K. Dougherty)

Aye – 6 Abstain- 0

No- 0 Carried

**8. PILOT Updates- B. Myers**

A. Nichols Cross Dock – J. Meagher – The PILOT should be closing in the weeks to come.

B. Owego-Apalachin School District Library/School Taxes – J. Meagher – Library taxes are to be billed separately.

**9. New Business – B. Myers**

A. NYSEG Easement Rt. 96/38 – B. Myers – This easement is for the natural gas supply for the Owego Apalachin School District. J. Meagher and T. Clark confirmed that the easement is acceptable.

Motion to approve NYSEG easement (M. Sauerbrey, K. Dougherty)

Aye – 6 Abstain- 0

No- 0 Carried

B. Prevailing Wage Legislation – J. Meagher – Advised the board to write letters to elected officials showing opposition to this legislation. The IDA Board agreed to write letters by way of a straw vote.

C. Renovus Solar – B. Myers – Renovus Solar has asked to present at our July regular meeting.

**10. Old Business – B. Myers**

A. Public Authority Accountability Act

1. Audit Committee Report (R. Kelsey, K. Dougherty, J. Nolis)

a. None

2. Governance Committee Report (R. Kelsey, K. Dougherty, J. Nolis)

a. None

3. Finance Committee Report (R. Kelsey, A. Gowan, K. Gillette)

a. Chemung Canal – Draw Facility for WWTP Project – Sent financials to Chemung Canal.

B. Bill Woods Park Bench – B. Myers

1. Bench Delivered to NV Depot – L. Tinney delivered bench to NV Depot on 5/21. Thank you, LeeAnn.

2. Dedication Plaque - C. Haskell has been working on getting a plaque designed for the dedication. Thank you, Cathy.

C. Upstate Shredding Sub Recipient Agreement – B. Myers - Mr. Weitsman has the agreement in hand.

D. Plexicom Broadband Project Update- B. Myers – Plexicom may pursue the IDA for right of way permission in the future.

E. EFC Grant for E-Site Water Development – Letter of Support from Congressman Reed – B. Myers – a revised application will be submitted in the weeks to come. After budget revisions the amount applied for is \$621,000.00.

**11. Reports**

A. Railroads

1. Committee Report (T. Monell, K. Gillette)

a. Income to Date - B. Myers presented income to date chart.

B. Loan Program – B. Myers

a. Scope of Work Consolidation – The Loan Committee met prior to tonight’s meeting to discuss consolidating the IRP and RBEG loan programs.

b. Granite Works Loan Closed 5/23 –

K. Gillette Arrived at 5:11

**12. Motion to move into Executive Session pursuant to Public Officers Law Section 105**

Motion to move into executive session to discuss acquisition of properties (T. Monell, K. Gillette)

Aye – 7 Abstain- 0

No- 0 Carried

Went into executive session at 5:12pm

Board exited executive session at 5:55pm

Motion to match ED&P CFA application in the amount of \$5,000.00 (M. Sauerbrey, T. Monell)

Aye- 5 Abstain- 0

No- 2 (A. Gowan, J. Nolis) Carried

Motion to adjourn meeting (T. Monell, M. Sauerbrey)

Aye – 7 Abstain- 0

No- 0 Carried

**13. Next Meeting – Wednesday, July 6, 2016**

**14. Adjourned – 6:03pm**