



tel: 607 687 8255

fax: 607 687 1435

info@developtioga.com

**ECONOMIC DEVELOPMENT & PLANNING  
TOURISM/AGRICULTURE LEGISLATIVE COMMITTEE MEETING  
September 5, 2017**

**ATTENDEES:**

**Legislators:** Marte Sauerbrey, Dale Weston, Ed Hollenbeck, Dennis Mullen, Mike Roberts

**Staff:** LeeAnn Tinney, Linda Sampson, Rita Hollenbeck

**Guests:** None

**MINUTES**

- Approval of minutes from July 5, 2017 and August 8, 2017 meetings - Legislator Weston asked for approval of minutes from the July 5, 2017 and the August 8, 2017 committee meetings. Legislator Hollenbeck made a motion to accept the July 5, 2017 minutes and the August 8, 2017 minutes, seconded by Legislator Mullen. All were in favor.

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

**CORNELL COOPERATIVE EXTENSION: Andy Fagan** – Mr. Fagan was not in attendance; monthly report previously emailed.

**ECONOMIC DEVELOPMENT & PLANNING**

**1. PLANNING REPORT** – Ms. Tinney reported the following; agenda previously emailed:

- **239 Reviews**
  - County Case 2017-018: Village of Owego, Site Plan Review, Farmhouse Brewery. Applicant, Marty Matrazzo, plans to relocate his craft brewery production and taproom from George Street to the former location of Tioga Transport at 62 – 64 Central Avenue. Staff recommended approval and the TCPB carried the vote. Mr. Matrazzo is creating a relationship with SUNY Broome for developing brewery training.
- **Municipal Plans/Projects** – Ms. Jardine continues to provide assistance for the following:
  - Village of Spencer – Writing application with the assistance of village officials to the Preservation League of NYS Technical Assistance Grant program to fund a Building Condition Report on the Nichols Park Grandstand. It is due September 11<sup>th</sup>.
  - Reviewed and provided feedback on draft comprehensive plans from the Towns of Berkshire and Newark Valley.

- **Other**

- Assisted Community Care Network of Nichols and Tioga County Public Health with respective final project applications to the Appalachian Regional Commission.
- Local Update of Census Addresses (LUCA) for the 2020 Census – Census Bureau has sent out a packet of four registration forms to municipalities. Assisting the town and villages officials with completing and submitting these forms to the Census Bureau. The County forms are complete and submitted.
- Researched existing food hub feasibility studies to gain insight on how they have been done successfully for future potential conducting such a study for the Southern Tier.

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

- **Outreach** – The following companies were visited or meetings were attended:
  - Owego Kiwanis - Crown Cork and Seal presented at the Owego Kiwanis meeting. They are doing well; all lines are up and plan to have 170 employees when everything is up and running.
  - Applied Technology – Steve Lounsberry's CNC shop; met with him regarding the proposed housing community on North Ave. A partnership is developing for this project.
  - Lt. Governor Kathy Hochul visit – Met at the Parkview and visited the Courthouse.
  - STREDC – Loan Committee meeting.
  - Village of Owego – Met with the Village Planning Board regarding the Farmhouse Brewery.
  - Tioga County Council on the Arts – The ED&P staff met with Christina DiStefano; exploring the possibility of an Arts District on North Ave.
  - Village of Owego – Met with Mayor May regarding current challenges with the Village at this time.
  - Regional Council
    - Executive Committee – This is the first year that a Tioga County Representative is on this committee for reviewing, scoring and ranking CFA applications. Ms. Tinney is pleased to be a part of this committee.
  - Tioga Opportunities – Working on a project and will discuss later in this meeting.
  - Tioga Employment Center – Working with Sheri McCall, Employment Center, on implementing an exciting program in Tioga County; a BOCES program for students choosing not to go to college. This program is geared toward assisting students to enter the workforce in an advanced manufacturing setting. This program is successful in Chemung County. The students are vetted for this program and businesses will participate in the training. There will be classroom training and then the student will be sent to a business to work 40 hours, return to the classroom and back out to work another 40 hours at another business, and so on. During this time the students are evaluated and the businesses have the

opportunity to offer a job to the students for employment, as well as, the student having a choice. The process has begun to find businesses to participate.

- Southern Tier Network – Dark fiber is in place; an event with the Greater Valley Chamber and Tioga County Chamber is being planned to get the word out to our local businesses and let them know what their opportunities might be.
- ECC Technologies – Included in the process of getting the word out on dark fiber.

- **Project Updates**

- Gateway
  - Property closing – Complete.
  - PILOT closing – Complete.
  - Financial closing – 9/14
  - Groundbreaking – Event planned for 9/22, invitations have been sent and work has begun. Anticipated completion is September/October 2018. Mr. Nelson will have events throughout construction to invite the community in to see the progress.
- Parkview
  - Façade closing – Complete.
  - Bid documents have been sent out for the interior work. The grant was for \$500,000.00 and the improvements are for hotel –type rooms, bathrooms and studio apartments. An elevator will be installed.
- Owego Freehold
  - IDA has received a quote just under \$500,000.00 for the in-fill of the Tioga State Bank property on North/Central Ave. and has made a commitment to this project.
  - Larson Design Group – The engineering group working on this project; a pocket community of compact homes.

Ms. Tinney reported looking at a possible partnership with Steve Lounsberry with Applied Technology. He would benefit by bringing the part of his business that is downstairs upstairs, out of the flood plain.

- Owego Gardens 2
  - Wetlands – It has been determined that almost the balance of the E-Site is a wetland, however, Home Leasing is still interested in the Owego Gardens 2 Project. The top of the site that is within the Village is not in the wetland, but have to go through the wetland to get to it. We are exploring the possibilities to make this happen.

Ms. Tinney reported hearing from another group interested in doing a project at the site and they are not concerned with the wetlands. The question is if we disturb an acre of wetland, how much wetland will we have to create; another acre or 3 acres. We are trying to make the case with Army Corp that if we try to impact as small an area as possible, they may give a little leeway and allow one acre for one acre.

- Fagan Engineers – the engineering firm we are working with.

- Waverly Main Street
  - Streetscape – This project is almost complete; waiting for the village to complete their streetscape work.
- Housing Development Lead
  - Two housing leads - One made a site visit on 8/23; we may have found something that might work. The other is still in the beginning stages.
- Ameresco - A visit and a PILOT application has been made by Ameresco for a solar project in the Town of Owego. Some work required before moving forward.
- Farmhouse Brewery project – Mentioned earlier in this meeting.
- Manufacturing Lead - Project Lahey; possibly 300 jobs associated with this project.

- **State Leads** – none

- **Ag Economic Development**

- Ag project lead – Looking for 50-70 acres; provided some possible sites.
- Amish Farm Projects – Received 2 inquiries; provided some information.

- **Other**

- Tioga County Property Development Corporation (Land Bank) - Still waiting for not-for-profit status to come through.
- Tioga County Succession Planning Team – This project continues; timeframe and topics have been identified. The first training session will be in January and are planning on 4 trainings in 2018. We will begin looking for input from Department Heads for who wants to participate.

Legislator Sauerbrey reported that the Legislature will get to see an overview of the first session.

- NYSEG – A group of counties are making a PSC case against NYSEG for their lack of support and inadequate service in rural areas. Ms. Tinney provided information about Tioga County projects and they are interested in meeting with us.
- IDA/Tioga Opportunities/ED&P- Working together on a Countywide Housing Study. We believe that Tioga County has inadequate housing, so we are having a study done that would tell us whether we are on track or not. The ED&P Department is assisting in gathering data; by year end we should have a completed report.
- SUNY Broome – The 2017 Fall Semester is about to begin; 7 classes are being offered and 6 are full.
- Hotel/Motel Tax Local law - Time to update the local law. In the past the rate was set at 4%. Ms. Maffei did an analysis and the recommendation is to keep Tioga County hotel/motel tax at 4%; state tax is 4% as well. The committee was in favor of staying at 4%. The first step is to pass a resolution to schedule a public

hearing to introduce the local law; resolution listed below. The next step is to pass a resolution to accept the local law; resolution to present next month.

- Tourism Office – Ms. Maffei has made a request for additional funding as an outside agency and she will be at the September 21<sup>st</sup> meeting to discuss the funding and to answer any questions you might have. This is for the purpose of moving the Tourism Office to a Welcome Center in the new Gateway Building, as well as an increase in personnel.
- GST BOCES – Advanced Manufacturing Program – mentioned earlier in this meeting.
- Parkview Project Grant – A resolution to accept the Downtown Anchor/NYMS Grant Award for the Parkview project is being presented at this meeting and a resolution to modify 2017 budget will be presented at October's meeting. Ms. Hollenbeck reported that having two separate resolutions was County Policy; however, both resolutions could be presented this month. All were in favor of putting both resolutions through.

- **Resolutions**

- 107 - Schedule Public Hearing Local Law Intro No. D of 2017 Hotel - Motel Tax

- 108 - Tioga County Resolution Accepting NYMS Grant for 145 Front St (The Parkview)

- 122 - Authorization to Appropriate Funds and Modify 2017 Budget for the Awarded NY Main Street Grant (The Parkview)

- Motion to move to Executive Session – Legislator Hollenbeck made the motion to move into Executive Session; Legislator Mullen seconded the motion.

**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