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Public hearing held pursuant to general municipal law section 859-a to seek public comment on an application for financial assistance submitted by Owego Gardens Associates, LLC.

HELD ON: May 27th, 2015
HELD AT: TIOGA COUNTY OFFICE BUILDING
56 Main Street
Owego, New York 13827

BEFORE: RALPH E. KELSEY, Chairman
AARON GOWAN, Treasurer

APPEARANCES:
RUTH FIATO, Executive Administrator TCIDA
LEEANN TINNEY, Director of TC Economic Development & Planning

REPORTED BY: Caitlyn A. Jurek
COURT REPORTER

1 MR. KELSEY: It's 1:30, 1:31, so we
2 will begin. My name is Ralph Kelsey and
3 I'm the chair of the Tioga County
4 Industrial Development Agency. The agency
5 is conducting this hearing pursuant to
6 general municipal law section 859-a to seek
7 public comment on an application for
8 financial assistance submitted by Owego
9 Gardens Associates, LLC.

10 The acceptance of the filing by the
11 agency does not infer any position on the
12 approval or disapproval of the financial
13 assistance requested. No position will be
14 taken by the agency until all public
15 hearings and comments are concluded.

16 A copy of the cost benefit analysis
17 provided by the Department of Economic
18 Development and Planning is available in
19 the front of the room over here. And it is
20 for your review. Notice of this hearing
21 was published May 17th, 2015 in the Press &
22 Sun Bulletin. And each person wishing to
23 speak shall state his or her name and if
24 you are speaking on behalf of any

1 organization or entity please identify that
2 organization or entity.

3 Each speaker shall be given five
4 minutes to speak. This hearing shall
5 remain open until 2:00 or longer if public
6 comment warrants.

7 I want to remind you that the purpose
8 of this hearing is to afford you an
9 opportunity to make statements and comments
10 on the application and project plan of the
11 IDA. Your comments will be considered by
12 the IDA in making a decision. This is not
13 a question and answer session and -- and --
14 so please remember to identify -- again
15 please remember to identify yourself and
16 the organization or entity that you are
17 speaking on behalf of prior to your
18 comments.

19 First I'll ask LeeAnn Tinney,
20 director of the economic planning and
21 development, to explain the tax benefits
22 requested by the Owego Gardens Associates.
23 And, LeeAnn, if you would at this time come
24 forward and state your overview.

1 MS. TINNEY: I am LeeAnn Tinney,
2 director of economic development and
3 planning for Tioga County.

4 First, I'd like to give you a brief
5 overview of the project and then talk more
6 specifically about the benefit of the
7 project and finally the abatements that are
8 being requested under the PILOT.

9 As you know the Owego Gardens subject
10 property location is 130A Southside Drive
11 in Owego, a part of the 86 acre IDA owned
12 property. The project calls for the
13 purchase of 5.44 acres to develop a 65,252
14 square foot 62 unit mixed-income senior
15 rental community.

16 The IDA obtained the site from the
17 county in 2004. It is important to note
18 that there have been no tax dollars
19 received on the site from 2004 to present
20 and for as long as the county owned the
21 site prior to the transfer to the IDA.

22 There are several studies that note
23 the need for housing in Tioga County and
24 more specifically in the Village of Owego.

1 The studies include the Tioga County
2 Strategic Plan, the Village of Owego 2014
3 Comprehensive Plan, the 2014 New York
4 Rising Community Reconstruction Plan.

5 In addition the 2010 census data
6 reveals that while the village's population
7 dropped .3 -- .38 percent between 2000 and
8 2010, during the same period the village
9 experience a 2.1 percent decline in total
10 housing units.

11 The Owego Gardens project is
12 anticipated to be a \$12,295,571 project and
13 will provide senior mixed-income rental
14 units. All units will be ADA compliant.
15 There will be 50 single occupancy
16 apartments and 12 double occupancy
17 apartments.

18 The project will fill the need for
19 apartments that is currently lacking in
20 Tioga County largely due to the substantial
21 housing stock loss as a result of Hurricane
22 Irene and Tropical Storm Lee.

23 The cost benefit analysis on this
24 project indicates that two permanent jobs

1 will be created and 15 to 20 construction
2 jobs are anticipated. It is not the jobs
3 that this particular project would create
4 that we feel are significant. However,
5 what we do place great emphasis on is the
6 impact to local spending that will be
7 realized as a result of these 62 new units
8 in the village.

9 There was a 2001 study completed when
10 the county was investigated --
11 investigating moving the county offices to
12 the site. The study stated that people
13 working in the village, not living there,
14 but working there would spend \$7.50 a day
15 on the low end and up to \$22.50 on the high
16 end. This equates to between \$191,625 and
17 \$574,875 spent annually in the county.
18 Please keep in mind that that money (sic)
19 was completed in 2001 and is based on
20 working day only. We anticipate these
21 figures to be higher due to inflation and
22 the fact that these people will be living
23 here and more likely to spend more money --
24 more time in the village and therefore

1 spend more money.

2 This request for financial assistance
3 includes a deviation from the standard
4 PILOT. The first year payment would be
5 calculated at \$350 per unit, 62 units, or
6 \$21,700 to start with. Each year that
7 payment would increase by 2 percent. The
8 proposed PILOT is co-terminus with the
9 affordability regulatory term of 30 years.
10 The sales tax and abatement and mortgage
11 recording tax abatement requests are
12 according to the standard agreement.

13 The Department of Economics
14 Development and Planning supports this
15 project. I would urge the IDA board to
16 vote in favor of this request based on
17 several arguments.

18 First there is a need. There have
19 been numerous housing studies completed and
20 it is apparent there's a void for mixed
21 income senior housing.

22 Second there is investment. The
23 company is proposing a \$12.3 million
24 investment to this community.

1 Third there is financial liability.
2 Without the proposed PILOT, the project is
3 not financially viable. The award of the
4 PILOT allows for structured planning which
5 in turn will help to ensure a successful
6 project.

7 Last there is future development.
8 The development of the initial 5.44 acres
9 of the IDA owned property will serve as a
10 catalyst for the development for the
11 remainder of the site.

12 MR. KELSEY: Thank you, LeeAnn. At
13 this time we will entertain comments from
14 the folks that are here. I would ask if
15 Marty Sauerbery would like to go first
16 since I know she's got some things on her
17 schedule today.

18 MS. SAUERBERY: Thank you. My name
19 is Martha Sauerbery. I live at 14 Court
20 Street in Owego, New York and I am a
21 legislator representing the district where
22 this project would be developed. And
23 that's something that you need to know
24 because my home is actually just a few

1 blocks away from where this facility would
2 be built and I can tell you that we -- our
3 neighbors and myself look at that as a
4 positive development.

5 To me this Owego Gardens project is
6 an opportunity to make something happen in
7 the 434 site. It sat there many years and
8 this is an opportunity to begin something
9 that will draw more energy and more
10 opportunity.

11 As we recall the IDA was involved
12 with a PILOT for the 231 Main Street
13 property in which there was a lot of
14 various comments and that project has ended
15 up being an outstanding addition to this
16 community providing housing and beautiful
17 location in downtown Owego built --
18 preserving a building that was at one time
19 considered to be demolished, but instead
20 was redeveloped and put back on the tax
21 rolls.

22 The housing that will be provided
23 will provide housing for the people who
24 have been displaced by the flood. Almost

1 90 percent of the village was flooded and
2 for building new homes in the area it's
3 very very difficult to do because nobody
4 wants to build in a flood zone and
5 certainly not housing for the elderly or
6 for disadvantaged. So I -- I would have to
7 speak out as a personal -- as a person of
8 the Village of Owego and as a legislator
9 representing the district and I think this
10 is a solid project. I think it's something
11 that we need to do and I support building
12 it. Thank you.

13 MR. KELSEY: Thank you. Who would
14 like to go next? Kevin?

15 MR. MILLAR: Since we have to stay to
16 2:00 I figured there was no rush going up
17 to the podium. Thank you for your remarks
18 and I also would thank Marty Sauerbery for
19 her remarks about 213 Main Street. I know
20 there was opposition to it about the PILOT
21 and that kind of thing, but it has been an
22 overwhelming success. I mean it's almost
23 always full. It's a beautiful building and
24 people live there and work and shop in

1 downtown. And I guess with the same kind
2 of concept in mind the property across the
3 river on 434 is an ideal spot for the
4 location -- for the development for housing
5 for senior citizens 55 and up. I guess
6 that number changes as you get older. But
7 -- but I think it's a great location. I
8 think people can work in the surrounding
9 area and -- in the Town and Village of
10 Owego and in the county and also for
11 retired people who will have access to
12 amenities of downtown and I think
13 especially since currently there is no
14 taxes paid on it at all this is a step in
15 the right direction and I support it
16 wholeheartedly. And I have a letter on
17 behalf of the Village Board that I will
18 give to someone over here in support. And
19 thank you very much.

20 MR. KELSEY: And state your name for
21 the --

22 MR. MILLAR: Kevin -- I am Kevin
23 Millar, mayor of the Village of Owego. I
24 have just a couple of things other than --

1 I would just like to thank LeeAnn Tinney
2 and Ruth for the work that they've done on
3 all of this. I know they've been working
4 very hard to make this project come to
5 fruition.

6 MR. KELSEY: Yes.

7 MR. MILLAR: That's all.

8 MR. KELSEY: Anybody -- anyone else?

9 MR. CASTALLUCCI: I'm just here to
10 listen today.

11 MR. KELSEY: What's that?

12 MR. CASTALLUCCI: I'm just here to
13 listen. We're going to take action on it
14 Tuesday. Personally I'm in support, but
15 I'm not speaking for the board.

16 MR. KELSEY: Loretta, any comments?

17 MS. SULLIVAN: No, thank you.

18 MR. KELSEY: Well, at this point we
19 will sit here until 2:00.

20 MS. TINNEY: You can recess and then
21 open again.

22 MR. KELSEY: So we will recess. We
23 don't have to take a vote on it or
24 anything?

1 MS. FIATO: No.

2 MR. KELSEY: And we'll go from there.

3 (RECESS TAKEN.)

4 MR. KELSEY: I guess it's 2:00, isn't
5 it?

6 MS. FIATO: Yes, sir.

7 MR. KELSEY: It is now 2:00 p.m. And
8 is there anyone else who wishes to comment?
9 If not then at 2:00 p.m. this hearing is
10 now concluded.

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C E R T I F I C A T I O N

I hereby certify that the proceedings and evidence are contained fully and accurately in the notes taken by me on the above cause and that this is a correct copy of the same to the best of my ability.

CAITLYN A. JUREK