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2 Public hearing held pursuant to general municipal  
3 law section 859-a to seek public comment on an  
4 application for financial assistance submitted by  
5 Nichols Cross Dock, LLC.

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8 HELD ON: June 24th, 2015

9 HELD AT: NICHOLS ELEMENTARY SCHOOL  
10 139 Roki Boulevard  
11 Nichols, New York 13813

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13 BEFORE: RALPH E. KELSEY, Chairman  
14 AARON GOWAN, Treasurer  
15 RAYMOND P. CASE, Secretary

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18 APPEARANCES:

19 RUTH FIATO, Executive Administrator TCIDA  
20 LEEANN TINNEY, Director of TC Economic Development  
21 & Planning

22  
23 REPORTED BY: Caitlyn A. Jurek  
24 COURT REPORTER

1           MR. KELSEY: Anyway, it is 5:32. And  
2 my name is Ralph Kelsey. I'm the chair of  
3 the Tioga County Industrial Development  
4 Agency. The agency is conducting this  
5 hearing pursuant to general municipal law  
6 section 859-a to seek public comment on an  
7 application for financial assistance  
8 submitted by Nichols Cross Dock, LLC.

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

15           A copy of this cost benefit analysis  
16 provided by the Department of Economic  
17 Development and Planning is available in  
18 the front of the room for your review. A  
19 notice of this hearing was published on  
20 June 14th, 2015 in the Press and Sun  
21 Bulletin and each person wishing to speak  
22 shall state his or her name and if you are  
23 speaking on behalf of any organization or  
24 entity please identify that organization

1 and entity and each speaker will be given  
2 five minutes to speak.

3 This hearing shall remain open until  
4 6:00 p.m. -- oh, 6:00 p.m. or longer if  
5 public comment warrants.

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

17 First I will ask LeeAnn Tinney,  
18 director of the Economic Planning and  
19 Development, to explain the tax benefits  
20 requested by -- this is not -- by the --

21 MS. FIATO: Nichols Cross Dock.

22 MR. KELSEY: Nichols Cross Dock, LLC.

23 LeeAnn?

24 MS. TINNEY: I'm LeeAnn Tinney,

1 director of Economic Development and  
2 Planning for Tioga County. This project is  
3 related to the Nichols Cross Dock, LLC  
4 request for assistance for the purchase of  
5 real property and the construction and  
6 equipping of the facility. The purpose is  
7 to build and lease the facility to FedEx  
8 Freight Corporation. The projected  
9 investment for the construction and  
10 equipment is anticipated to be \$12,974,601.  
11 The construction is planned to begin in  
12 July of this year and be completed by July  
13 of 2016.

14 The Nichols Cross Dock subject  
15 property location is 734 Stanton Hill Road,  
16 Town of Nichols, a part of a 39 acre town  
17 owned property. The project calls for the  
18 purchase of 20.85 acres in order to develop  
19 two buildings totalling 39,390 square feet.  
20 It is important to note that there are no  
21 real property taxes collected on the site  
22 at this time.

23 The project will create an  
24 anticipated new workforce in Tioga County

1 of 73 employees in the first two years of  
2 operation within an associated payroll of  
3 over \$3.7 million. An additional \$23.5  
4 jobs are expected over the next ten years.

5 The Department of Economic  
6 Development and Planning staff took a very  
7 close look at the nature of this project  
8 and the opportunity that has been presented  
9 to the Town of Nichols and Tioga County.  
10 Several important factors to consider  
11 include the project will double the current  
12 facility capacity allowing FedEx freight to  
13 maintain a location in the region. The  
14 project will add employment in Tioga County  
15 and will allow anticipated volume growth  
16 through the year 2030. The project will  
17 bring a \$13 million investment to Tioga  
18 County. The project will increase the real  
19 property tax base. This request for  
20 financial assistance is for the standard  
21 PILOT.

22 Therefore, based on these facts it is  
23 the Department of Economic Development and  
24 Planning's recommendation that the IDA

1 board allow the sales tax and mortgage  
2 recording tax exemption and the real  
3 property tax abatement for the Nichols  
4 Cross Dock project.

5 MR. KELSEY: Thank you, LeeAnn. At  
6 this time if we have anyone wishing to  
7 speak. I think we have the press and we  
8 have a gentleman from --

9 MR. WALLACE: My name is Charles C.  
10 Wallace, Junior, I'm the president of the  
11 IP Development Association. We are the  
12 developer of the project and the principals  
13 of our firm are the members of Nichols  
14 Cross Dock, LLC.

15 I just wanted to thank the Industrial  
16 Development Agency for your assistance both  
17 from -- directly from yourselves and LeeAnn  
18 and the financial assistance that you're  
19 giving to this project. It means a lot to  
20 us, it means a lot to Federal Express. And  
21 I'm happy to answer any questions of  
22 anybody's -- that anybody has after the  
23 public hearing. Thank you very much.

24 MR. KELSEY: Thank you, Mr. Wallace.

1 Yes, LeeAnn.

2 MS. TINNEY: I also have two letters  
3 here that I would like to present. The  
4 first is from the Tioga County Legislature.  
5 It says Dear TCIDA members. Ms. LeeAnn  
6 Tinney, director of Development and  
7 Planning, presented the Nichols Cross Dock,  
8 LLC financial assistance application to the  
9 Tioga County Legislature on Thursday, June  
10 18th, 2015. Ms. Tinney discussed the  
11 Nichols Cross Dock, LLC plan to build and  
12 lease a 39,390 square foot facility to  
13 house a service center, office space and  
14 vehicle repair shop at 734 Stanton Hill  
15 Road, Town of Nichols. Ms. Tinney also  
16 explained the Nichols Cross Dock, LLP  
17 request of the TCIDA for a standard PILOT  
18 including sales tax exemptions, boarding --  
19 mortgage recording tax exemption and real  
20 property tax abatement.

21 The Tioga County Legislature is very  
22 mindful that they would like to see  
23 economic development avenues, job creation  
24 and stabilization and growth of New York

1 State.

2 The Tioga County Legislature would  
3 like to express its support of Nichols  
4 Cross Dock, LLC financial assistance  
5 application for sales tax exemption,  
6 mortgage recording tax exemption and real  
7 property tax abatement from the Tioga  
8 County Industrial Development agency.  
9 Thank you. And it's signed Martha  
10 Sauerbrey, Chair of Tioga County  
11 Legislature.

12 I also have a letter from the Town of  
13 Nichols. It reads Dear, Mr. Ralph Kelsey.  
14 At the Nichols Town Board meeting on June  
15 9th, 2015 the members by unanimous vote  
16 authorized a letter of support be submitted  
17 to Tioga County IDA in regards to the  
18 Nichols Cross Dock Facility to be located  
19 in the Town of Nichols.

20 The town board also supports the  
21 Tioga County IDA acting as the lead agency  
22 for the proposed payment in lieu of taxes  
23 (PILOT), as well as the PILOT program  
24 itself. And it's signed by Kevin



1 Engelbert, Town of Nichols Supervisor.

2 I also had an opportunity to address  
3 the Legal Apalachin Board of Education and  
4 they voted at that meeting to provide a  
5 letter of support as well. Dr. Russell had  
6 indicated that he would be there -- be here  
7 tonight, but I -- we didn't connect so, but  
8 they will be providing a letter of support  
9 as well.

10 MR. KELSEY: Thank you. So that --  
11 at this point seeing that there's no other  
12 comments that anyone wants to make we'll  
13 adjourn until 6:00 o'clock.

14 (RECESS TAKEN.)

15 MR. KELSEY: All right. The time is  
16 now 6:00 o'clock. This hearing -- and this  
17 -- if there's anyone else who wishes to  
18 comment please do so now. Otherwise, at  
19 6:01 this hearing is 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.



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CAITLYN A. JUREK

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