



Tioga County Industrial Development Agency
July 6, 2022 – 4:30 pm
Ronald E Dougherty County Office Building
56 Main Street, Owego, NY 13827
Legislative Conference Room, 1st Floor
Regular Meeting Minutes

I. Call to Order and Introductions – Ms. Ceccherelli called the meeting to order at 4:30 pm.

II. Attendance

IDA Board Members

Roll Call: J. Ceccherelli, K. Gillette, M. Sauerbrey, T. Monell, J. Ward, A. Gowan

Excused: E. Knolles

Guests: C. Curtis, M. Schnabl, J. Meagher, L. Tinney

III. Privilege of the Floor: None

IV. Approval of Minutes

A. June 8, 2022 Regular Meeting Minutes

Motion to approve June 8, 2022 Regular Meeting Minutes, as written. (T. Monell, K. Gillette)

Aye – 6 Abstain – 0
No – 0 Carried

V. Financials

A. Balance Sheet

B. Profit & Loss

C. Transaction Detail

D. Accounts Receivable

Motion to acknowledge financials, as presented. (A. Gowan, M. Sauerbrey)

Aye – 6 Abstain – 0
No – 0 Carried

VI. ED&P Update: L. Tinney

Ms. Tinney updated the board on the following items:

- Best Bev has signed a triple-net lease agreement for the Waverly Trade Center in Waverly. Their \$15 million investment will bring approximately 120-130 jobs. They are working on applying for an ESD capital grant. There is still the possibility that they will be applying for a PILOT.
The Town of Nichols Broadband project is moving forward. A public information meeting will be held on July 14.
The Education Workforce Coordinator position was initially awarded funding from the Hooker Foundation to fund the position. An application was also made in the name of the IDA to ARC to fund the position as well. Ms. Tinney reported they just learned that the ARC grant for the Education Workforce Coordinator position was awarded. Since the ARC grant application was submitted in the name of the IDA, C. Curtis will be responsible submitting reports regarding the Education Workforce Coordinator



position.

VII. Project Updates: L. Tinney & C. Curtis

A. Owego Gardens II

- 1. Updated Project Cost Spreadsheet – Ms. Curtis reported that no additional funds have been disbursed. J. Gensel is working on reviewing the change orders.
- 2. Escrow Agreement - Ms. Curtis reported that they are awaiting the draft escrow agreement to come from Suez.

Motion to authorize TCIDA to enter into Escrow agreement with Suez contingent upon approval from J. Meagher. (J. Ceccherelli, K. Gillette)

Aye – 6 Abstain – 0
No – 0 Carried

- 3. Easements – Ms. Curtis reported that there will be five easements between the IDA and Suez and Home Leasing and Suez. She also reported that the water tank work will be completed by the end of July, with leasing of the units expected in September.

VIII. Committee Reports: C. Curtis

A. Public Authority Accountability Act (PAAA)

- 1. Audit Committee Report: A. Gowan, E. Knolles, J. Ward
 - a. J. Nolis quarterly review completed
- 2. Governance Committee: J. Ceccherelli, A. Gowan, E. Knolles
 - a. Broadband Conference - Ms. Curtis attended the Broadband Conference last week.
 - b. IDA Networking Event – Ms. Curtis attended a networking event with Chemung County IDA and Steuben County IDA. They plan to hold these sessions quarterly.

- 3. Finance Committee: J. Ceccherelli, A. Gowan, J. Ward

- a. No report

- 4. Loan Committee: S. Thomas, A. Gowan, R. Kelsey, K. Dougherty, D. Barton, J. Ward, E. Knolles

- a. Labrador Lumber HUD Loan – Ms. Curtis reported that the Legislature will consider the resolution authorizing Labrador Lumber’s HUD Loan application on July 12. The resolution states approval is contingent upon IDA loan committee approval and IDA board approval.

Motion to authorize disbursement of HUD loan funds in the amount of \$400,000 to Labrador Lumber, contingent upon loan committee approval. (T. Monell, M. Sauerbrey)

Aye – 5 Abstain – 1 (J. Ward)
No – 0 Carried

- c. COVID-19 ERLP – Tioga County Treasurer J. McFadden requested that IDA board pass a resolution authorizing the official closeout of future COVID-19 Emergency Relief Loan Program disbursements and return the undisbursed funds to the Treasurer held HUD funds. The IDA Loan Committee has also recommended the closure of this program.

Motion to close the COVID-19 Emergency Relief Loan Program and return undisbursed funds to the Treasurer held HUD funds. (J. Ward, A. Gowan)

Aye – 6 Abstain – 0
No – 0 Carried

- 5. Railroad Committee: M. Sauerbrey, K. Gillette, T. Monell

- a. No report



Mr. Gillette proposed speaking with representatives from RJ Corman regarding the revenue decrease from the railroad. Ms. Curtis will set up a meeting with RJ Corman representatives and the IDA Railroad Committee.

IX. PILOT Updates: C. Curtis

A. Sales Tax Exemptions Update:

1. Owego Gardens II – Home Leasing - \$110,577.98/Authorized \$524,194
2. RB Robinson - \$28,537.73/Authorized \$55,990
3. Statewide Aquastore Inc. - \$17,036.71/Authorized \$17,856.40

X. Grant Updates: C. Curtis

- A. New York State Division of Homeland Security and Emergency Services (DHSES) DR-4567
Planning Grant – Richford Railroad
1. Application pending
- B. ARC Grant Application – Engineering Design Lounsberry Industrial Hub Buildings – In progress – Due July 29th
- C. ESD Grant Application – Municipal Water Extension to Raymond Hadley – In progress – Due July 29th

XI. Motion to move into Executive Session at 4:51 pm to discuss financial matters pursuant to Public Officers Law Section 105. (T. Monell, K. Gillette)

Motion to adjourn Executive Session at 5:12 pm.

XII. Next Meeting: Wednesday August 3, 2022

XIII. Adjournment – Mr. Gowan motioned to adjourn the meeting at 5:12 pm.