



Tioga County Industrial Development Agency
January 5, 2022 – 4:30 pm
Ronald E Dougherty County Office Building
56 Main Street, Owego, NY 13827
Hubbard Auditorium, 1st Floor
Regular Meeting Minutes via Zoom

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 (attended via Zoom), J. Ward, E. Knolles, A. Gowan, T. Monell

Excused: M. Sauerbrey

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

III. Privilege of the Floor: None

IV. Approval of Minutes

A. December 1, 2021 Regular Meeting Minutes

Motion to approve December 1, 2021 Regular Meeting Minutes, as written. (T. Monell, E. Knolles)

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. (E. Knolles, J. Ward)

Aye-6 Abstain-0
No-0 Carried

VI. ED&P Update: L. Tinney

Ms. Tinney reported that she expects to have the go ahead from the legislature to hire the Education Workforce Coordinator. Shawn Lanning has accepted the position and is expected to start on January 31. She also reported that the housing project on Liberty and Temple Streets in the Village of Owego is still going through the local approval process.

VII. New Business: C. Curtis

A. American Pride Solar – Inducement Resolution



Motion to approve the inducement resolution for the PILOT application from American Pride Solar. (A. Gowan, E. Knolles.)

Aye-6 Abstain-0
No-0 Carried

B. Solar Policy

Ms. Tinney reported that ED&P is working with consultant MRB Group to determine best practices for solar policies in the county.

Motion to approve the revision of the TCIDA solar policy, which removes the stipulation for the annual payment-in-lieu-of-tax to range from \$5,500 to \$7,500 per megawatt. (E. Knolles, T. Monell)

Aye-6 Abstain-0
No-0 Carried

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

A. Owego Gardens II

Mr. Gensel joined the meeting to give an update on the water system at Owego Gardens II. The contractors will be reporting updated numbers on the items required for the water system by the health department. Because of this, there will be change orders. Fagan will meet with Suez and the contractors tomorrow to get all parties on the same page. He also reported that the pumps needed for the project are now in hand. Ms. Tinney reported that there is still question as to who will take ownership of the parcel where the water tank is located, whether the IDA will lease the parcel to Suez, or if Suez will take ownership. The board favors Suez taking ownership of the parcel.

1. Updated Project Cost Spreadsheet

B. Lounsberry Power Study – Ms. Curtis noted that this study is still in progress.

IX. Committee Reports: C. Curtis

A. Public Authority Accountability Act (PAAA)

- 1. Audit Committee Report: A. Gowan, E. Knolles, J. Ward**
 - a. YE Audit to commence 1-10-22
- 2. Governance Committee: J. Ceccherelli, A. Gowan, E. Knolles**
 - a. No report
- 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. Sam Thomas resignation
 - b. COVID-19 ERLP – Tioga County Legislature Resolution – this resolution gives the IDA permission to keep late fees from the COVID-19 Loan payments.
- 5. Railroad Committee: M. Sauerbrey, K. Gillette, T. Monell**
 - a. No report

X. PILOT Updates: C. Curtis



A. Sales Tax Exemptions Update:

- 1. Owego Gardens II – Home Leasing - \$48,032.50/Authorized \$524,194
- 2. RB Robinson - \$25,887.79/Authorized \$55,990
- 3. Statewide Aquastore Inc. - \$11,650.61/Authorized \$17,856.40

B. 2021 PILOT Payment Summary – Ms. Curtis noted that the total exemption for 2021 PILOTs was approximately 5 million dollars.

C. PILOT application revision

Ms. Curtis noted that this revision would require the Company to provide the breakdown between labor costs and materials costs on PILOT applications.

Motion to approve changes to the TCIDA PILOT application, which will require applicants to provide a breakout out of material costs and labor costs. (A. Gowan, T. Monell)

Aye-6	Abstain-0
No-0	Carried

XI. 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. ST8 Build Back Better, Industrial Hub Infrastructure - Application Denied

XII. Motion to move into Executive Session at 4:57 pm pursuant to Public Officers Law Section 105 to discuss financial matters and property acquisition. (E. Knolles, J. Ward)

Motion to adjourn Executive Session at 5:16 pm.

XIII. Next Meeting: Wednesday February 2, 2022

XIV. Adjournment – Mr. Monell motioned to adjourn the meeting at 5:17 pm.