

Tioga County Industrial Development Agency

56 Main Street

Owego, NY 13827

Wednesday, June 3, 2015, 5:30 p.m.

Minutes

1. **Call to Order and Introductions** – the meeting was called to order by the Chair, R. Kelsey at 5:31 p.m.
2. **Attendance**
 - A. IDA Board Members
 1. Roll Call: R. Kelsey, K. Dougherty, A. Gowan, R. Case, T. Monell and K. Gillette
 - a. Absent:
 - b. Excused:
 - B. Guests: L. Tinney, J. Meagher, C. Haskell, B. Holden (IBEW LU139), C. Wallace, C. Wallace, R. Cudney (VIP Structures), D. Chase (Delta Engineers), A. Rendo (Morning Times) and R. Fiato
3. **Privilege of the Floor:** Charles Wallace, President of VIP Structures gave an overview of the Nichols Cross Dock Project. VIP Structures has been awarded the project to construct the FedEx Freight facility in Nichols, NY. Mr. Wallace will be traveling to Arkansas in the near future to get FedEx's final corporate approval. The project will consist of two single story pre-engineered buildings; one building would house a combined service center (24,560 sq. ft.) and office (5,151 sq. ft.) and the other a vehicle repair shop (9,679 sq. ft.). In addition, there will be a fueling island and small truck lubrication station. The Facility will be owned, operated and/or managed by the Nichols Cross Dock, LLC and leased to FedEx Freight as a distribution facility for the logistics industry. The hours of the facility will be 4 a.m. to 9 p.m., Monday through Friday. Delta Engineers has provided engineering & design work on behalf of the project. VIP Structures will construct a new access road approved by NYS DOT, once the road is completed, it will be made a public road. VIP Structures is currently working on a report to submit to the Army Corps of Engineers regarding the wetlands on the site as well as a stormwater pollution protection plan to submit to NYS DEC. Construction is likely to begin in July pending all approval being in place with a completion date of July 2016. Once the facility is constructed, 37.5 warehouse/office employees will relocate from Binghamton to the new facility. Three (3) more employees in the first year and two (2) more in the second year. Thirty (30) truck drivers, all employees of FedEx will also be at the new facility. VIP Structures will encourage local contractors to bid on the project and hire local laborers. They will solicit bids and hire qualified contractors.

Mr. Bob Holden; IBEW 139 Representative was in attendance but did not wish to speak.
4. **Correspondence - none**
5. **Approval of Minutes (R. Case/A. Gowan)**

Aye: 6	Abstained: 0
Nay: 0	Carried
6. **Financial Report**
 - A. Reports

1. Balance Sheet
2. Profit & Loss
3. Transaction Detail

Motion to acknowledge the financial statements (A. Gowan/K. Dougherty)

Aye: 6	Abstained: 0
Nay: 0	Carried

- 7. Resolution in Support** of Tioga Downs for Selection as Eastern Southern Tier Region Casino Gaming License Awardee (T. Monell/R. Case)

Aye: 6	Abstained: 0
Nay: 0	Carried

- 8. E-Site Development Project Update**

Update - Progress of Delta Engineers' Design Project – Mr. David Chase from Delta Engineers provided the 60% design drawing and estimate to construct the road and water line to the board. Mr. Chase also presented the drawing for the location of the 25 foot water line easement. Subdivision line work has been provided to Shumaker on June 1st and will have subdivision map completed for Delta to submit to the Village of Owego on June 12th in order to obtain Planning Board approval at a special meeting on 6/24. Delta will proceed with the design of the Home Leasing site, targeting a July 1st submission to the Village of Owego for Site Plan Review.

1. Waterline Easement Update – Shumaker will provide an easement map and description for Agency Counsel to prepare easement agreement
2. Discussion - \$800,000 STREDC Loan – nothing to discuss at this time

- 9. Approve Reimbursement** – A request to approve reimbursement to Ms. Fiato for the expense to run a Dun & Bradstreet Report for an upcoming project in the amount of \$131.75
Motion to reimburse Ms. Fiato (T. Monell/K. Dougherty)

Aye: 6	Abstained: 0
Nay: 0	Carried

- 10. Project Updates**

A. Nichols Cross Dock, LLC

1. Resolution to accept the application
2. Resolution to authorize the preliminary inducement
3. Resolution to issue the sales tax exemption status
4. Resolution to set the public hearing

Motion to accept the application, authorize the preliminary inducement, issue the sales tax exemption status, set the public hearing for June 24, 2015 at 5:30 p.m. at Nichols Elementary School Gymnasium, 139 Ro-Ki Boulevard, Nichols, New York 13812 (R. Case/K. Gillette)

Aye: 6	Abstained: 0
Nay: 0	Carried

5. Resolution for the IDA's intent to designate itself as the lead agency for the Nichols Cross Dock Project SEQR

Motion for the IDA to designate itself as lead agency for the Nichols Cross Dock Project SEQR (R. Case/K. Gillette)

Aye: 6	Abstained: 0
Nay: 0	Carried

- B. Lockheed Martin Closing – finished all documents; waiting on Lockheed Martin
- C. Owego Gardens Associates, LLC

12. PILOT Updates

A. Nothing to report at this time

13. Report

A. Railroads

1. Committee Report (T. Monell, W. Caloroso, R. Case, K. Gillette) – nothing to report
2. 1st Quarter OHRY Freight Revenue Report – was provided to the board

B. Loan Program – Commercial Façade Loan Request

1. Loan Payoff – The Goat Boy RBEG & ERP Loan; Andrea Carpenter – The Palmer House
2. Advertisement of IDA & Commercial Façade Loan Programs– Tioga Chamber of Commerce Quarterly Newsletter

14. Motion to move into Executive Session pursuant to Public Officers Law Section 105

Motion to move into Executive Session at 7:04 p.m. pursuant to Public Officers Law Section 105 (K. Gillette, R. Case)

Exit Executive Session at 7:50 p.m. (T. Monell, K. Gillette)

Resolution to authorize the Agency Counsel to renegotiate with the owner of Calico Jacks to offer a loan payoff in the amount of \$10,000 (T. Monell/R. Case)

Aye: 6

Abstained: 0

Nay: 0

Carried

15. Next Meeting – Wednesday, July 1, 2015

16. Adjourned - R. Kelsey adjourned the meeting at 7:51 p.m. (T. Monell/A. Gowan)

Attachments:

May DRAFT Minutes

May Financial Report

Tioga Downs Resolution

Nichols Cross Dock, LLC Application for Financial Assistance

5-2015 Comptroller's Annual Performance Report on IDAs for Fiscal Year Ending 2013

EXECUTIVE SESSION MEETING MINUTES
Tioga County Industrial Development Agency

Date: 6/3/2015

Time: 7:04 p.m.

On a motion of Board Member T. Monell, seconded by Board Member K. Gillette, the Board of Directors went into Executive Session to discuss:

1. Financial matters of a particular person(s)

Motion to Exit Executive Session at 7:51 p.m.