

**ECONOMIC DEVELOPMENT & PLANNING
TOURISM/AGRICULTURE LEGISLATIVE COMMITTEE MEETING
September 4, 2018**

ATTENDEES:

Legislators: Dale Weston, Ed Hollenbeck, Mike Roberts, Marte Sauerbrey, Dennis Mullen

Staff: LeeAnn Tinney, Linda Sampson, Zackary Baker, Brittany Woodburn, Rita Hollenbeck

Guests: none

MINUTES

- Approval of minutes from August 7, 2018 - Legislator Weston asked for approval of minutes from the August 7, 2018 committee meeting. Legislator Hollenbeck made a motion to accept the August 7, 2018 minutes, seconded by Legislator Mullen. All were in favor.

SOIL & WATER CONSERVATION: Wendy Walsh – Ms. Walsh was not in attendance.

CORNELL COOPERATIVE EXTENSION: Andy Fagan – Mr. Fagan was not in attendance.

AG ECONOMIC DEVELOPMENT: Zack Baker – Monthly report previously emailed. Mr. Baker reviewed his report; a summary of activities for the month of August 2018, highlighting the following: farm visits, social media/outreach and various projects being worked on.

ECONOMIC DEVELOPMENT & PLANNING

Ms. Tinney reported the following:

1. PLANNING REPORT – Ms. Tinney reported the following; agenda previously emailed:

• **239 Reviews**

- County Case 2018-019: Village of Owego, Area Variance, Special Use Permit, Site Plan Review, Home Leasing, LLC – This residential developer wants to build a second multi-family housing project at the top of the hill on the Esite that would include another 62-unit apartment building and seven two-unit townhouses for general occupation. Staff recommended approval, but the TCPB did not have a quorum so they waived recommendation.
- County Case 2018-020: Village of Owego, Rezoning, Area Variance, Site Plan Review, Applied Technology Manufacturing Corporation – Applicant wants to expand their CNC machining and metal working business to 62-64 Central Avenue from the current location Temple Street location. Staff recommended approval, but the TCPB did not have a quorum so they waived recommendation.
- County Case 2018-021: Town of Tioga, Site Plan Review, Norbut Solar Farms – Applicant wants to establish and operate a direct to grid, two 5 MW solar array

project on 40 acres of a 52-acre property on NYS Route 96. Staff recommended approval and the TCPB carried the vote.

- **Municipal Plans/Projects** – Ms. Jardine continues to provide assistance with the following:
 - Village of Waverly – Assisting to develop an updated comprehensive plan. Also serving on the Waverly Glen Park Implementations Project Committee. The Public Archeological Facility has conducted the archeological investigation required before improvement projects work can begin, which revealed no significant resources. Waiting on clearance letter from NY SHPO.
 - Village of Owego – Assisting with coordinating local approvals for several development projects.
 - Village of Nichols – Creating Site Plan Review application forms for their use.
- **Other** – Ms. Jardine continues to contribute to the following projects:
 - Hazard Mitigation Plan Update – Municipalities are wrapping up their Mitigation Action Strategies. Tetrattech is expecting to complete the Draft Update by end of September.
 - Assisted in preparing for the Governor's on-site announcement of the Village of Owego Downtown Revitalization Initiative award.

Resolutions – None

2. ECONOMIC DEVELOPMENT REPORT – Ms. Tinney reported the following; agenda previously emailed:

- **Outreach** – The following companies were visited or meetings were attended:
 - Public Hearing- Attended and spoke at Senator Akshar's public hearing on MWBE and the impact the MWBE requirements have on our rural communities. Kate Whitemore from Home Central and Bruce Nelson, Gateway Project, both spoke on their challenges either becoming certified or meeting requirements for state funding. A proposal may come forward in the future, continuing with certain requirements, but may be more reflective of what an area can support. At this time, 30% is not a reasonable requirement for Upstate NY.
 - Regional Council
 - Executive Committee – Met to review & Score CFA's for 2018; officially reviewed on September 6th by the full Regional Council Board.
 - Met with Fagan Engineers – Ms. Tinney reported being contacted by several engineers and consulting firms recently; Saratoga Associates and Park Grove Development due to the DRI announcement.
 - Leadership Tioga – Classes continue; 2 left.
 - Congressman Reed – Attended a bi-partisan forum.
 - Tioga County Quality of Life Committee – Still in the beginning stages.
 - Saratoga Associates
 - Park Grove Development
 - VEDA – Attended the monthly meeting.

- Institute for Advancement – Next class is September 19th; full day session on working with different personalities.
- Senator Akshar – Joined Gary Hammond in a meeting with Senator Akshar regarding a possible funding source. The senator heard about our project in the Town of Owego gravel pit and gave a verbal commitment for \$300,000.00 toward extending water and sewer to the site for the manufacturing business coming to the area. That manufacturing business also received an incentive proposal from the State. This project is moving forward and will bring in 30 jobs the first year and hopefully will bring 30 more jobs in the second year. The IDA will be accepting the PILOT at tomorrow night's meeting; at that point the project becomes public.
- Village of Owego - Downtown Revitalization Initiative application was submitted by TEAM Tioga on behalf of the Village of Owego and has been awarded \$10 Million. Announcements made on the following:
 - WEBO – On the radio with Mayor Baratta.
 - WATS – On the radio with Chair Sauerbrey.
 - Morning Times – Announced in the paper.
 - Owego Pennysaver – Announced in the paper.
 - WNBF – On the schedule for WNBF.

Ms. Tinney reported there will be kickoff meeting Friday, 9/7, with the following:

- ✓ Co-Chairs: Mayor Baratta and Ms. Tinney
- ✓ State Planner: Julie Sweet
- ✓ BFJ Planning: a consulting firm assigned by the State
- ✓ TEAM Tioga

They will go over the DRI process and go on a walking tour of the Village.

- ST8 – The final CEDS Report, a 5 year regional plan, is complete; reporting it was well done.
- Village of Candor – Met and discussed ideas for plans, as well as possible funding opportunities.
- Minka Developer – Continue to look at the possibility of a mini Minka Village.
- STREDC – Has been renamed: Southern Tier Investment Fund (STIF) because of some confusion between the Committee for Funding vs. the Regional Council.

Not on the agenda, Ms. Tinney reported the Land Bank application was submitted by Ms. Saraceno requesting \$910,000.00 in funding; including new construction, rehab and demolition.

- **Project Updates**

- Gateway – This project continues; Tourism Office move in October.
- Parkview – This project continues; waiting on elevator installation.
- Owego Gardens 2 – Project continues to move forward; depending on funding source used, it may be delayed to next year.
- Project Steel – Talked about earlier; meetings with Senator Akshar.

- Restore NY Projects – Close to receiving approvals to move forward:
 - Village of Owego
 - Village of Waverly
- Possible housing project on Southside Drive – Rezoning requirement on the property being considered; from R2 to R3 District. Low income housing project consisting of 20 duplexes, 40 units total; public hearing October 1st.

- **State Leads** – None

- **Workforce Development** – Ms. Tinney and Ms. Woodburn continue to meet with the following school districts to discuss, get ideas and learn how they are approaching Workforce Development:
 - Newark Valley Central School
 - Owego Apalachin School

Ms. Tinney reported the ultimate goal is to bring districts in the County together and do some joint planning in Workforce Development.

- **Other**

- TEAM Tioga - Municipal meetings ongoing and continue to be well received.
- Department evaluations have been completed.

Ms. Tinney announced that Mr. Baker passed his Civil Service Exam; not only passed, but received the highest score of those who took the exam.

- Solar Energy Systems – PILOT Agreement discussion; solar project in the Town of Tioga proposed the following PILOT schedule for 2 parcels in the Town of Tioga including a lump sum payment, total \$35,000.00 annually, with 2% escalator.

One parcel, \$17,500, break down:

*Town of Tioga \$9,625.00

*County of Tioga – \$1,750.00

*Owego Apalachin School District (OA) - \$6,125.00

Ms. Tinney indicated the School and County may not be in agreement with that proposal, so another meeting is planned where Ms. Tinney will propose keeping the base taxes as they are for vacant land:

*Tioga County: \$1,100.00 + \$60 for recycle

*OA School almost \$2700.00

*Town of Tioga: \$248.00

The new proposal is:

Take the net over from the lump sum \$17,500.00 and divide it up equally in thirds. At the end of the 15 year PILOT, with the 2% escalator over the 15 years, the following would receive:

*Tioga County: \$195,206.00

*Town of Tioga: \$183,500.00

*OA School: \$222,500.00

The Committee was in agreement with Ms. Tinney presenting the new proposal.

Resolution – The following resolution was presented and approved:

106-Authorization for Chair of Legislature to sign MOU Regarding Property Maintenance Transference to Tioga Co Property Development Corp.

ADJOURNMENT – With no further topics of discussion or questions, the meeting was adjourned at 1:55 P.M.

Respectfully Submitted,
Linda Sampson, Administrative Assistant to Economic Development & Planning