

**ECONOMIC DEVELOPMENT & PLANNING
TOURISM/AGRICULTURE LEGISLATIVE COMMITTEE MEETING
November 6, 2018**

ATTENDEES:

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

Staff: LeeAnn Tinney, Linda Sampson, Ellen Pratt, Teresa Saraceno

Guests: none

Chair Weston was not in attendance.

MINUTES

- Approval of minutes from October 9, 2018 - Legislator Roberts asked for approval of minutes from the October 9, 2018 committee meeting. Legislator Hollenbeck made a motion to accept the October 9, 2018 minutes, seconded by Legislator Mullen. All were in favor.

SOIL & WATER CONSERVATION: Wendy Walsh – Ms. Walsh was not in attendance. Her monthly report was distributed; highlighting Agriculture, Chesapeake Bay TMDL, Dean Creek Watershed, Hazard Mitigation, Stormwater, the Stream Program, various meetings, trainings and miscellaneous activities for the month of October 2018.

CORNELL COOPERATIVE EXTENSION: Andy Fagan – Mr. Fagan distributed and reviewed his monthly report; highlighting Agriculture and Horticulture, 4-H, Nutrition Education, Youth Employment. Mr. Fagan also mentioned and invited everyone to the CCE Tioga Annual Meeting on December 10th at Tioga Downs. Also distributed was the Tioga County 4-H Ag Activity Report, as well as the Farm and Garden News and Notes for Famers & Gardeners in Chemung and Tioga County.

ECONOMIC DEVELOPMENT & PLANNING

Ms. Tinney reported the following:

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

- **239 Reviews**
 - County Case 2018-025: Town of Candor, Site Plan Review, Renovus Candor Hillside South LLC. – Applicant requests approval to establish and operate a 250mWac community distributed solar array project off Route 96 just north of the new Home Central store. Staff recommended approval, and the TCPB carried the vote.
 - County Case 2018-026: Town of Candor, Site Plan Review, Renovus Catatonk, LLC – Applicant requests approval to establish and operate a 250mWac community

distributed solar array project off Route 96 on the old town gravel pit. Staff recommended approval and the TCPB carried the vote.

- County Case 2018-027: Town of Owego, Site Plan Review, TBD HD, LLC – Applicant requests approval to establish and operate a steel product galvanizing business in the Tioga Industrial Park. Staff recommended approval and the TCPB unanimously carried the vote.

Ms. Tinney reported this went before the Town of Owego Board and did not get approved pending additional information related DOT traffic counts. This has since been resolved and will meet again on November 27th. Ms. Tinney also reported that regarding this same project, V & S, the IDA did approve the standard PILOT request associated with this project.

- **Municipal Projects/Plans:**

- Village of Waverly – Held Glen Park Improvements Project Committee to start park boundary and project area topographic survey process. Board of Trustees approved Thoma Development Consultants proposal for development of the new comprehensive plan. Work will begin as soon as TDC receives the signed contract from the Village of Waverly.
- Village of Owego – Assisting with the \$10M DRI up-front grant planning process, specifically the Arts District project.

- **Other Activities**

- Hazard Mitigation Plan Update – Completed up front review of draft sections from Tetrattech. Held Draft Review meeting with full Hazard Mitigation Planning Committee.
- Tourism Strategic Plan – Held first two meetings with the Strategic Plan Committee and consultant. Data gathering and Strengths/Weaknesses tasks are complete.
- Quality of Life Assessment – Serving on Steering Committee. Hosted and participated in the Tioga Tells community stakeholder QOL Kick Off event.

Resolutions – The following resolutions were presented and approved:

K01 - Reappoint Member (Moore) to the Tioga County Planning Board

K02 - Reappoint Member (Current) to the Tioga County Planning Board

K03 - Reappoint Member (Robertson) to the Tioga County Planning Board

K04 - Reappoint Member (Lacey) to the Tioga County Agricultural & Farmland Protection Board

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

- **Outreach**

- Quality of Life Agency - Not for profit working with veterans services.
- Leadership Tioga – Commencement tonight, 19 graduates, at the Pumpelly House.
- Finger Lakes Wine Country Tourism Marketing Association – Attended the regular monthly meeting. Legislative Chair, Ms. Sauerbrey, reported seeing the latest Finger Lakes Wine Country Magazine and noticed it was filled with photographs of Tioga County, as well as advertisements for events and Tioga County businesses.

- White Knight – This is the video company who did the DRI presentation. Ms. Tinney & Ms. Maffei participated in a video of testimonials on that project.
- Bryant Myers - Has resigned his position with the IDA, he has taken a position with Tioga State Bank. The Governance Committee has conducted interviews and a recommendation will be made to the IDA Board tomorrow night.
- VEDA – Attended regular monthly meeting.
- Tioga Opportunities
 - Housing strategy – Meeting with a housing development group that works out of the Corning area, Arbor Housing, may have an interest in a project in Tioga County.
 - Attended the Tioga County Opportunities Warehouse ribbon cutting; nice event, new facility to store their housing materials.
- Spencer Van-Etten Central School District Superintendent – Met with Dianna Hessler to talk about what they are doing regarding Workforce Development.
- Chamber Tailgate event – Attended this event held in place of the Business Show that has been done in the past; great networking event, well attended.
- STREDC Meetings
 - Brittany Woodburn has been invited to serve on the Loan Committee; reviewing loan requests coming in from across the region.
- Lockheed Martin – Attended meetings addressing Workforce Development, as well as their participation in the Industry Summit coming up put on by ST8; inviting industries around the area to come together to discuss any issues they may be facing.
- Senator Schumer's Office - Met with Amanda Spellicy; maintaining connection.
- Senator Akshar – Met to discuss 2 of our projects; funding offered by way of a CAP Grant for the V & S project, as well as a project coming up that may be part of the DRI, construction of a Not for Profit Hub, getting Not for Profits together sharing space and expenses.
- Institute for Advancement
 - Final class on November 17th on Budget and Finance.
 - Commencement on December 5th; presenting certificates of completion
 Ms. Tinney reported the I4A Committee is looking into what to do next year; developing classes for continued education for those involved this year.
- Firstlight (fiber) – Formerly Fingerlakes Technology; will be providing a map of their extended fiber in Tioga County. Good information for potential businesses.

- **Project Updates**

- Gateway
 - Public restrooms – Project close to being resolved; getting enough partners involved to offer public restrooms.
 - Tioga County Tourism – Looking at December 1st move date.
 Ms. Tinney reported three retail businesses have moved in and may be open at this time. Also, Mr. Nelson is actively working on renting the 8 apartments. He is

challenged with income vs. rent criteria limits. Ms. Woodburn continues to assist him with this project.

- Parkview- Very close to completion.
- Owego Gardens 2 - Moving forward; looking at requesting DRI funding.
- Owego Gardens 1 – The Kemmerling Property is having drainage issues; Home Leasing has made one modification, however the problem has not been completely resolved; continue looking for a resolution.
- Restore NY Projects
 - Village of Owego – Continue to work through issues.
 - Village of Waverly – Continue to work through issues.
- 2 Plus 4 - Southside Housing Project - Looking to rezone from R2 to R3 to allow a project of 20 duplexes, 40 units, and after many meetings, the rezone was denied by the Village of Trustees. There remains an opportunity if the developer decided to sub-divide the lot; decision pending.
- Applied Technology – Permitting approved; expanding into the building on Central Avenue; encouraging DRI funding for this project.
- Norbut Solar – Analysis County buildings - Ms. Tinney and Ms. Pratt met with a representative from Norbut Solar. They have two 5 MW projects in the Town of Tioga. They have an opportunity that they are presenting to the County to possibly participate in with significant savings to our energy over the next 25 years.

Ms. Tinney introduced Ellen Pratt, Tioga County Sustainability Manager. Ms. Pratt prepared an analysis showing the Savings Detail and Savings Summary for Tioga County. The report was distributed and reviewed. Ms. Pratt stated that the PPA has been sent to Mr. DeWind, the County Attorney, for review. Ms. Tinney added this was brought to the attention of this committee for information and a decision on how to move forward. Upon Mr. DeWind's response, whether an RFP is needed or any more information collected, it was decided going forward this should go through the Public Works Department.

- Village of Owego DRI – The entire department has been very busy with the following:
 - Local Planning Committee meeting – Held October 10th.
 - Consultant meeting – Held October 11th.
 - Consultant meeting – Held October 17th.
 - Consultant meeting – Held October 23rd.
 - Public Workshop – Held October 24th.
 - Co-Chair Conference – Held October 29th.
 - DRI Project Lead List – Ms. Saraceno and Ms. Woodburn have put together a list of project leads and providing assistance.
 - DRI Project Lead visits

- Project Lead – A lead came in from a commercial realtor; Ms. Tinney is meeting with this afternoon.
- Project Lead – A lead came in regarding a local company expansion.
- V & S
 - Town of Owego Planning Board – Addressed earlier in this meeting.
 - Land sale – IDA will be signing the contract at the Board meeting November 8th.
 - Water and Sewer extensions – Working with the Town and Village on the extensions needed.

Not on the agenda, Ms. Tinney, introduced Ms. Saraceno to speak about the progress on the Land Bank Corporation. Ms. Saraceno announced the award of \$500,000.00; a two year grant. There are 12 projects we look forward to working on. These properties were on the tax foreclosure list. Ms. Saraceno disbursed the following that will be coming up in December:

- ✓ A draft resolution for accepting the award,
- ✓ A draft of the Administrative Service Agreement with ED&P to establish staffing, office space and equipment to keep moving projects forward,
- ✓ A draft resolution to authorize the sale and transfer of properties from Tioga County to the Tioga County Property Development Corporation.

The plan is to make sure the properties are environmentally clean, demolish nine and rehab three of them and include construction of a Mlnka home development consisting of 5 homes on one of the properties. If we are successful in accomplishing what we hope to do, we can apply for additional funding mid-2019. As time goes on, we will look at different sources for funding.

- State Leads - None
- Workforce Development – Ms. Tinney disbursed the RFP response for the first part of the Workforce Development Pipeline Strategy for Tioga County; addressing how to keep our young people in Tioga County.
- Other
 - TEAM Tioga - Municipal meetings ongoing.
 - Tourism
 - Hotel/Motel tax 2018/2019 projections – Ms. Tinney disbursed a memo to the committee; a summary of earned and pending Hotel/Motel tax for 2018 and projected for 2019 showing the impact of Tioga Downs.
 - 5 year budgeting for the Tourism office – Ms. Tinney pointed out to the committee with the new salary requirements put on by the State, as far as minimum wage and overtime exempt positions, there is going to be a significant increase in salaries over the next few years. Ms. Tinney will bring a breakdown next month.

- Ag - Mr. Baker is working on the following:
 - Resource Guide - Mr. Baker has put together a publication; An Ag Resource Guide filled with grant and loan opportunities for Ag-type projects and is working on distributing it to the Ag communities.
 - Preparing for when Federal Legislation is passed by the first of the year for industrial hemp production.
 - Slaughter house expansion project.
- **Resolution** - The following resolution was presented and approved:
K05 - Resolution to support Cornell Cooperative Extension Associations in the State of New York

ADJOURNMENT – With no further topics of discussion or questions, the meeting was adjourned at 2:25 P.M.

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