

CHEMUNG COUNTY INDUSTRIAL DEVELOPMENT AGENCY  
MINUTES OF THE MEETING  
OCTOBER 31, 2012

A meeting of the Chemung County Industrial Development Agency was held on Wednesday, October 31, 2012 at 8:40 AM in the 2<sup>nd</sup> Floor Conference Room of the Hazlett Building, 203 Lake Street, Elmira, New York. The following members were present: John Burin, Michael Hosey, Thomas Santulli, Thomas Tranter, Alan Winston

Absent: Donna Draxler, Donald Quick

Also present were: George Miner, Executive Director of the Chemung County IDA; Thomas O'Mara, Chemung County IDA Counsel; Jill Koski, Southern Tier Economic Growth; Sherri Geary, Southern Tier Economic Growth; labor representatives, a member of the media and Mary Rocchi, Recording Secretary, Chemung County IDA.

Mr. Winston called the meeting to order.

There was no Public Comment.

On Motion No. 2012-59 by Mr. Santulli, seconded by Mr. Tranter and unanimously carried, the minutes of the October 3, 2012 meeting were approved.

Mr. Miner presented the 2013 proposed budget. Agency fees and natural gas leases are estimated. The budget has to be submitted to the state by 10/31/12. On Motion No. 2012-60 by Mr. Burin, seconded by Mr. Santulli and unanimously carried, the 2013 budget was tentatively approved pending Mr. Quick's review.

Mr. O'Mara presented a resolution for Fennell Properties. On Motion No. 2012-61 by Mr. Tranter, seconded by Mr. Burin and unanimously carried, a RESOLUTION AUTHORIZING EXECUTION OF DOCUMENTS IN CONNECTION WITH A LEASE/LEASEBACK TRANSACTION FOR A PROJECT FOR FENNELLS PROPERTIES LLC was approved.

Mr. Miner reviewed the project by Harmony Water LLC. The developer will redevelop Rosenbaum's, Marvin's and Harold's buildings into apartments and a daycare. Other retail development has not been decided yet. The property will house 25 apartment units with 14 jobs, mostly in daycare, to be created.

Mr. O'Mara presented a Public Hearing Resolution. Mr. Tranter noted that this is the first time the IDA is doing residential. On Motion No. 2012-62 by Mr. Burin, seconded by Mr. Tranter and unanimously carried, the RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR OF CHEMUNG COUNTY INDUSTRIAL DEVELOPMENT AGENCY TO HOLD A PUBLIC HEARING REGARDING A PROPOSED COMMERCIAL PROJECT TO BE UNDERTAKEN FOR THE BENEFIT OF HARMONY WATER LLC was approved.

Mr. O'Mara presented a PILOT Deviation Notice Resolution. On Motion No. 2012-63 by Mr. Tranter, seconded by Mr. Hosey and unanimously carried, a RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO SEND A LETTER TO THE CHIEF EXECUTIVE OFFICERS OF THE AFFECTED TAXING ENTITIES INFORMING THEM OF A PROPOSED DEVIATION FROM THE AGENCY'S UNIFORM TAX EXEMPTION POLICY IN CONNECTION WITH THE PROPOSED HARMONY WATER, LLC PROJECT was approved.

Mr. Miner reviewed the CAF-USA project. CAF will purchase an abandoned rail line from Norfolk Southern to use for its contracts. CAF will be adding a 30,000 square foot addition to their building to house one of three contracts they currently have. CAF is adding about 25 employees each month and are currently approaching 200 employees. Mr. Santulli stated that it is unfortunate that the state can't help a company that is expanding more, especially with the recent Sikorsky announcement.

Mr. O'Mara presented a Public Hearing Resolution. On Motion No. 2012-64 by Mr. Burin, seconded by Mr. Santulli and unanimously carried, a RESOLUTION AUTHORIZING A PUBLIC HEARING REGARDING THE PROPOSED MANUFACTURING PROJECT FOR CAF USA, INC. was approved.

Mr. O'Mara presented a SEQR Resolution for CAF. On Motion No. 2012-65 by Mr. Santulli, seconded by Mr. Tranter and unanimously carried, a RESOLUTION DETERMINING THAT ACTION TO UNDERTAKE A CERTAIN MANUFACTURING, WAREHOUSING, AND/OR COMMERCIAL PROJECT FOR CAF USA INC. WILL NOT HAVE A SIGNIFICANT EFFECT ON THE ENVIRONMENT was approved.

Mr. Miner reviewed a proposal from DPC Engineering for 1250 Schweizer Road. The IDA has been contracting with Eastern Security to have a security system at the building. Postler & Jaeckle is preparing a quote to check the boiler system. There isn't much information regarding electric boxes and utilities to the property. Mr. Miner requested that the IDA board consider approval of the DPC Engineering proposal. On Motion No. 2012-66 by Mr. Hosey, seconded by Mr. Tranter and unanimously carried, Mr. Miner was AUTHORIZED TO ENTER INTO AN AGREEMENT, NOT TO EXCEED \$8,000.00, WITH DPC ENGINEERING TO DEVELOP A MECHANICAL AND ELECTRICAL ASSESSMENT OF 1250 SCHWEIZER ROAD, HORSEHEADS, NEW YORK.

Mr. Miner reviewed a grant that Sikorsky had received. NYSEG allocated \$400,000.00 to Sikorsky for economic development and job creation. The CCIDA has no reason to keep the money and will give the money back to NYSEG for other projects since Sikorsky is now closing at the end of the year.

Upon Motion # 2012-67 by Mr. Santulli, seconded by Mr. Hosey and unanimously carried, the meeting was adjourned at 9:00 AM.

Respectfully submitted,

Mary K. Rocchi  
Recording Secretary