

CHEMUNG COUNTY INDUSTRIAL DEVELOPMENT AGENCY
MINUTES OF THE MEETING
SEPTEMBER 6, 2012

A meeting of the Chemung County Industrial Development Agency was held on Thursday, September 6, 2012 at 8:40 AM in the 5th Floor Conference Room of the Hazlett Building, 203 Lake Street, Elmira, New York. The following members were present: John Burin, Michael Hosey, Donald Quick, Thomas Santulli, Thomas Tranter Jr., Alan Winston.

Absent: Donna Draxler

Also present were: George Miner, Executive Director of the Chemung County IDA; Jill Koski, Business Retention Specialist, Southern Tier Economic Growth; Sherri Geary, Economic Development Specialist, Southern Tier Economic Growth, Mary Rocchi, Recording Secretary, Chemung County IDA; labor representatives and members of the media.

Alan Winston called the meeting to order.

Public Comment: Ernie Hartman from the IBEW 139 union expressed his support of the Elmira Regional City Project.

On Motion No. 2012-43 by Mr. Santulli, seconded by Mr. Hosey and unanimously carried, the minutes of the August 21, 2012 meeting were approved as presented.

Mr. Quick reviewed the CCIDA's financials. The CCIDA is in good financial shape for the first eight months of the year. We are receiving PILOT payments from DeMet's, Millennium Pipeline and Schlumberger and will use the money to pay down debt. On Motion No. 2012-44 by Mr. Burin, seconded by Mr. Tranter and unanimously carried, the financial report was approved as presented.

Mr. O'Mara presented a SEQRA Resolution for the Robert McKinnon/Elm Chevrolet project. Elm Chevrolet is investing \$1.7 million in their business as is a brand requirement. A Public Hearing was held on the project. On Motion No. 2012-45 by Mr. Quick, seconded by Mr. Santulli and unanimously carried, the FINAL SEQRA RESOLUTION FOR ROBERT MCKINNON/ELM CHEVROLET WAS APPROVED FOR THE FACILITY TO ASSIST THE DEALERSHIP IN IMPROVING THEIR FACILITY AS IT IS A BRAND REQUIREMENT.

Mr. O'Mara presented an Approving Resolution for the Robert McKinnon/Elm Chevrolet project. On Motion No. 2012-46 by Mr. Quick, seconded by Mr. Hosey and unanimously carried, ROBERT MCKINNON/ELM CHEVROLET WAS APPROVED FOR A SALES TAX ABATEMENT, MORTGAGE TAX ABATEMENT AND A PROPERTY TAX ABATEMENT FOR TEN YEARS ON AN INCREASED ASSESSMENT ONLY.

Mr. Miner reviewed the Elmira Regional City Center, LLC project. Mr. Winston expressed his wholehearted support of this project. Many organizations worked hard on this project to bring it to this point. Mr. Miner explained that the project would cover a two block area which includes the "Federal Building", the Yunis building, Personius Warne Studios, the Star Gazette building, and the Charles Windows building. Gray Street between Clemens Center Parkway and Baldwin Street would be closed to traffic. The Center will consist of a Hilton Garden Inn hotel, banquet facility, condominiums and three

apartments built. All buildings will be renovated with the exception of the Charles Windows building, which will be torn down. The project has been presented to the Southern Tier Economic Development Regional Council for funding. The biggest concern is the environmental impact as there may be fuel tanks and other hazards under the soil since there was a car dealership on part of the location at one time. At least 230 construction jobs will be created for two years. About 100 permanent jobs will be created when project is completed. The project will positively affect the school district, city and county with increased tax payments to them.

On Motion No. 2012-47 by Mr. Quick, seconded by Mr. Santulli 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 ELMIRA REGIONAL CITY CENTER, LLC was approved as presented.

On Motion No. 2012-48 by Mr. Quick, seconded by Mr. Tranter and unanimously carried, a RESOLUTION DIRECTING THE EXECUTIVE DIRECTOR OF CHEMUNG COUNTY INDUSTRIAL DEVELOPMENT AGENCY TO TAKE CERTAIN ACTIONS UNDER ARTICLE 8 OF THE ENVIRONMENTAL CONSERVATION LAW IN CONNECTION WITH A PROPOSED PROJECT TO BE UNDERTAKEN FOR THE BENEFIT OF ELMIRA REGIONAL CITY CENTER, LLC was approved as presented.

On Motion No. 2012-49 by Mr. Quick, seconded by Mr. Tranter, 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 ELMIRA REGIONAL CITY CENTER, LLC PROJECT was approved as presented.

Mr. Miner reviewed the Airport Corporate Park South infrastructure funding. Mr. O'Mara and Mr. Miner have reviewed a final commitment letter for funding. On Motion No. 2012-50 by Mr. Santulli, seconded by Mr. Tranter and unanimously carried, THE EXECUTIVE DIRECTOR OF THE CHEMUNG COUNTY INDUSTRIAL DEVELOPMENT AGENCY WILL SIGN DOCUMENTS PERTAINING TO THE \$1,334,336.00 LOAN FROM SOUTHERN TIER REGIONAL ECONOMIC DEVELOPMENT CORPORATION (STREDC) FOR THE SHOVEL READY SITES INFRASTRUCTURE PROGRAM FOR AIRPORT CORPORATE PARK SOUTH, was approved as presented.

Mr. Miner discussed a Uniform Tax Exemption Policy for a Mixed-Use Development PILOT Program which Steuben and other counties are using. There was discussion. The board tabled the program until the school district and other taxing entities could be consulted about how it would affect them.

On Motion No. 2012-51 by Mr. Santulli, seconded by Mr. Hosey and unanimously carried, the meeting was adjourned at 9:15 AM.

Respectfully submitted,

Mary K. Rocchi
Recording Secretary