

Minutes of the Public Hearing

Chemung County Industrial Development Agency

November 4, 2013

Present: Jill Koski, Chemung County Industrial Development Agency
Mary Rocchi, Chemung County Industrial Development Agency
Teresa Dean, Supervisor, Town of Big Flats
William Torp, Assessor, Town of Big Flats

The Public Hearing was called to order at 9:00 AM by Jill Koski, Chemung County Industrial Development Agency, located at 400 East Church Street, Elmira, New York.

The Public Hearing was held at the Big Flats Town Hall, 476 Maple Street, Big Flats, New York on Monday, November 4, 2013.

The purpose of the hearing was to hear comments on the proposed project of BG Big Flats I LLC. The project consists of the acquisition of an interest in a portion of a parcel of land containing approximately 16 acres located at 830 County Route 64 in the Town of Big Flats, together with an approximately 122,000 square foot building located thereon; the demolition of the existing facility and the construction of an approximately 50,000 sq. ft. building and associated parking; and the acquisition of machinery and equipment to be leased by Dick's Sporting Goods, the tenant.

BG Big Flats I LLC is seeking financial assistance as follows: exemption from mortgage recording taxes, exemption from deed transfer taxes, exemption from sales taxes related to the acquisition, construction, renovation and installation of the project facility and real property tax abatement.

William Torp asked why a break was being given to retail. He stated that the Cost Benefit Analysis was deficient and there are no demographics to support the attraction of tourists. He feels that the project is sculpted to benefit Dick's Sporting Goods, not for the benefit of the community. There is no claw-back or performance provision. The Town of Big Flats has been burned before by businesses. He feels the Chemung County IDA is not doing its due diligence on the project. The Town was not invited to the IDA meeting that this project was presented at. In the future he would like to see job reports. The Town needs good paying jobs.

There were no further comments.

The Public Hearing was closed at 9:15 AM.

Respectfully submitted,

Mary K. Rocchi
Recording Secretary