

Chemung County Industrial Development Agency
Minutes of the Meeting
October 16, 2013

A meeting of the Chemung County Industrial Development Agency was held on Wednesday, October 16, 2013 at 12:00 PM in the 5th floor conference room at 203 Lake Street, Elmira, New York. The following members were present: John Burin, Donna Draxler, Michael Hosey, Donald Quick, Thomas Santulli, Thomas Tranter and Alan Winston

Also present were George Miner, Executive Director of the agency; Thomas O'Mara Counsel to the agency; Jill Koski, Southern Tier Economic Growth; Kimberly Middaugh, City of Elmira; Mary Rocchi, Recording Secretary; and members of the media.

Chairman Winston called the meeting to order at 12:00 PM.

There was no Public Comment.

On Motion No. 2013-38 by Mr. Tranter, seconded by Mrs. Draxler and unanimously carried, the minutes of the September 6, 2013 meeting were approved.

Mr. Quick presented the financial report. Rental income continues to come in on time from Sikorsky. The IDA's cash position is good. On Motion No. 2013-39 by Mr. Hosey, seconded by Mr. Burin and unanimously carried, the financial report was approved.

Mr. Quick presented the 2014 budget and financial plan. The agency will continue to receive payments from Sikorsky. Agency fees are projected at \$200,000, as there are several projects coming down the pipeline. On Motion No. 2013-40 by Mr. Hosey, seconded by Mr. Burin and unanimously carried, the 2014 budget and financial plan was approved.

Mr. Miner presented an IDA application for Upstate Commercial Properties LLC, the real estate company of Parmenter Inc. in Horseheads. The company will build 2 – 14,000 square foot buildings with office space. They have purchased land from the Food Bank. They are working with the gas industry and have attracted Ferguson Enterprises Inc. to be a manufacturing tenant in the new building and will add jobs. The company is considering a second building at this time. Parmenter Inc. will create 10 new jobs and retain 8 jobs. They are asking for assistance with sales and property taxes. The Village of Horseheads is doing the site and environmental review. The IDA Administrative Fee will be charged as each building is completed.

Mr. O'Mara presented a public hearing resolution for Upstate Commercial Properties LLC. On Motion No. 2013-41 by Mrs. Draxler, seconded by Mr. Tranter and unanimously carried, a RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR OF CHEMUNG COUNTY INDUSTRIAL DEVELOPMENT AGENCY TO HOLD A PUBLIC HEARING REGARDING A PROPOSED PROJECT TO BE UNDERTAKEN FOR THE BENEFIT OF UPSTATE COMMERCIAL PROPERTIES, LLC, A NEW YORK LIMITED LIABILITY COMPANY was approved.

Mr. O'Mara presented a Preliminary SEQR Resolution. On Motion No. 2013-42 by Mr. Quick, seconded by Mr. Burin and unanimously carried, a PRELIMINARY SEQRA 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 CERTAIN MANUFACTURING AND WHOLESALE DISTRIBUTION PROJECT FOR UPSTATE COMMERCIAL PROPERTIES, LLC was approved.

Mr. Miner presented an application from Dick's Sporting Goods Inc. They will demolish the vacant Walmart on County Route 64 to construct a 50,000 square foot Field & Stream store. This store will specialize in selling hunting, camping, archery and fishing items. The proposed building would be owned by BG Big Flats I, LLC and leased to Dick's Sporting Goods. The company is requesting assistance in the form of sales and use taxes, real property taxes, real estate transfer taxes and mortgage recording taxes.

Mr. O'Mara presented a Public Hearing Resolution. On Motion No. 2013-43 by Mr. Burin, seconded by Mrs. Draxler and unanimously carried, a RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR OF CHEMUNG COUNTY INDUSTRIAL DEVELOPMENT AGENCY TO HOLD A PUBLIC HEARING REGARDING A PROPOSED PROJECT TO BE UNDERTAKEN FOR THE BENEFIT OF DICK'S SPORTING GOODS INC. was approved.

Mr. O'Mara presented a SEQR Resolution. On Motion No. 2013-44 by Mr. Quick, seconded by Mrs. Draxler 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 DICK'S SPORTING GOODS, INC. was approved.

Mr. Miner presented an application from BG Big Flats I, LLC (DDR). The proposed Field and Stream building would be owned by BG Big Flats I LLC and leased to Dick's Sporting Goods Inc. pursuant to a 10 year lease, with four five-year renewal options.

Mr. O'Mara presented a Public Hearing Resolution. On Motion No. 2013-45 by Mr. Tranter, seconded by Mr. Hosey and unanimously carried, a RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR OF CHEMUNG COUNTY INDUSTRIAL DEVELOPMENT AGENCY TO HOLD A PUBLIC HEARING REGARDING A PROPOSED PROJECT TO BE UNDERTAKEN FOR THE BENEFIT OF BG BIG FLATS I, LLC was approved.

Mr. O'Mara presented a Preliminary SEQR Resolution. On Motion No. 2013-46 by Mrs. Draxler, seconded by Mr. Hosey 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 BG BIG FLATS I, LLC was approved.

There was no further business. On Motion No. 2013-47 by Mr. Santulli, seconded by Mrs. Draxler and unanimously carried, the meeting was adjourned at 12:18 PM.

Respectfully submitted,

Mary K. Rocchi
Recording Secretary