

Chemung County Industrial Development Agency
Minutes of the Meeting
November 7, 2013

A meeting of the Chemung County Industrial Development Agency was held on Thursday, November 7th, 2013 at 12:00 PM in the 2nd Floor conference room at 203 Lake Street, Elmira, New York. The following members were present: Donna Draxler, Michael Hosey, 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; Mary Rocchi, Recording Secretary; a local labor representative and a member of the media.

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

There was no Public Comment.

On Motion No. 2013-48 by Mrs. Draxler, seconded by Mr. Hosey and unanimously carried, the minutes of the October 16, 2013 meeting were approved.

Mr. Miner presented the financial report. The second installment was received for the CVS bond. Payment was also received from Millennium Pipeline. Sikorsky is current with their payments. The IDA is in good shape for the first 10 months of the year. On Motion No. 2013-49 by Mrs. Draxler, seconded by Mr. Tranter and unanimously carried, the financial report was approved.

Mr. O'Mara presented a Final SEQR Resolution for the Dick's Sporting Goods Inc. project. On Motion No. 2013-50 by Mr. Tranter, seconded by Mr. Hosey and unanimously carried a RESOLUTION (A) ACCEPTING THAT THE TOWN OF BIG FLATS PLANNING BOARD ACT AS LEAD AGENCY (THE "LEAD AGENCY") FOR THE ENVIRONMENTAL REVIEW OF THE DICK'S SPORTING GOODS, INC. PROJECT (THE "PROJECT"), (B) ACKNOWLEDGING RECEIPT OF THE DETERMINATIONS MADE BY THE LEAD AGENCY WITH RESPECT TO THE PROJECT, AND (C) ACCEPTING SAID DETERMINATIONS was approved.

Mr. O'Mara presented an Approving Resolution for the Dick's Sporting Goods, Inc. project. On Motion No. 2013-51 by Mr. Santulli, seconded by Mr. Hosey and unanimously carried, a RESOLUTION AUTHORIZING EXECUTION OF DOCUMENTS IN CONNECTION WITH A LEASE/LEASEBACK TRANSACTION FOR A PROJECT FOR DICK'S SPORTING GOODS, INC. (THE "COMPANY") was approved.

Mr. O'Mara presented a Final SEQR Resolution for the BG Big Flats I, LLC project. On Motion No. 2013-52 by Mrs. Draxler, seconded by Mr. Tranter, and unanimously carried, a RESOLUTION (A) ACCEPTING THAT THE TOWN OF BIG FLATS PLANNING BOARD ACT AS LEAD AGENCY (THE "LEAD AGENCY") FOR THE ENVIRONMENTAL REVIEW OF THE BG BIG FLATS I, LLC PROJECT (THE "PROJECT"), (B) ACKNOWLEDGING RECEIPT OF THE DETERMINATIONS MADE BY THE LEAD AGENCY WITH RESPECT TO THE PROJECT, AND (C) ACCEPTING SAID DETERMINATIONS, was approved.

Mr. O'Mara presented an Approving Resolution for the BG Big Flats I, LLC project. On Motion No. 2013-53 by Mr. Tranter, seconded by Mrs. Draxler, and unanimously carried, a RESOLUTION AUTHORIZING EXECUTION OF DOCUMENTS IN CONNECTION WITH A LEASE/LEASEBACK TRANSACTION FOR A PROJECT FOR BG BIG FLATS I, LLC (THE "COMPANY") was approved.

Mr. O'Mara presented a Final SEQR Resolution for the Upstate Commercial Properties, LLC Project. On Motion No. 2013-54 by Mr. Tranter, seconded by Mr. Hosey and unanimously carried, a RESOLUTION DETERMINING THAT ACTION TO UNDERTAKE A PROJECT FOR THE BENEFIT OF UPSTATE COMMERCIAL PROPERTIES, LLC WILL NOT HAVE A SIGNIFICANT EFFECT ON THE ENVIRONMENT was approved.

Mr. O'Mara presented an Approving Resolution for the Upstate Commercial Properties, LLC Project. On Motion No. 2013-55 by Mr. Hosey, seconded by Mr. Santulli and unanimously carried, a RESOLUTION AUTHORIZING EXECUTION OF DOCUMENTS IN CONNECTION WITH A LEASE/LEASEBACK TRANSACTION FOR A PROJECT FOR UPSTATE COMMERCIAL PROPERTIES, LLC (THE "COMPANY") was approved.

Mr. Miner presented an application for International Brotherhood of Electrical Workers LU 139 Building Corporation. The I.B.E.W. 139 has entered into a Purchase Agreement with the owners of the former Coca Cola Bottling Plant on Second Street, behind Horigan's Restaurant. They will be making \$500,000 in renovations and turning it into a training facility for journeymen/electricians. They plan to train ten new electricians per year. I.B.E.W. is a 501c2 corporation and is not tax exempt. They are seeking financial assistance of 50% abatement for ten years on increased assessment, certain sales and use taxes, mortgage tax abatement and lease (with an obligation for purchase) or sale of the Project Facility to the Company or such other person as may be designated by the Company and agreed upon by the Agency. J. Koski is helping I.B.E.W. to make application to the Regional Council through the Community Revitalization Program for a 15 fixed rate of 1% in funding. All modifications to the building will be to the interior.

Mr. O'Mara presented a Public Hearing Resolution for I.B.E.W. 139. On Motion No. 2013-56 by Mr. Tranter, 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 INTERNATIONAL BROTHERHOOD OF ELECTRICAL WORKERS LU 139 BUILDING CORP. was approved.

Mr. O'Mara presented a SEQR Resolution for the I.B.E.W. 139 Project. On Motion No. 2013-57 by Mrs. Draxler, 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 INTERNATIONAL BROTHERHOOD OF ELECTRICAL WORKERS LU 139 BUILDING CORP. was approved.

There was no further business to come before the board.

On Motion No. 2013-58 by Mr. Santulli, seconded by Mr. Hosey and unanimously carried, the meeting was adjourned at 12:10 PM.

Respectfully submitted,

Mary K. Rocchi
Recording Secretary