

Chemung County Industrial Development Agency  
Minutes of the Meeting  
April 4, 2013

A meeting of the Chemung County Industrial Development Agency was held on Thursday, April 4, 2013 at 8:40 AM in the 5<sup>th</sup> Floor Conference Room of the Hazlett Building, 203 Lake Street, Elmira, New York. The following members were present: John Burin, Donna Draxler, Michael Hosey, Donald Quick, Thomas Santulli and Alan Winston.

Excused: Thomas Tranter

Also present were George Miner, Executive Director of the Chemung County Industrial Development Agency; Thomas O'Mara, Counsel; Jill Koski, Southern Tier Economic Growth; Mary Rocchi, Recording Secretary and local labor and media representatives.

Chairman Alan Winston called the meeting to order.

Public Comment: There was no Public Comment from the media or labor representatives. Mr. Winston discussed the lobbying effort statewide on the IDA sales tax abatement that did not go through. Mr. O'Mara stated that the sales tax abatement issue was not in the budget. However, there will be additional reporting requirements thrust upon the IDA's.

On Motion No. 2013-10 by Mr. Santulli, seconded by Mrs. Draxler and unanimously carried, the minutes of the February 14, 2013 meeting were approved.

Mr. Quick reviewed the February 2013 financial statement. On Motion No. 2013-11 by Mr. Hosey, seconded by Mr. Burin and unanimously carried, the February 2013 financial report was approved.

Mr. Quick reviewed the audited financial statement from EFP Rotenberg. The CCIDA received a clean opinion with no findings and findings from last year were corrected. On Motion No. 2013-12 by Mrs. Draxler, seconded by Mr. Burin and unanimously carried, the audited financial statement was approved.

Mr. Miner reviewed a request from First Excelsior Group LLC, new owners of the First Arena. First Excelsior Group is requesting a guaranty of \$2,500,000 from the Chemung County IDA through a pledge and assignment of revenues to be paid by Millennium Pipeline Company LLC to the CCIDA and a pledge and assignment of revenues to be paid by Empire State Pipeline, Inc. to the CCIDA under the Host Community Benefit Agreement and an assignment of the leases, profits and rents arising from the CCIDA premises currently leased to Gas Field Specialists Inc. There was discussion. On Motion No. 2013-13 by Mr. Santulli, seconded by Mr. Burin and unanimously carried, with Mr. Quick abstaining, a letter from First Excelsior Group LLC dated March 28, 2013 and modified on March 29, 2013, requesting a guaranty of \$2,500,000 by the Chemung County Industrial Development Agency through a pledge and assignment of revenues to be paid by Millennium Pipeline Company LLC to the CCIDA and a pledge and assignment of revenues to be paid by Empire State Pipeline, Inc. to the CCIDA under the Host Community Benefit Agreement and an assignment of the leases, profits and rents arising from the CCIDA premises currently leased to Gas Field Specialists Inc., was approved.

Mr. Miner discussed readopting unchanged Chemung County IDA policies, which has to be done each year. On Motion No. 2013-14 by Mr. Quick, seconded by Mr. Hosey, and unanimously carried, the Authority Mission Statement and Performance Measurements; the Procurement Policy and the Investment Policies and Guidelines of the Chemung County Industrial Development Agency were approved.

Mr. Miner presented a review of a New York State Economic Development Council conference Mr. Winston and Mr. Miner attended in January 2013. It was a presentation by Mr. George Cregg from Hodgson Russ LLP on Best Practices Continuing Training.

Mr. Miner discussed an opportunity through the USDA to form a revolving loan fund through its Rural Business Enterprise Grant program in Chemung County. STEG has successfully administered loan programs through the City of Elmira and the Village of Horseheads. Mr. Miner sent out requests to several financial institutions, to partner with the CCIDA, and has received a few favorable responses. Mr. Miner requested that \$25,000 from the Toshiba fund be used by the Chemung County IDA as a match to an in-kind match from STEG and the financial institutions. On Motion No. 2013-15 by Mr. Quick, seconded by Mrs. Draxler and unanimously carried, a commitment of \$25,000 from the Toshiba fund, to be matched by STEG and financial institutions, to apply for a \$99,000 grant for the USDA Rural Business Enterprise Grant was approved.

Mr. Miner presented two proposals for an NYSDEC Brownfield's Clean-up Program on the Former Schweizer building at 1250 Schweizer Road to monitor the clean-up process. The proposals received were from Fagan Engineers in Elmira and Fuss & O'Neill in Connecticut. Mr. Miner stated that Fagan Engineers feels they can close out this clean-up by the end of 2013, possibly early 2014. Fagan Engineers quoted a price of \$27,800, much less than was budgeted by the CCIDA. On Motion No. 2013-16 by Mrs. Draxler, seconded by Mr. Burin and unanimously carried, a proposal by Fagan Engineers to monitor the former Schweizer facility located at 1250 Schweizer Road at a cost of \$27,800, was approved.

Mr. Miner discussed retaining DPC Engineering PC to look at subdividing the Schweizer building for possible future tenants and improving the heating system. On Motion No. 2013-17 by Mrs. Draxler, seconded by Mr. Quick, and unanimously carried, the request to continue the CCIDA's relationship with

DPC Engineering to work on subdividing the former Schweizer Aircraft building at 1250 Schweizer Road was approved.

On Motion No. 2013-18 by Mr. Santulli, seconded by Mr. Burin, the meeting was adjourned at 9:16 AM.

Respectfully submitted,

Mary K. Rocchi  
Recording Secretary