

Chemung County Industrial Development Agency
Minutes of the Meeting
May 31, 2013

A meeting of the Chemung County Industrial Development Agency was held on Friday, May 31, 2013 at 12:00 PM in the 5th 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, Thomas Tranter and Alan Winston.

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; Kimberly Middaugh, Deputy City Manager, City of Elmira; and local labor representatives.

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

Public Comment: There was no Public Comment.

On Motion No. 2013-19 by Mrs. Draxler, seconded by Mr. Santulli and unanimously carried, the minutes of the April 4, 2013 meeting were approved.

Mr. Quick reviewed the financial report. Sikorsky continues to pay its rent on the Sikorsky buildings. On Motion No. 2013-20 by Mrs. Draxler, seconded by Mr. Hosey and unanimously carried, the financial report was approved.

Mr. Miner discussed the property acquisition from Chemung County to the Chemung County Industrial Development Agency for the Airport Corporate Park South land comprising 120 acres. The Chemung County IDA received a loan from the Southern Tier Regional Economic Development Council for \$1.3+/- million, and was matched by \$350,000+/- from the Chemung County IDA to provide infrastructure to the park. The sale of land was approved by the Chemung County Legislature. A Memorandum of Understanding was presented. As land is sold and developed, the State will be repaid first. The County will receive money from future sales. We should close on the loan soon. On Motion No. 2013-21 by Mr. Hosey, seconded by Mr. Burin and unanimously carried, the Offer to Purchase Real Property and the Memorandum of Understanding were approved.

Mr. Miner discussed the Reassignment of Lease from Robert B. McKinnon (Elm Chevrolet) to Van Fleet Holdings Inc. Tim Van Fleet is buying the business from Robert McKinnon. Improvements to the buildings are still being made. The lease is being transferred to Tim Van Fleet, everything in the original transaction will remain the same. On Motion No. 2013-22 by Mr. Tranter, seconded by Mr. Santulli and unanimously carried, the Reassignment of Lease from Robert B. McKinnon to Van Fleet Holdings Inc. was approved.

Mr. Miner discussed a Lease Termination for one of the two Lease Agreements with 100 Woodlawn LLC and the amendment of a Lease to Subordinate Mortgages affecting the property. The Chemung County IDA will hold the lease on the second building. Mr. Miner asked the board to ratify the Lease Termination. Mr. O'Mara stated that terms are being worked on for a new lease for the remaining

building. On Motion No. 2013-23 by Mr. Quick, seconded by Mr. Tranter and unanimously carried, the Lease Termination for 100 Woodlawn LLC's property located at 1316 College Avenue was approved, and the amendment to subordinate mortgages on 1300 College Avenue was approved.

Mr. Miner discussed a Lease Termination for Appleridge Retirement Community Inc. Their lease expired a few years ago and they have asked the Chemung County IDA to terminate it. On Motion No. 2013-24 by Mr. Quick, seconded by Mr. Tranter and unanimously carried, the Lease Termination for Appleridge Retirement Community Inc. was approved.

Mr. Miner discussed a property lease for Danella Line Service. The company is leasing a small building on the 1250 Schweizer Road property on a month to month lease at \$300.00 per month. Mr. Miner asked that the board ratify this lease. On Motion No. 2013-25 by Mrs. Draxler, seconded by Mr. Quick, and unanimously carried, the Property Lease for Danella Line Service was approved.

Mr. Miner presented three proposals, with prior board approval, for contract services at 1250 Schweizer Road. Mr. Miner discussed hiring Ken Koski as for maintenance to work three hours per week at \$20.00 per hour to walk through and check the Schweizer building for any issues. The CCIDA bid out the project and hired Mr. Marty Ottenschot, from Marty's Lawn Service, to mow the Schweizer property. Mr. Miner discussed hiring a retired corrections officer to provide security to the building from 8:00 AM to 12:00 PM for 20 hours per week to let in utility and other service providers so staff doesn't have to go out to the building. The security guard and maintenance positions are temporary and can be terminated by either party at any time. On Motion No. 2013-26 by Mr. Hosey, seconded by Mr. Quick and unanimously carried, the contracts for Maintenance, Lawn Care and Security for 1250 Schweizer Road were approved.

On Motion No. 2013-27 by Mr. Santulli, seconded by Mrs. Draxler and unanimously carried, the meeting was adjourned at 12:12 PM.

Respectfully submitted,

Mary K. Rocchi
Recording Secretary