

Chemung County Industrial Development Agency
Minutes of the Meeting
April 10, 2014

A meeting of the Chemung County Industrial Development Agency was held on Thursday, April 10, 2014 at 12:00 PM in the 5th floor conference room at 203 Lake Street, Elmira, New York. The following members were present: Donna Draxler, Michael Hosey, Kimberlee Middaugh, Donald Quick, Thomas Santulli and Alan Winston.

Also present were George Miner, Executive Director of the Agency; Thomas O'Mara, Counsel to the Agency; Susan Katzoff, Partner, Hiscock & Barclay; Jill Koski, Southern Tier Economic Growth; Mary Rocchi, Recording Secretary and members of the local media and labor representatives.

Excused: Thomas Tranter Jr.

Chairman Winston called the meeting to order. He welcomed Kimberlee Middaugh as a new member to the Board. Mr. O'Mara introduced Susan Katzoff, Partner at Hiscock and Barclay.

Public Comment: Daniel Richardson stated that the Broome County IDA adopted new local labor policy with the language stating that local labor will be used within a 50 mile radius of a project. Mr. Miner stated that he will continue to review the new policy and it will be considered for the Chemung County IDA.

On Motion No. 2014-09 by Mr. Santulli, seconded by Mrs. Draxler and unanimously carried, the minutes of the February 25, 2014 meeting were approved.

Mr. Quick presented a financial report. The Agency income through March 2014 is at \$159,000 most of it due to payment received from Millennium Pipeline and a few other small projects. Sikorsky continues to pay down their debt. The Schweizer building had several issues during the winter with burst pipes and a leaky roof. On Motion No. 2014-10 by Mrs. Draxler, seconded by Mr. Hosey and unanimously carried, the financial report was approved.

Mr. Quick presented the 2013 Audit. EFP Rotenberg gave the audit a clean report with no findings. A new item in the report was donated land from the County for \$1.3 million. On Motion No. 2014-11 by Mrs. Draxler, seconded by Mr. Santulli and unanimously carried, the audit report was approved.

Mr. Miner presented an expansion at CAF USA. The IDA provided financial assistance via a Lease Transaction to CAF previously. The Board agreed that the lease could be amended to include additional work. The project exceeds \$100,000 in benefits to CAF primarily because of a 15 year, 50% abatement on property taxes. CAF will be building a 12,600 sq. ft. addition to a 30,000 sq. ft. building. They will also be constructing 1,450 linear feet of rail spur within the property to link the existing spur from Woodlawn Ave in the City of Elmira. Mr. Santulli commented that CAF is investing millions into this facility and has 800 employees. The community needs to focus on the positive instead of the negative.

Mr. O'Mara presented a Public Hearing Resolution on behalf of CAF. On Motion No. 2014-12 by Mr. Quick, seconded by Mr. Santulli and unanimously carried, a RESOLUTION AUTHORIZING A PUBLIC HEARING REGARDING THE PROPOSED MANUFACTURING PROJECT FOR CAF USA INC. was approved.

Mr. O'Mara presented a Preliminary SEQR Resolution on behalf of CAF USA. On Motion No. 2014-13 by Mr. Santulli, 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 CAF USA INC. was approved.

Mr. Miner reviewed policies that have to be adopted each year. The only policy change requested is within the Procurement Policy where the Estimated Amount of Purchase contract was increased from \$1,000 to \$3,000 to allow for emergency services and material purchases associated with the Schweizer building.

On Motion No. 2014-14 by Mr. Quick, seconded by Mrs. Draxler and unanimously carried, the Investment Policies and Guidelines of the Chemung County Industrial Agency were approved as presented.

On Motion No. 2014-15 by Mr. Winston, seconded by Mr. Hosey and unanimously carried, the Procurement Policy for the Chemung County Industrial Development Agency was approved as presented.

On Motion No. 2014-16 by Mr. Santulli, seconded by Mrs. Draxler and unanimously carried, the Authority Mission Statement and Performance Measurements for the Chemung County Industrial Development Agency were approved as presented.

On Motion No. 2014-17 by Mrs. Draxler, seconded by Mr. Quick and unanimously carried, the 2013 Annual Report of Accomplishments for the Chemung County Industrial Development Agency was approved as presented.

Executive Session was convened. On Motion No. 2014-18 by Mr. Santulli, seconded by Mrs. Draxler, and unanimously carried Executive Session was adjourned.

Mr. Miner discussed a Real Property Purchase Agreement for Visions Hotels to purchase Parcel 7R, a 5.84 acre site, at Airport Corporate Park in the Town of Big Flats for \$60,000. On Motion No. 2014-19 by Mr. Winston, seconded by Mrs. Draxler and unanimously carried, the Real Property Purchase Agreement for Visions Hotels to purchase a 5.84 acre parcel of land, Lot 7R at Airport Corporate Park for \$60,000 was approved.

Mr. Miner stated that a Public Auction is being held on April 17th by NYS Department of Transportation for surplus property in the Town of Big Flats. Mr. Miner requested permission to represent the CCIDA at the auction and to bid on two properties. A cashier's check for \$6,250 is required at day of auction for the 5.228+/- acre parcel. If the bid is successful, a check for a minimum of \$125,000 will be required to purchase the property. The second parcel is 3.328+/- acres on the east side of Hibbard Road in the Town of Big Flats. A cashier's check for \$350 is required on the day of the auction. If this bid is successful, a check for a minimum of \$7,000 to purchase the land will be required. On Motion No.

2014-20 by Mrs. Draxler, seconded by Mr. Santulli and unanimously carried, Mr. Miner will represent the Agency and participate in the NYS Department of Transportation auction in the Town of Big Flats for two parcels of land, a 5.228+/- acre parcel and a 3.328 acre parcel of land on April 17, 2014 was approved.

Mr. Miner presented a Memorandum of Intent to acquire property from Richard Smith et al. Mr. Smith has land adjacent to Airport Corporate Park South which is being developed. Mr. Smith would like the Chemung County IDA to purchase a 7+/- acre parcel of unsurveyed land east of Cuthrie Run for \$150,000. He would like to retain mineral rights and have the right to hay the property upon proof of reasonable liability insurance. The Chemung County IDA also has an option to purchase a 9.57 acre parcel on the west side of Cuthrie Run of \$100,000. On Motion No. 2014-21 by Mrs. Draxler, seconded by Mr. Santulli and unanimously carried, the Chemung County IDA will purchase the 7+/- acre parcel for \$150,000 of Mr. Richard Smith's land according to the Memorandum of Intent and retain the option on the 9.57 acre parcel for \$100,000 was approved.

On Motion No. 2014-22 by Mrs. Draxler, seconded by Mr. Santulli and unanimously carried the meeting was adjourned at 12:33 PM.

Respectfully submitted,

Mary K. Rocchi
Recording Secretary