

**Chemung County Industrial Development Agency**  
**Minutes of the Meeting**  
**October 16, 2014**

A meeting of the Chemung County Industrial Development Agency was held on Thursday, October 16, 2014 at 10:00 AM in the 5<sup>th</sup> floor conference room at 203 Lake Street, Elmira, New York. The following members were present: Donna Draxler, Donald Quick, Thomas Santulli and Alan Winston.

Also present were George Miner, Executive Director of the Agency; Thomas O'Mara, Counsel to the Agency; Nancy Kirby, Alfred Technology Resources Inc.; Jill Koski, Southern Tier Economic Growth; Mary Rocchi, Recording Secretary and members of the local media and labor representatives.

Excused: Michael Hosey, Kimberlee Middaugh, G. Thomas Tranter

Chairman Winston called the meeting to order at 10:00 AM.

Public Comment: Ernie Hartman from IBEW Local 139 asked if the Chemung County IDA had revisited the local language to include local labor in projects. Many IDA's are adopting these policies. Mr. Miner will review policies in place for other counties. There were no other public comments.

Mr. Winston stated that the minutes and board packet were sent out prior to the meeting. On Motion No. 2014-23 by Mr. Santulli, seconded by Mrs. Draxler and unanimously carried, the minutes of the April 10, 2014 meeting were approved.

Mr. Quick presented the September 2014 financials. Several line items were discussed. A wire transfer was made by Sikorsky on October 15, 2014 to pay off Five Star Bank mortgage. A wire transfer should also have been made to the CCIDA to pay off the equipment loan with Sikorsky. On Motion No. 2014-24 by Mrs. Draxler, seconded by Mr. Santulli and unanimously carried, the financial report was approved.

Mr. Quick reviewed the proposed 2015 budget. Industrial Development Agencies are required by the state to project a five year budget. The biggest change in the 2015 proposed budget will be the rental income as Sikorsky has paid off its loans. Chairman Winston asked if there were any questions or comments. There were none. On Motion No. 2014-25 by Mr. Quick, seconded by Mrs. Draxler and unanimously carried, the 2015 budget was approved.

Mr. Miner reviewed the CAF-USA project that was presented in April. CAF added onto their new facility built in 2013 that needed to be expanded further in 2014. A public hearing was held to provide assistance to CAF for a building expansion. The minutes are in the board packet. There was not any public comment. CAF is requesting that the Lease Transaction entered into in 2013 be amended to include this addition. There was discussion regarding CAF. On Motion No. 2014-26 by Mr. Quick, seconded by Mr. Santulli and unanimously carried, a RESOLUTION ACCEPTING THE DETERMINATION BY THE TOWN OF HORSEHEADS PLANNING BOARD TO ACT AS LEAD AGENCY FOR THE ENVIRONMENTAL REVIEW OF THE CAF USA, INC. PROJECT AND ACKNOWLEDGING RECEIPT OF THE NEGATIVE DECLARATION ISSUED WITH RESPECT THERETO, was approved.

On Motion No. 2014-27 by Mr. Quick, seconded by Mrs. Draxler and unanimously carried, a RESOLUTION AUTHORIZING EXECUTION OF DOCUMENTS IN CONNECTION WITH A LEASE/LEASEBACK TRANSACTION FOR A PROJECT FOR CAF USA INC., was approved.

Mr. Miner reviewed a Loan Request from Alfred Technology Resources Inc. The Ceramics Corridor Innovation Center needs to expand and are planning to renovate 25% of the former Schweizer facility at 1250 Schweizer Road into a business incubator. Hunt Engineers was hired to evaluate the buildings infrastructure. ATRI is working with Corning Community College as they are a Start-up NY recipient. ATRI is requesting a \$541,335 loan from the IDA to make renovations to the building. They have also applied to Empire State Development and ARC for additional grant assistance. Members discussed the project and the loan request.

Nancy Kirby, CFO of ATR Inc. stated that this is a new concept for an incubator with this much manufacturing space. She projected that 50 people would be employed in a few years. Micatu, Inc. will be the first tenant and employ about 4 people to start. ATRI is working with interns from Corning Community College on training programs. The Ceramics Corridor is also part of the Regional Hotspot which includes Cornell University. Mr. Miner will be meeting with Alfred Technology Resources today to discuss their lease. The loan shall require no principle or interest until a Certificate of Occupancy is secured; then will require interest only payments for the subsequent 12 month period, after which, the loan will pay principle and interest for 14 years. There was discussion.

On Motion No. 2014-28 by D. Quick, seconded by D. Draxler and unanimously carried, A LOAN NOT TO EXCEED \$541,335 WITH A 1.5% INTEREST RATE AND PAYABLE OVER 15 YEARS, FOR ALFRED TECHNOLOGY RESOURCES INC. was approved.

Mr. Miner reported that DeMet's would like to purchase a 5.85 acre parcel adjacent to their building to allow for future expansion. The company's new owner, Ulker, would like to start new product lines at the facility. DeMet's has exceeded every goal that they originally planned on. There was discussion. On Motion No. 2014-29 by Mr. Quick, seconded by Mrs. Draxler and unanimously carried, a LAND SALE FOR A 5.85 ACRE PARCEL TO DEMET'S CANDY COMPANY IN THE AMOUNT OF \$150,000 FOR FUTURE DEVELOPMENT was approved.

Mr. Miner reported that during the audit with the Authorities Budget Office, they noticed that the Agreement between STEG and the CCIDA was due to expire. STEG provides administrative services to the CCIDA. G. Miner reviewed the proposed Agreement. On Motion No. 2014-30 by Mrs. Draxler, seconded by Mr. Quick and unanimously carried, THE AGREEMENT BETWEEN SOUTHERN TIER ECONOMIC GROWTH INC. AND THE CHEMUNG COUNTY INDUSTRIAL DEVELOPMENT AGENCY FOR \$100,000 TO PROVIDE ADMINISTRATIVE SERVICES was approved.

Mr. Miner discussed a recent article in the Star Gazette regarding the windmill project that the Town of Catlin is researching. The newspaper asked Mr. Miner for his input regarding the proposed taxing PILOT distribution. There was further discussion.

On Motion No. 2014-31 by Mr. Santulli, seconded by Mrs. Draxler and unanimously carried, the meeting was adjourned at 10:34 AM.

Respectfully submitted,

Mary K. Rocchi  
Recording Secretary