

**CHEMUNG COUNTY INDUSTRIAL
DEVELOPMENT AGENCY
400 EAST CHURCH STREET
ELMIRA, NEW YORK 14901
607-733-6513**

NOTICE OF MEETING

FRIDAY, JANUARY 30, 2015

12:00 PM

**5TH FLOOR CONFERENCE ROOM
HAZLETT BUILDING**

203 LAKE STREET, ELMIRA, NEW YORK

Chemung County Industrial Development Agency

January 30, 2015

AGENDA

1. Public Comment
2. Approval of October 16, 2014 Minutes
3. Financial Report
4. Postler & Jaeckle Corp.
 - PILOT Transfer Request – 2000 Lake Road Holding Company LLC
5. Elmira Eastowne Mall LLC
 - PILOT Deviation & Public Hearing Resolution
6. Other Business
7. Adjournment

Chemung County Industrial Development Agency
Minutes of the Meeting
January 30, 2015

A meeting of the Chemung County Industrial Development Agency was held on Friday, January 30, 2015 at 12:00 PM in the 5th Floor Conference Room at 203 Lake Street, Elmira, New York. The following members were present: Donna Draxler, Kimberlee Middaugh, Donald Quick, Thomas Santulli, Thomas Tranter, 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; and local labor representatives.

Excused: Michael Hosey

Public Comment: There was no Public Comment.

Mr. Winston reported that the board packet was emailed out five days before the meeting for review.

On Motion No. 2015-01 by Mr. Santulli, seconded by Mrs. Draxler and unanimously carried, the minutes of the October 16, 2014 meeting were approved.

Mr. Quick presented the December 2014 financial report. This is an unaudited report as the field audit by EFP Rotenburg was completed this week. Sikorsky paid off leases on both plants. The payoff was received as income but went out to pay the mortgages on the buildings. The CCIDA has not yet drawn down on the infrastructure money but will need to soon for the Incubator Works project in the Schweizer building. On Motion No. 2015-02 by Mr. Tranter, seconded by Mr. Santulli and unanimously carried, the financial report was approved as presented.

Mr. Miner presented the Postler and Jaeckle application. P&J has a purchase contract to acquire 2000 Lake Road, formerly SEPAC, from 2000 Lake Road LLC. A 15 year PILOT has been carried on the building to help market it. They employ 25 people and will add five new jobs. There are nine years left on the PILOT. The PILOT would be transferred to Postler & Jaeckle for the remaining 9 years. The application fee was received. The purchase price of the building is \$570,000 with a \$7,000 per year abatement. P&J is responsible for Administrative and Legal Fees. Mr. O'Mara presented an approving resolution. There was discussion. On Motion No. 2015-03 by Mr. Quick, seconded by Mr. Santulli and unanimously carried, A NEW LEASE/LEASEBACK TRANSACTION FOR THE REMAINING NINE YEAR TERM OF THE PAYMENT IN LIEU OF TAX AGREEMENT WILL BE PROVIDED FOR POSTLER AND JAECKLE, was approved. Mr. O'Mara noted that since the PILOT is less than \$100,000 there is no need for a public hearing.

Mr. Miner presented a request from Elmira Eastowne Mall LLC. Their current PILOT expires in 2015 and they have requested a five year extension to retain Travelers Insurance in their building. Travelers lease expires in 2017. The taxes on the facility are about \$57,000 annually. A \$28,000 property tax abatement per year would be provided. The tax abatement would be \$140,000 over five years. Travelers Insurance employs 189 people currently. They must maintain a minimum of 150 people for

the PILOT to remain in effect. There was discussion. Since the project exceeds \$100,000 in abatements, a public hearing will need to be held and a PILOT Deviation letter sent to the taxing entities. Since this is a Type II action, a SEQRA resolution is not required. On Motion No. 2015-04 by Mr. Santulli, seconded by Mr. Quick and unanimously carried, A PAYMENT IN LIEU OF TAX AGREEMENT ON BEHALF OF ELMIRA EASTOWNE MALL LLC WILL BE EXTENDED FOR FIVE YEARS, A PUBLIC HEARING HELD AND A PILOT DEVIATION LETTER SENT OUT TO ALL TAXING ENTITIES EFFECTED BY THIS PROJECT, was approved.

Other Business

Mr. Tranter inquired about an Agreement between the Chemung County Industrial Development Agency, City of Elmira and Chemung County regarding the Damomics property on West Water Street. He reported that Regional Council money can be used for the demolition of this condemned building. A Request for Proposal will be sent out once the building is demolished to get a quality developer to develop the site. A meeting will be set up with Ron Friedman from Damomics to finalize the purchase of this building. The Harold's building will be demolished as well. There was discussion.

Mr. Chuck Smith from Carpenters Union 277 inquired about the status of the PILOT language to use local labor on projects. Mr. Miner stated that he attended a conference recently that discussed best IDA practices. He hopes to have a recommendation by the end of March, hopefully February 2015. Mr. Miner would like input from the labor unions to make sure the labor market area is covered. A labor representative suggested that labor members be located within a certain mileage radius to be able to work on a Chemung County project. It needs to be broad enough that it captures the labor force needed for a project. Some union workers live over the state line.

On Motion No. 2015-05 by Mr. Santulli, seconded by Mrs. Draxler and unanimously carried, the meeting was adjourned at 12:45 PM.

Respectfully submitted,



Mary K. Rocchi
Recording Secretary