

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

NOTICE OF MEETING

FRIDAY, MARCH 20, 2015

8:40 AM

**5TH FLOOR CONFERENCE ROOM
HAZLETT BUILDING**

203 LAKE STREET, ELMIRA, NEW YORK

Chemung County Industrial Development Agency

March 20, 2015

AGENDA

1. Public Comment
2. Approval of January 30, 2015 Minutes
3. Financial Report
4. Old Business

Elmira Eastowne Mall

- Approving Resolution

5. New Business

Southerntier Custom Fabricators

- Application Review
- Public Hearing Resolution
- SEQRA Resolution

6. Other Business

7. Adjournment

Chemung County Industrial Development Agency
Minutes of the Meeting
March 20, 2015

A meeting of the Chemung County Industrial Development Agency was held on Friday, March 20, 2015 at 8:40 AM in the 5th Floor Conference Room at 203 Lake Street, Elmira, New York. The following members were present: Michael Hosey, 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: Donna Draxler

Public Comment: There was no public comment.

Mr. Winston called the meeting to order and reported that the board packet was emailed out prior to the meeting for review.

On Motion No. 2015-06 by Mr. Tranter, seconded by Mr. Quick, and unanimously carried, the minutes of the January 30, 2015 meeting were approved.

Mr. Quick presented the February financial report. The income received is mostly fees and rental income. Project costs are for Airport Corporate Park South and repairs to the Schweizer building. Fixed assets will change due to the leases being paid off on the Sikorsky buildings. The market value will change as the lease has been paid off. The entry will be made into the 2014 year end financials. The audit committee will meet on Tuesday, March 24, 2015 to discuss a realistic market value for these buildings. On Motion No. 2015-07 by Mr. Santulli, seconded by Mrs. Middaugh and unanimously carried, the financial report was approved.

Mr. Winston noted that in the draft agenda a project from Employment Solutions was to be reviewed. The IDA did not get all appropriate documentation that was required on time for the meeting. The project will be reviewed at a future meeting.

Old Business

Mr. Miner noted that the IDA closed on the PILOT with Postler and Jaeckle project for the SEPAC building since the last meeting.

Mr. Miner reviewed the Elmira Eastowne Mall LLC project. A public hearing was held with no one from the public attending. A five year extension on their current PILOT was requested to retain 180 jobs at Travelers Insurance for an additional five years by providing property and tax abatements. Travelers must maintain 150 employees for the PILOT to remain in effect. On Motion No. 2015-08 by Mr. Tranter, seconded by Mr. Hosey and unanimously carried, the RESOLUTION AUTHORIZING EXECUTION OF DOCUMENTS IN CONNECTION WITH A LEASE/LEASEBACK TRANSACTION FOR A PROJECT FOR ELMIRA EASTOWNE MALL, LLC was approved.

New Business

Mr. Miner reviewed a project for Southerntier Custom Fabricators. STCF has secured a new long-term contract to provide acoustic sound baffles for HVAC to I. A. Acoustics of Lincoln, Nebraska. STCF built 39,000 sq. ft. building in Trinity Park in 2002. They will build a separate 12,000 sq. ft. building to accommodate this new contract. Fourteen new jobs will be created with annual payroll over \$770,000 plus benefits. They are requesting 50% tax abatement for 15 years, sales tax exemption and mortgage tax abatement. Mr. Santulli asked if STCF received IDA assistance in the past. G. Miner responded no, they received Empire Zone assistance. Mr. O'Mara presented a Public Hearing and Preliminary SEQRA resolution. On Motion No. 2015-09 by Mr. Tranter, seconded by Mr. Quick and unanimously carried, a RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR OF CHEMUNG COUNTY INDUSTRIAL DEVELOPMENT AGENCY TO HOLD A PUBLIC HEARING REGARDING A PROPOSED PROJECT TO BE UNDERTAKEN FOR THE BENEFIT OF SOUTHERNTIER CUSTOM FABRICATORS, INC., A NEW YORK CORPORATION was approved.


Other Business

Mr. Winston discussed the recent audit of the Chemung County IDA by the New York State Authorities Budget Office. The Governance Committee has met and has taken seriously the recommendations of the ABO. The minutes will be posted on the CCIDA's website. The CCIDA is actively making the suggested changes. Mr. Tranter commended the CCIDA leadership in the way they handled the audit. There was discussion.

Mr. Tranter discussed the West Water Street project with the board. Since the Damomics and Harold's buildings were not listed on the original application to the Southern Tier Regional Council, the money slated for demolition of these buildings cannot be used for that purpose. The money was only slated for the demolition of the Rosenbaum's and Marvin's buildings. Mr. Tranter suggested amending the legal description to include all four of the building to be able to use this money. Mr. Tranter stated that time is of the essence and would like to see demolition of the two remaining buildings commence in April. The applications for the next round of funding will be due August 1, 2015. A bid for demolition has been received from LCP who demolished Rosenbaum's and Marvin's. There was discussion.

There was no further business. On Motion No. 2015-10 by Mr. Santulli, seconded by Mrs. Middaugh and unanimously carried, the meeting was adjourned at 9:15 AM.

Respectfully submitted,



Mary K. Rocchi
Recording Secretary