

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

NOTICE OF MEETING

TUESDAY, NOVEMBER 3, 2015

8:40 AM

**5TH FLOOR CONFERENCE ROOM
HAZLETT BUILDING**

203 LAKE STREET, ELMIRA, NEW YORK

Chemung County Industrial Development Agency

November 3, 2015

AGENDA

- | | |
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| 1. Public Comment | A. Winston |
| 2. Approval of Minutes – October 28, 2015 | A. Winston |
| 3. Audit Report | D. Quick |
| 4. Financial Report | D. Quick |
| 5. Governance Report | M. Hosey |
| 6. Old Business | J. Koski |
| - Incubator Works | Hunt Engineers |
| 7. New Business | J. Koski |
| Housing Visions | J. Koski |
| - Application Review | J. Koski |
| - Public Hearing Resolution | T. O'Mara |
| - SEQR Resolution | T. O'Mara |
| 8. Executive Session | |
| 9. Adjournment | A. Winston |

Chemung County Industrial Development Agency
Minutes of the Meeting
November 3, 2015

A meeting of the Chemung County Industrial Development Agency was held on Tuesday, November 3, 2015 at 8:40 AM in the 5th Floor Conference Room at 203 Lake Street, Elmira, New York. The following members were present: Dawn Burlew, Donna Draxler, Michael Hosey, Kimberlee Middaugh, Donald Quick, Thomas Santulli and Alan Winston.

Also present were Jill Koski, Southern Tier Economic Growth; Thomas O'Mara, Counsel to the Agency; Mary Rocchi, Recording Secretary to the Agency; Ben Lockwood, Housing Visions Consultants Inc.; Jennifer Miller, City of Elmira; Nancy Kirby, Incubatorworks; Alan Rae, Incubatorworks; Daniel Bower, Hunt Engineers; Michael Krusen, Chemung County, and a local labor representative.

Mr. Winston called the meeting to order.

Public Comment: There was no public comment.

On Motion No. 2015-60 by Mr. Santulli, seconded by Mrs. Draxler and unanimously carried, the minutes of the October 28, 2015 meeting were approved.

Mr. Quick stated there was no Audit report.

Mr. Quick presented the October financial report. There hasn't been much change since last month. Cash position is good and receivables and liabilities are current. On Motion No. 2015-61 by Mrs. Draxler, seconded by Mr. Hosey and unanimously carried, the financial report was approved.

Mr. Hosey stated that there was no Governance report.

Old Business

Mrs. Koski was asked by the IDA Board at its October 28, 2015 meeting to invite Hunt Engineers to discuss the Schweizer building maintenance. In the common area of the building, trichloroethylene was found in the soil. The cost of the remediation being done has gone above the budgeted amount by \$159,204. Mr. Bower from Hunt Engineers discussed maintenance of the former Schweizer facility. Bad spots were fixed up to make the entry to the building more appealing. There were areas that were not contaminated where there were no tanks. Sprinkler heads are being replaced. There are 7 HVAC units that are at the end of their life that Hunt would like to have replaced. The roof doesn't meet current code and may have to be reinforced to accommodate new HVAC units. Mr. Bower would like to see the bid for interior work go out soon and bids for the exterior work to go out in February with an April start date. With this additional work, the cost will be approximately \$180,000 above the amount originally approved by the IDA. On Motion No. 2015-62 by Mr. Quick, seconded by Mrs. Draxler and unanimously carried, with Mrs. Burlew abstaining, an amount of up to \$180,000 for remediation to the Schweizer building was approved.

New Business

Mrs. Koski presented an application for Housing Visions Consultants Inc. The project consists of demolishing and renovating existing properties located at 226-230, 214-169, 218-220 and 224 South Main Street, 204-206, 208, 216 and 222 West Henry Street, and 209 Harmon Street into affordable housing. The project will also include 5,500 square feet of retail/commercial space. These properties are on a 1.72 acre parcel. Seven of the nine existing buildings will be demolished and the two remaining buildings will be remodeled. There will be the construction of six new 2-family rental homes as well as 18 apartment units. The company is requesting a 17 year PILOT with exemptions from sales tax, mortgage tax and property tax abatement. Forty temporary construction positions and two permanent positions will be created. There was discussion. Ben Lockwood of Housing Visions Consultants Inc. discussed the other projects they have done and welcomed the board to visit and tour any of their projects. Mrs. Middaugh felt this project would raise the level of low income housing and improve the quality of life in the proposed area. Housing Vision Consultants Inc. have 25 years of experience and will do credit checks, criminal background checks and an in person interview to make sure the proposed residents are good candidates for the housing. They also have in-house visits to try to catch irresponsible tenants. Commercial/Retail tenants in other locations include St. Joseph's Hospital community facility, restaurants and Habitat for Humanity headquarters.

Mr. O'Mara presented a public hearing resolution. On Motion No. 2015-63 by Mr. Quick, seconded by Mrs. Middaugh and unanimously carried a public hearing will be scheduled and a letter identifying the PILOT deviation to the taxing entities was approved.

Executive Session

On Motion No. 2015-64 by Mr. Quick, seconded by Mrs. Draxler and unanimously carried, an executive session was convened to discuss a potential property acquisition.

On Motion No. 2015-65 by Mr. Quick seconded by Mrs. Draxler and unanimously carried, Executive Session was adjourned.

There being no further business, on Motion No. 2015-66 by Mr. Santulli, seconded by Mrs. Draxler and unanimously carried, the meeting was adjourned at 10:17 AM.

Respectfully submitted,



Mary K. Rocchi
Recording Secretary