

**Chemung County Industrial Development Agency**  
**Minutes of the Meeting**  
**September 30, 2016**

A meeting of the Chemung County Industrial Development Agency was held on Friday, September 30, 2016 at 8:40 AM at 203 Lake Street, Fifth Floor, Elmira, New York.

The following members were present: Dawn Burlew, Donna Draxler, Michael Hosey, Donald Quick, Thomas Santulli and Alan Winston.

Also present were: Michael Krusen, Executive Director of the Agency; Thomas O'Mara, Counsel to the Agency; Mary Rocchi, Recording Secretary to the Agency; Cornelius Milliken, Chemung County Legislator; Jennifer Miller, City of Elmira; Jennifer Herrick, Elmira Downtown Development; Richard Manzardo, The Vecino Group; local labor representatives and members of the media.

Mr. Winston called the meeting to order and noted that the agenda and materials were sent out ahead of the meeting.

There was no public comment.

On Motion No. 2016-84 by Mr. Santulli, seconded by Mrs. Draxler and unanimously carried, the minutes of the July 26, 2016 meeting were approved.

Mr. Quick stated there was no Audit report.

Mr. Quick stated that the budget adoption will be delayed until next month so he has time to review it. It will be brought to the board in October as it has to be entered into the state's system by October 31.

Mr. Hosey stated the Governance Committed had not met since the last meeting, therefore there was no report.

Mr. Krusen introduced Mr. Manzardo from The Vecino Group to discuss his project for Jones Court. Mr. Krusen stated that this is just informational at this point but he hopes it will turn into an action item later. Mr. Krusen stated that of the 21 priority projects approved by the Regional Economic Development Council, 7 are in Chemung County and this project was one of the seven. Mr. Manzardo stated that his company works on special needs projects, such as low income housing and housing for veterans. Many of their project buildings are historic with 60,000 to 100,000 square feet. The Jones Court project has been presented to State Historic Parks Office and sent off to the national office. Consolidated Funding Application and Urban Revitalization Initiative applications have been submitted. They hope to start construction in May 2017 if they are chosen in the first round of funding, which is very competitive. Of the 91 units proposed, one will be for the superintendent of the building, 20 units are for homeless veterans and 70 units will be low income. This is a much needed project for the area especially with Finn Academy next door to the dilapidated building. There will also be services provided at the housing unit, such as job training, education, patient care, fresh produce outlet, fitness center and a community room. There is a shortage of good quality housing in the community. Tenants will have credit and employment checks done on them. From the time ground is broken on the project, it will be about 12 months to finish. All the funding will be in place prior to breaking ground. The Vecino Group is working with Streeter Associates and Foor and Associates as they would like to use local companies as much as possible.

Mr. Krusen discussed a letter from the New York State Authorities Budget Office which sites discrepancies in the Chemung County IDA's website. A response was formulated and will be returned to the ABO. Staff will be updating the website consistent with the requirements outlined by the ABO. Mr. Krusen is narrowing down prospective candidates for a position with STEG which for the first few months will be dedicated to developing a more consistent process for tracking projects and files for the IDA. The person will be hired in January.

Mr. Krusen discussed properties located at 110 Baldwin and 112-114 Baldwin Street. The County has foreclosed on the former Shreibman building (112-114 Baldwin) and staff is recommending the purchase of the building at 110 Baldwin Street owned by William Delaney for \$80,000. The appraisal supports this sale price. A local developer has expressed an interest in buying these properties and rehabilitating them into upper story apartments and street level retail/commercial. Additional project funding will be pursued either through New York State or the IDA. On Motion No. 2016-85 by Mr. Santulli, seconded by Mr. Quick and unanimously carried, the invoice for \$4,000 from Hynes Valuation Group was approved for payment. On Motion No. 2016-86 by Mr. Hosey, seconded by Mr. Quick and unanimously carried, the purchase of 110 Baldwin Street for \$80,000 from William Delaney was approved. On Motion No. 2016-87 by Mr. Quick, seconded by Mr. Hosey and unanimously carried, the request of the IDA to lease these properties located at 110 Baldwin Street and 112-114 Baldwin Street to James Capriotti was approved. Mr. Capriotti will cover the cost of utilities, maintenance and other associated costs of these properties during the full period of the lease. IDA staff will assist Mr. Capriotti in his pursuit of a New York Main Street or Restore New York grant to proceed with a full development of this mixed use project that will ultimately include the sales of these properties as part of a development project. The buildings may be eligible for historic tax credits. Money for the purchase will come from the sale of 17 Aviation Drive for \$650,000 of which about \$240,000 is still available after projects approved at this meeting.

Mr. Krusen discussed properties located at 118-122 Lake Street (County owned) and 124-126 Lake Street (Nathaniel Higgins). Jennifer Miller from the City of Elmira is working on a Restore New York grant for the restoration of these properties. The properties are eligible for federal and state historic tax credits and if later approved by the CCIDA a tax abatement of 100% for the first five years and a sliding scale after that. Staff is requesting that the Chemung County IDA put up \$50,000 for the local share match. The renovation of the two buildings will include 18 residential units with first floor commercial space. On Motion No. 2016-88 by Mr. Quick, seconded by Mrs. Draxler and unanimously carried, the IDA's \$50,000 local share match was approved. It is anticipated that after the Restore NY grant funds are utilized, a developer will require federal and state historic tax credits as well as assistance from the Chemung County IDA to advance this project to completion. There was discussion.

The Lake Street Bridge will be rehabilitated to become a bicycle and walking bridge. There are 20 perpendicular spaces being planned by Elmira Savings Bank and Turtle Leaf Café. A \$500,000 Main Street grant was applied for and will be used on the two buildings between the Turtle Leaf Café and Swan & Sons. Elmira Savings Bank owns both those buildings.

Mr. Krusen discussed the former Honda dealership location at 465 East Water Street. There is a prospective buyer of the building. It would employ 35 and would be combining two locations currently in Chemung County. They are looking at a site in Pennsylvania as well. The building is assessed for \$600,000 and the potential developer/owner will be pursuing a PILOT agreement at a later date.

Mr. Krusen reported that the County Executive is working on filling the vacancy left by Kimberlee Middaugh on the IDA board. Mr. Santulli stated that he was considering a person but the appointment needs to go through the County Legislature.

Mr. Krusen discussed the New York Beauty and Barber Academy. At the July 26, 2016 meeting a waiver of project fees was approved. Because this business missed out on opportunities for funding early on in their project, and the project is very important to the revitalization of Downtown Elmira, Mr. Krusen asked the IDA to consider investing \$40,000 to be made toward infrastructure improvements on their facility at 200 Baldwin Street. The proceeds of this investment will come from the sale of the County owned restoration hangar on Aviation Drive and is supported by the County Executive. On Motion No. 2016-89 by Mrs. Draxler, seconded by Mr. Hosey and unanimously carried, a \$40,000 investment towards infrastructure improvements on the property located at 200 Baldwin Street, New York Beauty and Barber Academy, was approved.

Mr. Krusen discussed the Capriotti Properties project. The project was tabled at the July 26<sup>th</sup>, 2016 meeting. The project is scheduled to close today. On Motion 2016-90 by Mr. Quick, seconded by Mr. Santulli and unanimously carried, a RESOLUTION 1) ACCEPTING THE DETERMINATION BY THE CITY OF ELMIRA PLANNING COMMISSION TO ACT AS LEAD AGENCY FOR THE ENVIRONMENTAL REVIEW OF THE CAPRIOTTI PROPERTIES PROJECT AND ACKNOWLEDGING RECEIPT AND ACCEPTANCE OF THE NEGATIVE DECLARATION ISSUED WITH RESPECT THERETO, AND 2) AUTHORIZING EXECUTION OF DOCUMENTS IN CONNECTION WITH A LEASE/LEASEBACK TRANSACTION PROJECT FOR THE COMPANY, was approved.

On Motion No. 2016-91 by Mrs. Draxler, seconded by Mr. Hosey and unanimously carried, Executive Session was convened.

On Motion No. 2016-92 by Mr. Santulli, seconded by Mrs. Draxler and unanimously carried, Executive Session was dismissed.

On Motion No. 2016-93 by Mr. Quick, seconded by Mrs. Draxler and unanimously carried, the meeting was adjourned at 9:50 AM.

Respectfully submitted,

Mary K. Rocchi  
Recording Secretary