

Chemung County Industrial Development Agency

November 15, 2016

AGENDA

- 1. Public Comment**
- 2. Approval of Minutes – October 20, 2016**
- 3. Audit Committee Report**
- 4. Finance Committee Report**
- 5. Governance Committee Report**
- 6. New Business**
 - a. John G. Ullman & Associates Inc.**
 - b. Chemung Properties LLC**
 - c. West Washington Avenue School – Edger Construction**
- 7. Old Business**
- 8. Other Business**
- 9. Adjournment**

Chemung County Industrial Development Agency
Minutes of the Meeting
November 15, 2016

A meeting of the Chemung County Industrial Development Agency was held on Tuesday, November 15, 2016 at 8:40 AM at 203 Lake Street, 5th Floor Conference Room, Elmira, New York.

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

Also present were: Michael Krusen, Executive Director to the Agency; Thomas O'Mara, Counsel to the Agency; Mary Rocchi, Recording Secretary to the Agency; Zsuzsi Kadar; Jessica Edger, Robert Edger and Jason Crane, Edger Enterprises; Jeffrey Evans, Welch & Zink; Jason Nickerson, John G. Ullman & Associates; Arthur Ambrose, Realty USA; and local media and labor representatives.

Mr. Winston called the meeting to order.

There was no public comment.

On Motion No. 2016-98 by Mr. Quick, seconded by Mr. Hosey and unanimously carried, the minutes of the October 20, 2016 meeting were approved.

D. Quick stated there was no Audit report.

D. Quick reviewed the financial report through October 2016. Total income is \$2 million with \$750,000 of it for the sale of 41 Aviation Drive donated by Chemung County to the Chemung County IDA to use on projects. There was \$500,000 of Casella money used to purchase First Arena. Cash position is good with all receivables and payables current. On Motion No. 2016-99 by Mrs. Draxler, seconded by Mr. Hosey and unanimously carried, the financial report was approved.

Mr. Hosey stated that no Governance meeting had been held since the last IDA meeting.

Mr. Krusen presented the project for John G. Ullman and Associates Inc. The company has outgrown their space in Corning and are interested in purchasing 343 Daniel Zenker Drive owned by Grace Real Properties. There are five years left on the current ten-year PILOT with Grace Real Properties but a new PILOT will continue at 50 percent abatement for 10 years. The total project cost is \$2,850,000 with an estimated PILOT value of \$301,520 and approximately \$92,000 in sales tax incentives. CCIDA Project Investment is 13.8 percent of total project cost. Some staff will remain in the Corning location while the bulk of staff will relocate to the building in Big Flats. It is not cost effective to expand in their current location as the space is chopped up. Mr. Nickerson, from John G. Ullman & Associates Inc. reported that the company has clients in 49 states and 5 countries and feels the property near the airport would be a good place for expansion of this business. He hopes to hire 55 employees, bringing total staff to 90-95 employees. Locations out of state have been looked at as well. Mr. O'Mara presented a Public Hearing and SEQRA resolution. This is a Type II finding for SEQRA and no further action is needed as the company is renovating an existing facility. On Motion No. 2016-100 by Mr. Hosey, seconded by Mr. Quick and unanimously carried, a RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO (A)

CONDUCT A PUBLIC HEARING, AND (B) TO TAKE CERTAIN ACTIONS UNDER ARTICLE 8 OF THE ENVIRONMENTAL CONSERVATION LAW IN CONNECTION WITH THE JOHN G. ULLMAN ASSOCIATES INC. PROJECT AND (C) PROVIDE A PILOT DEVIATION LETTER TO THE AFFECTED TAXING MUNICIPALITIES, was approved.

Mr. Krusen presented the project for Chemung Properties LLC. Culligan Water is interested in purchasing the former Honda dealership located at 465 East Water Street to consolidate its operations and Chemung Spring Water's operations into one facility. Twenty jobs from Culligan and 15 jobs from Chemung Spring Water will be retained, but it is unclear if the 15 jobs from Chemung Spring Water will be relocated out of state. Mr. Krusen discussed imbedding the 15 jobs in the project agreement that will retain them locally. If the level of employment is not met, the IDA can decide to use clawback measures. The total project cost is \$1,227,500 with an estimated PILOT value to \$142,640 and approximately \$24,600 sales tax incentive. CCIDA project investment is 14% of total project cost. On Motion No. 2016-101 by Mrs. Draxler, seconded by Ms. Burlew and unanimously carried, a RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO (A) CONDUCT A PUBLIC HEARING, AND (B) TO TAKE CERTAIN ACTIONS UNDER ARTICLE 8 OF THE ENVIRONMENTAL CONSERVATION LAW IN CONNECTION WITH THE CHEMUNG PROPERTIES, LLC PROJECT, AND (C) PROVIDE A PILOT DEVIATION LETTER TO THE AFFECTED TAXING MUNICIPALITIES, was approved.

Mr. Krusen presented the West Washington School Project which is being considered by Edger Enterprises. The IDA may consider a PILOT agreement later on the \$3.7 million project. Edger Enterprises was hoping to receive STREDC funding but the state did not fund the program again. Mr. Jason Crane from Edger Enterprises discussed the project. They plan to construct 32 apartments which includes 5 studio apartments (\$598/month), and 24 one bedroom (\$828/month) and 3 two bedroom apartments (\$920/month). Johnson Schmidt Associates and Hunt Engineers completed the footprint of the building. The school has been placed on the National Historic Tax Registry. Edger would like to start the project in December as it will take about a year to renovate. The company will apply for tax credits in 2017 which must be used within that year. A bridge loan will be taken out until tax credits are received.

There was no further business.

On Motion No. 2016-102 by Mr. Hosey, seconded by Mrs. Draxler and unanimously carried, the meeting was adjourned at 9:05 AM.

Respectfully submitted,

Mary K. Rocchi
Recording Secretary