

**Chemung County Industrial Development Agency**

**January 13, 2017**

**AGENDA**

- 1. Public Comment**
- 2. Approval of Minutes – December 16, 2016**
- 3. Audit Committee Report**
- 4. Finance Committee Report**
- 5. Governance Committee Report**
- 6. New Business**
  - Schweizer Facility Commercial Lease
- 7. Old Business**
  - Maloney Enterprise LLC
  - West Washington Ave. School Project
  - Sonwil Property
- 8. Executive Session**
  - Property Matter
- 9. Other Business**
- 10. Adjournment**

**Chemung County Industrial Development Agency**  
**Minutes of the Meeting**  
**January 13, 2017**

A meeting of the Chemung County Industrial Development Agency was held Friday, January 13, 2017 at 8:40 AM at 203 Lake Street, Room 510 in Elmira, New York. The following members were present: Dawn Burlew, Donna Draxler, Michael Hosey (via phone), Thomas Santulli and Alan Winston.

Also present were: Michael Krusen, Executive Director to the Agency; Thomas O'Mara, Counsel to the Agency; Zsuzsi Kadar, Southern Tier Economic Growth; Mary Rocchi, Recording Secretary to the Agency; Michael Collins, City of Elmira; Jennifer Miller, City of Elmira; Bruce Stanko, City of Elmira; Jessica Edger-Hillman, Edger Enterprises; Jason Crane, Edger Enterprises, local labor and media representatives.

Mr. Winston called the meeting to order. Mr. Winston reported that the agenda was sent out ahead of time and that an Executive Session will be held today. Our public comment policy is to encourage residents to briefly voice their opinion on projects. Note that up to five minutes is typically set aside for public comment. It is not a question and answer session. The public comment period is scheduled at the top of the agenda and that no further public comment is expected thereafter. He also reported that at some meetings, Mr. Krusen would bring people in specific to projects on the agenda.

Public Comment: Mr. Ernest Hartman from IBEW Local 139 reported that the unions are getting close to a draft outline for the types of services and skill sets they offer. Mr. Hartman met with the marketing firm working on the draft to present to the IDA at its next meeting. The IDA can offer this list of services to projects that are being considered and make it an easier build out for companies.

On Motion No. 2017-01 by Mr. Santulli, seconded by Mrs. Draxler and unanimously carried, the minutes of the December 16, 2016 meeting were approved.

Mr. Krusen commented that there was no audit committee report but that staff will meet with auditors soon to start the 2016 audit.

There was no Financial report as it is year end and not all items are in yet.

There was no Governance Committee report.

**New Business**

Mr. Krusen discussed a commercial lease for the Schweizer facility. The Chemung County IDA is the current owner of the facility. Mr. Krusen is in negotiations with a prospective tenant, Beecher Emission Solution Technology, to take control of the building through a lease agreement and a future purchase of the facility. Property and Liability insurance will stay in place but other expenses will be paid for by BEST. Mr. Scott Beecher from BEST is planning to market and grow businesses in the facility. Mr. Beecher has purchased two out of state businesses to locate in the facility. On Motion No. 2017-02 by Ms. Burlew, seconded by Mrs. Draxler and unanimously carried, the board authorized the Executive Director and Legal Counsel to proceed with a lease negotiation with Beecher Emission Solutions Technology was approved. When the property is switched from a lease to private ownership it will be back on the tax rolls. Mr. Krusen stated that an IDA should not be in the management business.

**Old Business**

Mr. Krusen presented the Maloney Enterprises application. Mr. Michael Maloney, owner of Rainbow Lettering, will have a small expansion and increase employment by 8-10 people. Mr. Krusen would like to proceed with a PILOT with a 50% abatement in year one decreasing by 5% each year ending in 10

years. The total percentage of project costs financed from Public Sector would be \$164,280 or 14.6% of the project. On Motion No. 2017-03 by Mrs. Draxler, seconded by Mr. Santulli and unanimously carried a RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR OF CHEMUNG COUNTY INDUSTRIAL DEVELOPMENT AGENCY TO HOLD A PUBLIC HEARING AND ISSUE A PILOT DEVIATION LETTER REGARDING A PROPOSED PROJECT TO BE UNDERTAKEN FOR THE BENEFIT FO MALONEY ENTERPRISES was approved.

Mr. Krusen presented the application for Edger Enterprises of Elmira Inc. This project would have a different type of PILOT which would extend 20 years. Mr. Bruce Stanko reported that the taxes would be based on rents not net income. Mr. Jason Crane, Controller for Edger Enterprises discussed the property tax assessment and historic tax credits. Mr. Santulli stated that having local developers working on the project would provide them the ability to control the costs of the project. If not for Edger Enterprises taking on this project, it would most likely end up as low income housing. Mr. Krusen discussed a project investment from the Chemung County IDA of \$250,000 for architectural and design work. Mr. Michael Collins commented that he appreciates the commitment of Edger's to take on this project. Mrs. Jennifer Miller reported that the project would add to the entire neighborhood. She supports the valuable project. Mr. Krusen stated that the proceeds of the sale of the restoration hangar will cover the \$250,000 project investment. Mr. Santulli felt the project was an important one for the area. Edger Enterprises has a great reputation. Mr. O'Mara remarked that the \$250,000 is not part of today's resolution, but would be part of the project agreement. On Motion 2017-04 by Ms. Burlew, seconded by Mrs. Draxler and unanimously carried, the 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 EDGER ENTERPRISES OF ELMIRA, INC. was approved.

On Motion No. 2017-05 by Mr. Santulli, seconded by Mrs. Draxler and unanimously carried, Executive Session was convened to discuss a property matter.

On Motion No. 2017-06 by Mrs. Draxler, seconded by Ms. Burlew and unanimously carried, Executive Session was dismissed.

On Motion No. 2017-06 by Mr. Santulli, seconded by Mr. Winston and unanimously carried, a RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR OF THE CHEMUNG COUNTY INDUSTRIAL DEVLEOPMENT AGENCY TO EXPEND UP TO \$300,000 TO CONTINUE OPERATIONS FOR FIRST ARENA. WHILE THE EXECUTIVE DIRECTOR IN CONJUNCTION WITH AUTHORIZATION BY THE BOARD TRIES TO FINALIZE THE DEAL was approved.

On Motion No. 2017-07 by Mr. Santulli seconded by Mrs. Draxler and unanimously carried, the meeting was adjourned at 9:52 AM.

Respectfully submitted,

Mary K. Rocchi  
Recording Secretary