

Chemung County Industrial Development Agency
Minutes of the Public Hearing
PG 100 West Water Street LLC
July 19, 2017

Attendance: Zsuzsi Kadar, Chemung County Industrial Development Agency; Mary Rocchi, Recording Secretary to the Agency; Nick Ahearn, Robert E. Lovejoy, John McGee, members of the public.

The Public Hearing was called to order at 2:00 PM by Zsuzsi Kadar, Chemung County Industrial Development Agency, located at 400 East Church Street, Elmira, New York, which is where the public hearing was held.

The purpose of the Public Hearing was to hear comments on the proposed project for PG 100 West Water Street LLC, 100 West Water Street, Elmira, New York.

The Agency is considering a request from PG 100 West Water Street LLC to undertake a project for the benefit of the company. The company is considering the acquisition of approximately 1.66 acres of unimproved land located at 100 West Water St, in the City of Elmira, New York; the construction of a new state of the art approximately 74,500 square foot building consisting of approximately 16,500 square feet of retail space on the ground floor; approximately 58,000 square feet of residential space comprised of approximately fifty-one (51) luxury market-rate apartments; and various amenities and site improvements; all located on the Land; and the acquisition and installation of furniture, fixtures and equipment at the project facility.

The Agency is also considering the granting of certain financial assistance in the form of exemptions from State and local sales and use tax, real property taxes and mortgage recording tax; the appointment of the Company or its designee as an agent of the Agency in connection with the acquisition, construction, equipping and completion of the Project Facility; and the lease of the Land and Facility by the Agency pursuant to a lease agreement and the acquisition of an interest in the Equipment pursuant to a bill of sale from the Company to the Agency; and the sublease of the Project Facility back to the Company pursuant to a sublease agreement.

The following public comments were made:

Robert Lovejoy stated that it is unfeasible to do this type of project as there is already a tremendous vacancy rate in the City of Elmira and landlord's that are walking away and not maintaining their properties. He felt that this project was a bad deal if it needs to be subsidized by the agency. The taxpayers are unwilling to participate but don't feel they have a say. The County is saying that sales tax revenues are down but approve projects for sales tax reduction. Private property owners should receive the benefit from these projects. The true market values of properties in the City have decreased. We need to be counterproductive. Successful businesses were established in Elmira prior to the flood of 1972. There were business owners who wanted to rehabilitate buildings after the flood but were told that were being demolished. Many business owners were forced out. Entire blocks of buildings were torn down. The City of Elmira has destroyed itself. We have to have the industry for people to do business here.

John McGee made the following comments: Elmira taxpayers have as it is a shrinking tax base, especially in the City. And while any new growth would be appreciated, a 20 year agreement for us as taxpayers does not seem to be in our interest. But that being said, I know if it is not realistic to expect and real renegotiating of this agreement at this time. So keeping in mind the framework of the agreement, he proposed the following two amendments. (1) The 20 year agreement should be revisited in eight years, then again in six years after that. Twenty years is too long for an agreement to favor one party or the other. This would allow both parties to review the financial atmosphere of the City of Elmira, and if things are going well, for the City to accelerate the timetable for the project to be a contributing tax base for the City. If on the other hand, things are not good, then the project managers can spread out for a more realistic timeframe what needs to be done based on factors at that time. Both parties can win under this proposal. (2) Elmira has a lot of unused retail spaces in downtown Elmira, and while I understand the hope for a turnaround, I believe some measures should be in place to incentivize that this new retain space doesn't become just one more space. To my understanding, the developers have a "maybe" that a brewery may be interested in moving in. This is not enough. A long-term tenant should be part of the tax break agreement, that we have some guarantee that the space has a tenant committed to long-term use of the space. What exactly the motivating factors could be I leave for my City and the project managers to decide, but we should not be giving an abatement for empty space. These proposals only give a sense of the commitment of both parties to have the interest of us, the taxpayers of Elmira at heart. We are the ones who will have to live with these decisions that will not only affect us, but our children. I ask for your sincere consideration of these proposals. Who sees the minutes of the meeting. Ms. Kadar responded that the board and developer will see them and they will be posted on the IDA's website, www.chemungcountyida.com.

Nick Ahearn asked if there is anything in the contract that requires the project to use local labor and suppliers. He also asked if there was a cost analysis. Z. Kadar replied that the company already indicated that local labor will be used. A FOIL request would have to be made to obtain a copy of the application.

There being no further public comment, the hearing was closed at 2:24 PM.

Respectfully submitted,

Mary K. Rocchi
Recording Secretary