

Tioga County Industrial Development Agency
Board of Directors
Minutes
October 8, 2014

1. **Call to Order and Introductions** – the meeting was called to order by the Chair, R. Kelsey at 5:32 p.m.

2. **Attendance**
 - A. IDA Board Members
 1. Roll Call: R. Kelsey, K. Dougherty, A. Gowan, T. Monell, W. Woods, R. Case and E. Woods
 - a. Absent: None
 - b. Excused: None
 - B. Guests: R. D’Attilio, D. Chase (Delta Engineers), C. Haskell, L. Tinney, J. Meagher, A. Renko (Morning Times), R. Fiato and Tioga County Residents - Len Bjorkman, Wes Ernsberger, Gerri Wiley, Meredith Bocek, Ann Ellis, Janet Thomas, Lynn Schoeninger and Karen Kucharksi

3. **Privilege of the Floor** – Numerous Tioga County Residents spoke towards the rebuttal letter to support the Crestwood’s LPG Storage Project in Schuyler County that was submitted by Ms. Gerri Wiley. All the residents spoke against the project and that it is not the Tioga County IDA’s responsibility to make a decision about another county; the Crestwood LPG Storage Project in Schuyler County is not the same type of project that is located in Tioga County; the project in Schuyler County is a salt cavern storage project. Many of the residents spoke of the safety issues regarding this type of project; in the rebuttal letter, catastrophic events w/ salt storage caverns were noted as well as the concerns that it may jeopardize the environment, put tourism attractions such as wineries at risk as well as endangering the water supply.

4. **Correspondence** – Rebuttal letter for Crestwood LPG Storage Project in Schuyler County was submitted by Ms. Gerri Wiley, distributed to the board members, emails and phones calls requesting the IDA not to supply a support letter were also received.

5. **E-Site Development Project Update** – had meeting with D. D’Attilio, D. Chase, R. Kelsey, A. Gowan, L. Tinney, and R. Fiato regarding the cost and timing of the project. After a conversation with Nelson Leenhouts from Home Leasing, Delta will provide new layout plans that move project down closer to 434. Delta Engineers will also go back and revisit site development and set perimeters of layout cost and come up with new figure of what the cost will be for the IDA to implement the infrastructure. This project could be the signature project for this site. Nelson Leenhouts needs answer as soon as possible so he can move forward with securing financing for his project. David from Delta Engineering inquired about whether or not the IDA would need an easement at Ruth Street to connect to the existing water line; what size tank would be needed for the fire-fighting requirements for Nelson’s project and find out if the current booster system in Hallstead can handle new development on E-Site. A new layout design could eliminate an extensive access road, water tank on hill for single unit vs. whole development needs to be determined so Delta can go back to United Water and find out the

Motion to acknowledge W. Woods' resignation (K. Dougherty/T. Monell)

Aye: 7
Nay: 0
Abstained:
Carried

10. Resolution recognizing William Woods twenty-four (24) years of dedicated service to Tioga County (K. Dougherty/T. Monell)

Aye: 7
Nay: 0
Abstained: 0
Carried

11. Re-occurring expense – Advertisement for the Chamber Show (\$375); split with Economic Development and Planning Department in the amount of \$187.50 each; booth rental for Chamber Show (\$250); split with Economic Development and Planning Department in the amount of \$125 each – Motion to approve re-occurring expenses (A. Gowan/R. Case)

Aye: 7
Nay: 0
Abstained: 0
Carried

12. Approval of Minutes (T. Monell/A. Gowan)

Aye: 7
Nay: 0
Abstained: 0
Carried

13. Financial Report

- A. Reports
 - 1. Balance Sheet
 - 2. Profit & Loss
 - 3. Transaction Detail

Motion to acknowledge the financial statements (A. Gowan/T. Monell)

Aye: 7
Nay: 0
Abstained: 0
Carried

14. Board Seat(s) Discussion

- 1. Kevin Gillette – approved by legislative committee and awaiting approval from full legislative board, if approved, K. Gillette's appointment will begin effective November 1, 2014

15. Project Updates

- A. Lockheed Martin Closing – Agency counsel has finished all documents and submitted to Lockheed Martin's counsel for review; waiting on Lockheed
- B. Support letter - Crestwood LPG's Storage Project in Schuyler County – letter from private company, not the Schuyler County IDA; per legal counsel, the IDA is not in the position to comment on a project in another county

16. Old Business

- A. Public Authority Accountability Act
 - 1. Audit Committee Report (R. Kelsey, A. Gowan, K. Dougherty)
 - a. Preparing the 2015 - 2018 Budget per the Authority Budget Office (ABO); Adoption at the November Meeting
 - 2. Governance Committee Report (R. Kelsey, W. Woods, D. Daniels – A. Gowan - temporary member until new members can be appointed)
 - a. Need to select new committee members to replace D. Daniels on Railroad Committee

- b. Governance Committee - Motion to appoint E. Woods to the Governance Committee to replace D. Daniels (T. Monell/R. Case); Need to select a new committee member to replace W. Woods on the Governance Committee
3. Finance Committee Report (R. Kelsey, A. Gowan, W. Woods) – Renew CD at .45% for 12 months (Capital Improvement CD \$302K); transferred \$19,002 out of the general fund to the checking account to pay Larson Design’s latest bill of \$19,002; Need to select a new committee member to replace W. Woods on Finance Committee

17. PILOT Updates

- A. Sent out School District PILOT bills for 2014-2015 year to IDA Projects
Received Payments from: Rynone Waverly \$10,378.28; Lockheed Martin \$3,958.05; 231 Main Street \$64.55; Crestwood (CNYOG) \$2,510,744.47
- B. Annual site visits – completing annual site visits; need to submit information on USDA LINC System by 10/31/2014

18. Reports

- A. Railroads
 1. Committee Report (T. Monell, R. Case, D. Daniels, W. Caloroso)
 - B. Loan Program
 1. Meeting with Michael Liberty – Ransom Steele Tavern (old Apalachin Hotel) (9/23/2014)
 2. Meeting with Jason VanDyke & Kyle Austin, Granite Works (10/6/2014)
- CFA announce thought to be made on October 7th, announcement date pushed back until December

19. Motion to move into Executive Session pursuant to Public Officers Law Section 105

Motion to move into Executive Session at 6:20p.m. pursuant to Public Officers Law Section 105 (T. Monell/R. Case)
Exit Executive Session at 7:08 p.m. (T. Monell/K. Dougherty)

20. Next Meeting – Wednesday, November 5, 2014

21. Adjourned - R. Kelsey adjourned the meeting at 7:09 p.m. (R. Case/T. Monell)

Attachments:

Wiley Rebuttal for Crestwood LPG Storage Project in Schuyler County; email from T. Biller; phone message from Dr. Fitzsimmons from Schuyler County
E-Site Development Timeline
D’Attilio Progress Report
E-Site Uses & Sources Scenarios
Delta Proposal(s)
OHRY-NEREX Motorcar Group Annual Rail Motorcar Excursion Advertisement
W. Woods’ resignation
Resolution recognizing W. Woods 24 years of service
September DRAFT Minutes
September Financial Report
Crestwood’s LPG Support Letter

EXECUTIVE SESSION MEETING MINUTES
Tioga County Industrial Development Agency

Date: 10/8/2014

Time: 6:20 p.m.

On a motion of Board Member Daniels, seconded by Board Member Woods, the Board of Directors went into Executive Session to discuss:

1. Financial matters of a particular person(s)

No Action Taken

Motion to Exit Executive Session at 7:08 p.m.