

TEAM TIOGA

we work for you

ECONOMIC DEVELOPMENT & PLANNING

INDUSTRIAL DEVELOPMENT AGENCY

LOCAL DEVELOPMENT CORPORATION

ECONOMIC DEVELOPMENT & PLANNING TOURISM/AGRICULTURE LEGISLATIVE COMMITTEE MEETING October 5, 2021

ATTENDEES:

Legislators: Dale Weston, Mike Roberts, Ed Hollenbeck, Dennis Mullen

Staff: LeeAnn Tinney, Linda Sampson

Guests: Peter DeWind, Co. Attorney; Elaine Jardine, Co. Planning Director, Jackson Bailey, Budget Officer

Committee Chair, Legislator Dale Weston called the meeting to order at 1:00 P.M.

MINUTES

- Approval of minutes from September 7, 2021 – Committee Chair asked for approval of the minutes from the September 7, 2021 committee meeting. Legislator Mullen made a motion to accept the September 7, 2021 minutes, seconded by Legislator Roberts. All were in favor.

Ms. Tinney introduced Mr. DeWind and Ms. Jardine to discuss solar projects in Tioga County. Mr. DeWind reported a letter was received from SunEast concerning a solar project on Montrose Turnpike. SunEast informed the county of the Real Property Tax Law (RPTL) 487 and said the County had 60 days to let them know if a PILOT was required.

This RPTL 487 means we automatically allow entities that build some kind of renewable energy project and if the assessed value of the land increases due to the build or improvement to the land, that the increased value is tax exempt for 15 years. They are required to let us know and we get 60 days to tell them whether we are going to require a PILOT. This prompted the discussion of what we want to do now and what do we want to do going forward.

Both Ms. Jardine and Mr. DeWind researched what other counties and municipalities throughout the state were doing. A spreadsheet of RPTL 487 Status by County with notes was distributed, as well as, a spreadsheet of Solar Project PILOTs in Tioga County.

Tioga County has not opted out of this law which would automatically exempt this project. The following options were brought forward:

- We require a Tioga County PILOT. There would have to be a discussion with the Town and the school districts about getting a PILOT in place.

- We can start the process of opting out of 487. If we do that, we have to pass a local law. We do not have enough time to do that to address the SunEast project, however, we can do that for future projects.
- Ms. Tinney reported that SunEast previously presented a PILOT to the IDA and the IDA was not interested because it does not add jobs and they were going to do the project anyway. However, given this situation as it stands now, the IDA would be in the position to pass the inducement resolution, set a public hearing and in November approve the PILOT if that is how the County would like them to proceed. The fact that SunEast would not be paying taxes, it's possible they would move forward with the PILOT now, but this will have to go before the board at the meeting tomorrow night.

A general discussion followed. Mr. DeWind reported the law was developed as an incentive for these types of projects. In some counties, the IDA takes care of all these PILOTs, in other counties the PILOTs are handled locally; both would have rules and standard processes in place. Counties have per megawatt hour fixed charges for the PILOT. Ms. Jardine added that some counties adjust the scale depending on agricultural farmland. If there is more impact to farmland the payment goes up and with less impact to farmland or if no prime farmland is impacted the payments go down. The lowest payment found was \$5,000.00 per megawatt.

After the discussion, it was decided to wait until the IDA meeting and see what their decision is.

- If the IDA agrees to move forward with the PILOT for the SunEast Project, the committee will meet again to discuss how to handle solar projects in the future; keeping 487 in place or opting out of it.
- If the IDA decides not to move forward with the PILOT, this committee will meet again to discuss how to handle the SunEast Project, as well as, other solar projects in the future.

TIOGA COUNTY SOIL & WATER: Wendy Walsh – Ms. Walsh was not in attendance.

ECONOMIC DEVELOPMENT & PLANNING (ED&P): LeeAnn Tinney – Agenda, attachments and highlights previously emailed.

Ms. Tinney started the meeting with a discussion regarding the resolution listed below:

J14-Authorization to Create Full time Education Workforce Coordinator ED&P. Ms. Tinney added this is the reason Mr. Bailey, the County Budget Officer, is present. The resolution is regarding the hire of the Education Workforce Coordinator position as a County employee. Ms. Tinney explained that this began with the Workforce Pipeline Strategy. Following are the events that took place:

- It was determined that a point person to act as a liaison between school districts/BOCES and local businesses was needed. The idea is to work toward positioning our high school students who may not be going to college, to enter the workforce with the necessary skills that our local employers are looking for.
- The next step was to find a local grant source to fund this position. The Hooker Foundation liked this project and committed to providing \$100,000.00 a year for three (3) years to support this Education Workforce Coordinator position.
- It was decided to hire a contracted employee through the IDA. The IDA would oversee the position and the grant funds would go through the IDA.
- The job was posted and several responses came in. After interviewing a couple of candidates, one of them stood out. Unfortunately, the top candidate was employed by Cornell and was part of the NYS Retirement System and did not want to give up that benefit. This was a deal breaker and the position was not filled.

- The steering committee then decided that providing benefits would bring in more responses and would make the hiring process more successful.

After exploring several options, the two best options follow:

- Hire this person as a County employee with benefits; funded by way of the grant to be reviewed after three (3) years.
- Hire this person as a W-2 employee of the IDA, not a part of the NYS retirement system, but does include benefits.

After three (3) years, the intent is to get buy in from the school districts and local employers. If that doesn't happen, the position goes away.

Ms. Tinney stated this resolution is being presented to find out if this committee would have any interest in supporting the Education Workforce Coordinator position that would add to the head count for the ED&P Department.

After a short discussion, the conclusion was that as long as the position is funded by the grant money, and if after three (3) years is not supported by the school districts or local employers that this position goes away, the committee was in agreement to move this resolution forward.

Legislator Mullen asked what metrics are to be used to see if this is successful. Ms. Tinney responded that the steering committee for this project has been working on putting metrics together to measure the success of this position.

Ms. Tinney reported this is also on the agenda for discussion at the IDA meeting tomorrow.

Following are the Director's Highlights:

Meetings Attended – Ms. Tinney reported the following meetings attended:

- Tioga County Chamber of Commerce Board
 - Sabrina Henriques- New President/CEO hired; starting October 12th.
- Tioga County IDA
- Tioga County LDC
- Education Workforce Coordinator Steering Committee
 - IDA vs County – Discussed earlier in the meeting.
- Greater Valley Chamber of Commerce Annual Dinner
 - Dr. Eric Knolles was honored as the Business Person of the Year.
 - Assemblyman Christopher Friend was at the dinner to present to Dr. Knolles.
- Finger Lakes Wine Country
- NYSAC Seminar
- Tioga County Department Head Real Colors Training
- Regional Council
 - Executive Committee- CFA and DRI scoring has begun. There is another round of DRI this year; \$10M will be awarded to two communities in the Southern Tier. There three applications: Ithaca, Endicott and Norwich.
 - Full Board Approvals
- Municipality Visits
 - Village of Owego
 - Board Meeting
 - Planning Board
- Business Visits
 - Upstate Shredding
 - New signage – An agreement was made with the IDA, V&S and Upstate Shredding for a new sign at Corporate Drive.

- Land purchase – Mr. Weitsman wants to start a crypto currency mining venture in Tioga County and needs about 2 acres of land with adequate power supply. If NYSEG can confirm the electric capacity, Mr. Weitsman is looking at the parcel on Corporate Drive and is interested in buying a couple of acres. Ms. Tinney reported reaching out to Gary Hammond, Public Works Commissioner, and asked if he'd be okay with the sale of a couple of those acres. Mr. Hammond expressed concern regarding the swale that runs through there that needs to be maintained and requested a drawing of the area that Mr. Weitsman is interested in. Ms. Tinney has made that request. Once the information is collected, Ms. Tinney will come a back to this committee. The appraisal done in 2014 was for \$50,000.
 - Apalachin Hotel- The owners are looking to do something with the old Blue Dolphin.
- Presentations
 - Ms. Tinney presented at the NYS Commercial Realtors Association on September 10th.

Department Highlights

- Village of Owego
 - DRI (18 projects)- Ongoing
 - Coburn Library- Project completed; Ribbon Cutting event was held.
 - NY Main Street, Owego (5 projects)- North Avenue; ongoing.
 - Owego Gardens 2
 - Tank construction has begun.
- Village of Nichols
 - USDA Shared Services- Sweeper/Vacuum Truck has been ordered. Legislator Roberts asked what the match was. Ms. Tinney will research and let him know.
- RESTORE NY
 - Owego and Waverly projects nearing completion – Working on final paperwork.
- Land Bank
 - Temple and Liberty LLC
 - Local Approvals
 - ❖ County 239 Review- Completed and recommended for approval.
 - ❖ Village of Owego Planning Board- Met last week; a very long meeting. The Public Hearing closed at 11:30 with no decision made. It was tabled for the environmental review and any possible recommendations for their October meeting. Ms. Tinney reported there was a push by the Village to reenact the compensatory storage requirement for the flood management law, however it looks like they don't have the votes to bring it back. This would have been a challenge for the developer. We are working with the developer to solve a \$14M funding gap to help move this project forward.
 - ❖ Village of Owego Zoning Board of Appeals- This is the next step for this project. Ms. Tinney reported that we will know by the end of October if this project makes it through the local approval process.
 - Tenant Relocations – All but one has been successfully relocated.
 - Property Purchases (5) – The balance of the properties have been purchased; all 13 properties are now in the name of the Land Bank which ultimately will be sold to Ithaca Neighborhood Housing Services.
- American Rescue Plan Act (ARPA) Funds – The following funding requests have been made:
 - Land Bank- \$500,000 – Opportunity for projects outside the Village of Owego or Village of Waverly.

- Broadband- \$750,000 – Opportunity in the Town of Nichols to extend fiber to unserved and underserved homes; 350 addresses have been identified within the opportunity zone; looking to partner with investors for an internet service provider.
- Tourism- \$100,000 – Ms. Maffei has a plan for these funds.
- Mapping (ortho imaging)- \$200,000 - Legislator Roberts inquired why this isn't under the GIS Department. Ms. Tinney will look into and get back to Legislator Roberts.
- Code Enforcement- \$300,000 – Off the table at this point.
- Community Development – Ms. Ortu continues to work on the following:
 - Tioga County Non-Profit Network
 - REAP
 - Tioga County Foundations Coalition
 - Waverly Glen Park
 - Elks Capital Project
 - Leadership Tioga- Ms. Ortu will be the facilitator, if the class is able to begin. It depends on Covid #'s.
- Workforce
 - Workforce Pipeline Development Study- Implementation
 - Education Workforce Coordinator
 - ❖ County employee vs. Contract employee – Discussed earlier in the meeting.
- Economic Development – Ms. Schnabl continues to work on the following:
 - DRI Project administration
 - NYMS Project Administration- Owego and Candor
 - Solar Project Mapping
 - GIS Mapping Activities
 - State Lead Responses
 - Ag
 - Ag Value Chain Implementation Team
 - Agricultural Resource Group
- Planning – Ms. Jardine continues to work on the following:
 - 239 Reviews (3)
 - County Case 2021-021: Town of Owego- Site Plan review; Nikos Automotive addition; recommended approval.
 - County Case 2021-022: Village of Owego, Site Plan Review Floodplain Special use Permit and Area Variances; INHS housing project; recommended approval.
Legislator Roberts asked if a traffic study has been done where Nikos Automotive is, reporting the intersection is bad right there. Ms. Tinney will check into and get back to Legislator Roberts.
 - ST8 CEDS- ARPA Build Back Better Program- We have submitted to ST8 for consideration of ARPA money to encourage renewable energy programs. We are hopeful for buy in from Lockheed Martin, Pros Project Environmental and one other.
 - ARC application final reviews- We have the number one rated project with our Education Workforce Coordinator; looking for additional funding through ARC for that project.
 - Uniform Building Permit and Inspection Fee Schedule Report- final draft – Part of the Code Enforcement Study identified that the fee schedules for all our municipalities were different. It is a recommendation to have uniform fees collected related to building permits and inspections. The study is in final draft form. Ms. Tinney could share it, upon request.
 - Presentations – Ms. Jardine had made the following presentations:

- Marijuana Regulation and Taxation Act (MRTA) – Making sure the municipalities understand what is required of them, what the implications are and any steps they need to take.
 - ❖ Village of Waverly
 - ❖ Town of Tioga
- Grants
 - Potential (11)
 - Temple and Liberty LLC- affordable housing
 - Village of Owego- CDBG, Housing Rehab
 - NYS HCR Community Investment Fund
 - CDBG CARES Act- Small Business Support
 - Candor EMS, Tioga State Bank Foundation
 - Tioga County- 2021/2022 (Phase II)
 - Home Central, ESD Capital grant
 - Evergreen Cemetery- Mildred Faulkner Truman
 - REAP- Owego Elks, Hooker Foundation
 - Tioga Terrace- Hooker Foundation
 - Village of Waverly- Waverly Glen Park, Hooker Foundation
 - Pending (16)
 - Racker- USDA/CDBG Neighborhood Depot
 - Town of Richford- Senator Schumer, town hall
 - REAP- NPS Historic Preservation Subgrant Program
 - TCIDA-ARC- Education Workforce Coordinator
 - Tioga County- 2020/2021 Phase III
 - Tioga County- 2021/2022 Phase I
 - CPSI- CFA, ESD Planning grant, incubator plan
 - TC IT- CFA LGE, shared services Owego/Candor
 - Village of Waverly- ESD Planning, Economic Analysis
 - Town of Richford- FEMA (engineering of railroad stream crossing)
 - Village of Owego- OPRHP, OPD building restoration
 - Nelson Development; 48-50 Lake St- ESD Capital grant
 - Carantouan Greenway- waterfront trail, TSB Foundation
 - REAP- Owego Elks, Les Wagner Foundation
 - REAP, Owego Elks, TSB Foundation
 - Evergreen Cemetery- TSB Foundation
 - Active (27)
 - Village of Owego- RESTORE NY, Briggs/Awad
 - Village of Owego- Downtown Revitalization Initiative
 - Village of Waverly- NYS Parks, Waverly Glen Park
 - Village of Waverly- RESTORE NY, Twigg
 - REAP- USDA, Public Well (equipment)
 - TCPDC- Enterprise Community Partners (land bank funds)
 - Village of Owego- Main Street (CFA)
 - Midwestern Pet Foods (CFA)
 - Racker (CFA)
 - Raymond Hadley (CFA)
 - Town of Richford- SAM, Assemblyman Friend (highway equipment)

- Owego Apalachin Central School District- WDI (workforce)
- Village of Candor- NY Main Street
- REAP- Community Foundation (Code Enforcement Plan Implementation Tasks)
- Candor EMS- Community Foundation, operating funds
- Tioga Arts Council- Community Foundation, Retail for Good
- REAP, Owego Elks Lodge- Fannie C. Hyde, building repair
- Boys & Girls Club- Hooker Foundation, operating funds
- Hooker Foundation- Education Workforce Coordinator
- TCLDC-USDA RDBG- Tioga County Recruitment Tool
- TCLDC-USDA RBDG- Technical Assistance to Business
- Catholic Schools of Broome County- Fannie C. Hyde
- REAP, Owego Elks Lodge- Mildred Faulkner Truman, building assessment
- Candor Historical Society- Tioga State Bank
- Village of Nichols- USDA Community Facilities (vacuum truck)
- Candor Historical Society- Tioga County Senior Citizens Foundation
- Candor EMS- Tioga County Senior Citizens Foundation
- Completed (1)
 - Village of Waverly- Mildred Faulkner Truman, Waverly Glen Park

2021 Budget

- Economic Development- Tracking
- Planning- Tracking

Resolutions – As discussed earlier, this committee was in agreement to move the following resolution forward:

J14-Authorization to Create Full time Education Workforce Coordinator ED&P

ADJOURNMENT – With no further topics of discussion or questions, the meeting was adjourned at 2:10 P.M.

Respectfully Submitted,
 Linda Sampson
 Administrative Assistant Economic Development & Planning