



**Tioga County Industrial Development Agency
May 7, 2025 – 4:30 pm
Ronald E Dougherty County Office Building
56 Main Street, Owego, NY 13827
Legislative Conference Room, 1st Floor
Regular Meeting Minutes**

Call to Order and Introductions: 4:33 PM

Attendance: IDA Board Members

1. Roll Call: J. Ward, B. Evanek, K. Gillette, T. Monell
2. Excused: E. Knolles, M. Sauerbrey
3. Guests: C. Yelverton, Joe Meagher, B. Woodburn, Wendy Walsh, Matt Freeze, Megan Schnabl (virtually)

Privilege of the Floor:

Wendy Walsh- Blodgett Rd. Project. Wendy, District Manager of TC Soil and Water, provided a status update of the project. The project includes addressing the erosion along the railroad on Blodgett Rd. DEC-WQIP Grant funding was obtained and the contract with the state has been signed. The landowner does not want any responsibility regarding maintaining the project area after project completion. The IDA will be responsible for monitoring and maintaining the site with TC Soil and Water. The project design life is 10 years and often lasts longer. If a natural disaster does occur and the site needs to be addressed again, FEMA will often provide funding assistance. Two bids were received, one from JB Excavation and a certified minority enterprise. The bids were financially significantly different and the lower bid with JB Excavation was selected. A pre-construction meeting with the contractor is this Friday. The cost of the project is half of what was anticipated. There is a powerline that NYSEG has requested to turn off before construction can begin. The project includes putting modified root wad toe wood on a stone foundation, with new planted trees.

Approval of Minutes:

- A. April 2, 2025, regular meeting

Motion to approve April 2, 2025, minutes as written (T. Monell, B. Evanek).

**Aye – 4 Abstain – 0
No – 0 Carried**

Financials:

- A. Balance Sheet
- B. Profit & Loss



C. Transaction Detail

Motion to acknowledge financials as written. (B. Evanek, K. Gillette).

**Aye – 4 Abstain – 0
No – 0 Carried**

ED&P Update:

New Business:

- A. Swartwood Lease- the remaining balance for 2024 has been paid and 2025 lease is paid.
- B. FAST NY Grant- LDG and Hunt provided estimates for pre-development engineering services for 3 parcels in Lounsberry with an estimated cost of \$150,000. The FAST NY Track B Grant is a 50/50 match and previous funding such as the RBDG (\$90,000) and ARC (\$26,000) grant funding would count as a match. The IDA would need to acquire funding to match the remainder.

Motion to apply for FAST NY Track B Application. (T. Monell, K. Gillette).

**Aye – 4 Abstain – 0
No – 0 Carried**

- C. Newark Valley Historical Society Depot Update- Depot days start in June.
- D. IDA Property Site Listing- Loopnet and Zillow offer site listings for free. Currently, the IDA properties are only listed on the Tioga County Available Property list which is under maintenance and underutilized.

Motion to list available IDA properties on Loopnet and Zillow (K. Gillette, T. Monell).

**Aye – 4 Abstain – 0
No – 0 Carried**

- E. Reports on the Depot Road properties. Appraisals were received for 3 properties in Lounsberry. The first appraisal includes one parcel of 25.4 acres, and the second report includes all 3 parcels, totaling 93 acres, with roughly 70 acres of developable area. The appraisal equates to approximately 20k per acre. In order to apply for the FAST NY grant, option agreements for the properties are required.

Motion to share appraisal reports of Depot rd. properties with the landowners, and initiate negotiations (K. Gillette, T. Monell).



Aye – 4 Abstain – 0

No – 0 Carried

- F. RJ Corman-March Revenue. No new information regarding railroad crossing.
- G. Leases- All but three lease payments have been received for 2025.

Old Business:

- A. Tractor Supply- Fee for required easement with the IDA that will cover J. Meagher’s legal fee. Project is advancing. More information to come.
- B. Owego Gardens Sewer Subsidy. Owego Gardens would like the IDA to continue paying the 46% annual sewer fee. B. Woodburn requested information on why Owego Gardens needed the fee to continue. Owego Gardens has a 30 year loan for financing the project and needs the sewer fee. Owego Gardens has budgeted sewer costs for 30 years. The costs of sewer has not changed in the last 5 years. B. Woodburn provided calculations of the cost of sewer with the rate increase of 1, 2, and 3%. With the highest increase rate of 3%, the cost of sewer would still be less than the amount Owego Gardens has budgeted for. Owego Gardens paid around \$43,000 for sewer which included late payment fees. The board discussed offering Owego Gardens a counteroffer, including a reduced sewer subsidy for the remainder of the contract.

Committee Reports:

- A. Public Authority Accountability Act (PAAA)
 - 1. Audit Committee Report: E. Knolles (Chair), J. Ward, B. Evanek
 - 2. Governance Committee: J. Ward (Chair), M. Townsend, E. Knolles
 - 3. Finance Committee: J. Ward (Chair), M. Townsend, K. Gillette
 - 4. Loan Committee: J. Ward, K. Dougherty, D. Barton, E. Knolles, B. Evanek, J. Lavo- Closing in process waiting on Coughlin and Gerhart (COIF Realty) to drop off paperwork and pick up check.
 - 5. Railroad Committee: M. Sauerbrey, K. Gillette, T. Monell
 - 6. Public Relations Committee: B. Woodburn, M. Sauerbrey, T. Monell

PILOT Updates:

- A. Sales Tax Exemptions Update:
 - 1. Best Bev LLC - \$2,628,331.53 (December)/Authorized \$5,200,000
 - a. Waiting on updated Sales Tax Tracking Sheet
 - 2. Arteast Café LLC - \$18,750 (April)/ Authorized \$24,000
 - 3. Navo Properties LLC - \$2,520.04 (April)/ Authorized \$2,728
- B. Suneast Solar Pilot- Resolution was approved in October for Suneast to pay the



portion of the agencies fee of \$192,326, and the balance due of \$274,501. Closing in process with J. Meagher's office. J. Meagher is working with the other attorney, and it is anticipated that this will be completed by the end of the month.

- C. Kinder Morgan (CNYOG) request to extend PILOT – Will expire on 2/28/2026. J. Meagher is going to discuss the PILOT with Kindermorgan.

Project Updates:

Grant Updates:

- A. NYS Division of Homeland Security & Emergency Services-Richford Railroad.
 - a. Study completed. Reimbursement has been received.
 - b. Grant has been closed out.
- B. USDA RBDG and ARC Grant – Engineering Design Lounsberry Industrial Hub
 - a. The initial stages of the project have been completed waiting to finish the Geotech. Hunt provided a draft report and will present the final report at the next board meeting.
 - b. Quarterly report has been completed for quarter ending in 3/31/2025.
- C. ESD Grant Application – Municipal Water Extension to Raymond Hadley
 - a. Reimbursement has been received.
 - b. Grant closure is in process.
- D. Water Quality Improvement Plan- Blodgett Road; S&W 2025 start
- E. USDA IRP Loan Application – Requested update 1/27/2025
 - a. Letter of Conditions package forthcoming
 - b. Temporary pause on all new federal obligations at this time
- F. USDA Equipment Lease Grant Application- Guidelines, lease agreement and application are drafted. Quarterly report has been completed for quarter ending in 3/31/25.

Motion to move into Executive Session pursuant to Public Officers Law Section 105 – (T. Monell at 5:30 PM).

Motion to exit executive Session (K. Gillette).

Next Meeting: Wednesday June 4, 2025, in the Legislative Conference room.

Motion to Adjourn the meeting at 5:38 PM (B. Evaneck, K. Gillette).