

**ECONOMIC DEVELOPMENT & PLANNING
TOURISM/AGRICULTURE LEGISLATIVE COMMITTEE MEETING
March 6, 2018**

ATTENDEES:

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

Staff: LeeAnn Tinney, Linda Sampson, Lisa McCafferty

Guests: None

MINUTES

- Approval of minutes from February 6, 2018 - Legislator Weston asked for approval of minutes from the February 6, 2018 committee meeting. Legislator Hollenbeck made a motion to accept the February 6, 2018 minutes, seconded by Legislator Hollenbeck. All were in favor.

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

CORNELL COOPERATIVE EXTENSION: Andy Fagan – Mr. Fagan was not in attendance.

ECONOMIC DEVELOPMENT & PLANNING

Ms. Tinney reported the following:

1. PLANNING REPORT – Agenda previously emailed:

- **239 Reviews**
 - County Case 2018-003: Village of Owego, Rezoning requests in Turtletown R3 to R2, Turtletown property owners – Rezone these twenty-eight properties resulting in prohibition of multi-family apartments. Staff recommended approval and the TCPB unanimously carried the vote.
 - County Case 2018-004: Town of Candor, Site Plan Review, DNYP, LLC Dollar General – Construct and operate a 9,100 square foot general retail store on NYS Route 96B in the Town of Candor. Staff recommended approval with conditions of septic system design, SWPPP and NYS DOT Region 9 requirements, and TCPB could not carry the vote due to required vote abstention and absenteeism.
 - County Case 2018-005: Village of Spencer, Site Plan Review, Fun City Service, LLC – Demolition and reconstruction of a new convenience store moved to the rear of the lot at the gas station on the four corners in Village of Spencer. Staff recommended approval with conditions regarding new septic system design, work with TC SWCD on suitable drainage/stormwater management practices, and compliance with NYS DOT Region 9 requirements and TCPB unanimously carried the vote.

- County Case 2018-006: Village of Owego, Rezoning requests 233 – 249 Front Street R2 to R3, Niera and Lovelass – Rezone these properties to allow low-impact businesses in the petitioners' residential structures (a small retail venture and apartments, and a bed & breakfast/inn respectively). Staff recommended approval with the condition that the Code Enforcement Officer work with the Neira's to ensure that their retail business complies with the R1 regulations and definition of a home occupation. TCPB unanimously carried the vote.
- County Case 2018-007NA: Town of Nichols, a lot density area variance, Tinney: Residential lot density variance request was sent back to the Town of Nichols Code Enforcement Officer without TCPB recommendation due to lack of Intermunicipal or countywide impacts.
- **Municipal Plans/Projects** – Ms. Jardine continues to provide assistance with the following:
 - Town of Richford – Assisting with an upcoming summer deadline Technical Assistance Grant from the Preservation League of NYS to fund an updated Building Condition Report on the Richford Graded School.
 - Town of Nichols – Produced a map of West River Road showing proposed street light installations on existing NYSEG electric poles for a February 28th public hearing.
- **Other** – Ms. Jardine continues to contribute on the following projects:
 - Working with the Tourism Office to plan Tioga County excursions and other arrangements for travel bloggers attending the Finger Lakes Wine Country hosted TBEX 2018 Conference in September.
 - 2018 Annual Agricultural Districts Inclusions – Held an Agricultural & Farmland Protection Board meeting to make recommendation on 122 acres added to the Owego/Nichols to Legislature. Public hearing is scheduled on March 8th; resolution to the Legislature for March 13th meeting.
 - Hazard Mitigation Plan Update – Tetrattech contract was approved and signed on our end and was sent to Tetrattech's NE operational office for their signature.
 - Succession Planning – Preparing for the second Institute for Advancement training session; the topic is Supervisor Training with an emphasis on evaluations and hiring.

Resolution

C05-Authorize 2018 Requests for Inclusion of Land in Agricultural Districts

2. ECONOMIC DEVELOPMENT REPORT – Ms. Tinney reported the following; agenda previously emailed:

- **Outreach** – The following companies were visited or meetings were attended:
 - Tioga County Chamber of Commerce
 - Communication Workshop – ED&P staff attended a Transformational Communication workshop on Friday, February 9th, put on by the Tioga County Chamber.
 - Annual Dinner – ED&P staff attended the Tioga Chamber Annual Dinner on Thursday, February 15th; roll out re-brand of Team Tioga wearing Team Tioga T-shirts with video playing and promotional items displayed.
 - Leadership Tioga – Proceeding well; have had 2 sessions with 19 participants.

- Town of Nichols – Attend meetings regularly; working on the purchase of 10 acres of property by the IDA. Contract signed, enviro testing in progress.
 - REAP- Working on revising this organization; there are concerns of policies not being followed properly. Ms. Woodburn has done extensive research and Ms. Tinney will be presenting to the REAP Board with suggestions on how to better function within policies moving forward.
 - Workforce Development – Working closely with Sheri McCall and the Department of Labor; putting together a unique program that would involve a public & private partnership. This program involves contributions from local industries to assist in paying for instructors to train people with guaranteed employment at the end of the training, the first being for CNC training. This will include a pay scale they could work towards.
 - STREDC – Monthly meeting attended.
 - Regional Council
 - Executive Committee – met recently; getting ready for the next round of CFA.
 - ST8 - CEDs planning – Known as STERPDB (Southern Tier East Regional Planning Development Board), they are rebranding to ST8 (Southern Tier 8); representing 8 counties. Ms. Tinney is involved in the Comprehensive Economic Development (CED) planning document that is being produced from this group.
 - Community Bank – Met with new people from Community Bank.
 - Lt. Gov. K. Hochul – This event was canceled due to weather.
 - Greater Valley Chamber of Commerce (GVCC) – Met with Eleanor Hill at GVCC, their annual dinner is coming up on March 21st; will roll out Team Tioga at this event.
 - Tioga State Bank – Several meetings with the Ag person at Tioga State Bank. Visited two Amish Farms in Candor; very good meetings.
- **Project Updates**
 - Gateway - Construction on going.
 - Parkview – Construction commencing.
 - Owego Freehold – Continue working on the engineering of site fill. Conflicting information on what can be done to fill the hole and different interpretations of what DEC will allow to fill the hole due to flood plain regulations. Hope to have this resolved soon.
 - Owego Gardens 2 – Permitting process commencing; will be submitting a PILOT application in the next week or so.
 - AgZeit Project – Providing information for a company looking for a possible site in Tioga County.
 - Project Steel – Tioga County site not selected; project went to Broome County due to proximity to Albany.
 - Village of Owego – NY Main Street CFA 2018 application. Ms. Saraceno presented to the Village of Owego Board on March 5th regarding this NY Main Street application for the North Avenue area. The village voted in favor. A resolution will

be presented next month looking for permission to apply for NYS Main Street funding on behalf of the village.

- **State Leads**

- Project Lion Electric – Submitted the Lounsberry site information; 300 jobs associated with this project. Still waiting for a response.

- **Ag Economic Development**

- Ag Advisory Committee (W. Walsh, A. Fagan, E. Jardine, L. Tinney) – Meetings continue.
- Ag Ec Dev Specialist Search
 - There were 3 responses to the ad for this position, 3 interviews conducted and one will be returning for a second interview on Thursday, March 8th.

- **Other**

- Tioga County Succession Planning Team – The next class will be March 21st; the first session was successful. There are 19 participants. Legislative Chair Sauerbrey mentioned one of the participants attended an administrative meeting this morning, a requirement of the class, and said they did a nice job presenting on a project they were working on.
- Tioga County Business Services Team - 2018 Job Fair will be held March 7th at the Treadway; 110 businesses registered to participate.
- IDA/Tioga Opportunities/ED&P- Housing Study roll out on Wednesday, March 7th at 3:00PM in Hubbard Auditorium. Ms. Tinney invited everyone on the committee and encouraged all to attend.

Not on the agenda, Ms. Tinney reported having contact with Adam Weitsman at Upstate Shredding. Mr. Weitsman is again interested in purchasing the property at the end of Corporate Drive. The first time his interest was expressed an appraisal was done. Once the appraisal that was completed there was a feeling from this committee that the property was worth more, so it never moved forward with a sale. Ms. Tinney would like to put a package together with the old appraisal as well as a map and present it to this committee to see what everyone thinks now. This package will include what Mr. Weitsman's intentions are for the lot. All were in agreement to revisit the project.

Mr. Weitsman is also looking for additional property to put a refueling station on and has inquired about the two acres on the corner. Ms. Tinney spoke to Mr. Hammond about this and he suggested another location that might better suit this project. There is property available between the fire station and Corporate Drive owned by the fire department and they are interested in selling. This is the property we are going to present to Mr. Weitsman for the refueling station.

- Car servicing chargeback to ED&P – Ms. Tinney had Mr. Hammond research the hours of maintenance for the two cars that the ED&P Department maintain. There were 6 hours in 2017, at \$67.42 an hour, equaling \$404.52. If the change being talked about were to happen this would a charge to the ED&P budget going forward. Ms. Sampson manages the two cars for this building. These cars are not just used by ED&P, but by the Treasurer's Office, Personnel, Real Property and others.

Ms. Tinney requests that if this change is made, she no longer wants the cars maintained out of the ED&P office. This issue is still in the talking stages.

- Discussion - Defining ED&P Focus for 2018 – Ms. Tinney reported that when she was hired in this position, it was made clear the goal was to produce measurable results, such as increase jobs, increase sales tax, and increase real property income revenue. For almost five years the ED&P Department has been focusing on these goals with some success. Ms. Tinney indicated that there are other things she would like to explore, get involved in and work on, including workforce development, the need for housing, and how to attract not only affordable multi-family homes, but single family developments. Realizing the difficulty to measure the impact of these things, Ms. Tinney has begun to head in this direction while continuing to work on the increase of jobs and taxes. Ms. Tinney opened the floor for discussion and asks if everyone okay with heading in this direction.

After some discussion, it was decided to continue exploring these ideas moving forward.

Resolutions – The following resolutions were presented and approved:

C12 - Re-Appoint Beth Johnson to the Tioga County Local Development Corp

C13 - Re-Appoint Sonny Dewitt to the Tioga County Local Development Corp

ADJOURNMENT – With no further topics of discussion or questions, the meeting was adjourned at 2:30 P.M.

Respectfully Submitted,

Linda Sampson, Administrative Assistant to Economic Development & Planning