

**Tioga County Industrial Development Agency  
Board of Directors Minutes  
December 2, 2013**

- I. Call to Order and Introductions** – the meeting was called to order by the Chair, A. Gowan at 5:30 p.m.
- II. Attendance**
- A. IDA Board Members
    - 1. Roll Call
      - a. Present: A. Gowan, M. Sauerbrey, T. Monell , D. Daniels , W. Woods and K. Dougherty
      - b. Absent:
      - c. Excused: R. Kelsey
    - B. Guests: C. Haskell, L. Tinney, J. Meagher, and R. Fiato
- III. Privilege of the Floor - none**
- IV. Approval of Minutes** (M. Sauerbrey, W. Woods)
- |        |              |
|--------|--------------|
| Aye: 5 | Abstained: 0 |
| Nay: 0 | Carried      |
- V. Financial Report**
- A. Reports
    - 1. Balance Sheet
    - 2. Profit & Loss
    - 3. Transaction Detail
- Motion to acknowledge financial statements (K. Dougherty, W. Woods)
- |        |              |
|--------|--------------|
| Aye: 5 | Abstained: 0 |
| Nay: 0 | Carried      |
- VI. Project Updates**
- A. E Site
    - 1. Email outcome for approval of PERC Test at E Site – Tentatively scheduled for December 4<sup>th</sup> to be completed
- Motion to approve PERC Test to be completed at E Site (K. Dougherty, M. Sauerbrey)
- |        |              |
|--------|--------------|
| Aye: 5 | Abstained: 0 |
| Nay: 0 | Carried      |
- 2. E Site – STREDC Collateral Requirements – Received a verbal approval from STREDC for \$800,000 loan approval, one percent loan, interest only for 10 years; STREDC first lien position on village portion of site
  - 3. Sign at the E Site
- B. Tioga Downs – Request to extend sales tax exemption letter until January 8, 2015
- Motion to extend the Tioga Downs sales tax exemption letter (D. Daniels, K. Dougherty)
- |        |              |
|--------|--------------|
| Aye: 5 | Abstained: 0 |
|--------|--------------|



**IX. Report**

A. Railroads

1. Committee Report (T. Monell, M. Sauerbrey, D. Daniels, W. Caloroso)
  - a. OHRV 3<sup>rd</sup> Quarter Revenue Chart
  - b. Final requested documentation sent to FEMA for OHRV

B. Loan Program

1. The Palmer House – request to give borrower two weeks to get caught up with past due balance and forgive ½ of the late charges that are currently due; once payment is received, allow interest only payments for three months. Regular P&I payments will resume after three months

Motion to approve The Palmer House catch up plan (K. Dougherty, D. Daniels)

Aye: 6

Abstained: 0

Nay: 0

Carried

2. Tazco Foods, Inc. – no action necessary

**X. Next Meeting – Regular scheduled meeting lands on a holiday, January 1, 2014; will need to reschedule Annual Meeting to January 8, 2014**

**XI. Adjourned**

Attachments:

November DRAFT Minutes

November Financial Report

Waverly Trade Center Rail Transload SEQR Type II Criteria Documentation

Waverly Trade Center Resolution Setting Type II Status Under SEQR

OHRV 3<sup>rd</sup> Quarter Revenue Chart

**EXECUTIVE SESSION MEETING MINUTES**  
**Tioga County Industrial Development Agency**

Date: 12/2/2013

Time: 6:10 p.m.

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

1. Financial matters of a particular person(s)

Motion to Exit Executive Session at 6:25 p.m.