

**Steuben County Industrial Development Agency  
7234 Route 54N, P.O. Box 393, Bath, NY 14810**

**Minutes of the Regular Meeting  
July 26, 2007**

- I. Call to Order:** The Regular Meeting of the Steuben County Industrial Development Agency (SCIDA) was called to order at 11:00 a.m. by the Chairman, Mike Doyle at their offices at 7234 Route 54N, Bath, NY

Present:	Mike Doyle	Chairman
	Philip Roche	Vice Chairman
	George Connors	Secretary
	John Sirianni	Member
	Mike Nisbet	Member
Absent:	Rick Weakland	Member
	Doug Malone	Member

Also Present:	James Sherron	Exec. Director SCIDA
	Kathy Warren	Treasurer/Admin. Asst.
	John Leyden	Counsel
	Jack Benjamin	Consultant
	Jim Griffin	Consultant

- II. Secretary's Report.** A motion to approve the June 2007 Steuben County Industrial Development Agency's Regular Meeting minutes was made by George Connors, seconded by Phil Roche. All in favor. Approved.

- III. Treasurer's Report.** The June 2007 financial statements were presented by Treasurer, Kathy Warren. A motion was made by Phil Roche to approve the Treasurer's Report for June 2007, seconded by George Connors. All in favor. Approved.

Jim Sherron presented the 2007-08 proposed budget. Phil Roche made a motion to accept the 2007-08 proposed budget, seconded by George Connors. All in favor. Approved.

**IV. NEW BUSINESS**

**A. UPC Wind Project – Cohocton/Dutch Hill.** Jim Sherron indicated that the SEQRA process is completed for the Cohocton wind project and the Dutch Hill wind project. We have negotiated a PILOT Agreement and the Town has negotiated a Hosting Agreement that is acceptable. The town is requesting a freeze on the percentages the taxing authorities would received on a PILOT. Jim indicated to them that this could not be done without an agreement from the other affected taxing authorities. It appears that the school district is in

agreement. The County would have to agree also. The Town Board meets tonight and if approved would send a Resolution requesting the freeze. We would then require a Resolution from the School and would then go to the County for their approval.

Jim indicated that the developer is ready to break ground on this project. We have not held a public hearing yet. A hearing is scheduled for next month. We can grant benefits up to \$100,000 without a public hearing.

The following resolution was offered subject to receipt of signed application within ten (10) days by Mike Nisbet and seconded by George Connors. All in favor. Approved.

INSERT RESOLUTION

**B. NOMINATING COMMITTEE.** Phil Roche presented the slate of officers:

CHAIRMAN	MIKE DOYLE
VICE CHAIRMAN	PHIL ROCHE
SECRETARY	GEORGE CONNORS
TREASURER	KATHY WARREN

Phil made a motion to accept the slate of officers as presented, seconded by Mike Nisbet. All in favor. Approved.

**C. SHIFT OF COUNTY ROUTE 113.** Jim Sherron presented the SCIDA Board with a map of County Route 113 with an indication of where the proposed Wal-Mart would be located. The State of New York Department of Transportation has contacted Jim asking if the SCIDA Board would entertain the moving of County Route 113. It would come in next to Shirley's Lumber which would eliminate having two stop lights within a few hundred feet of each other. Jim indicated that it would enhance the IDA property as that section of the property is low and it would eliminate the need for a second stop light. He would request that all the utilities be moved at the time the road was moved. The road being moved is a county road. Jim asked that the Board view on their own the location of the new road for further discussion at a later date.

**D. WYCKOFF GAS STORAGE PROJECT.** Jim previously forwarded to the Board a letter from Wyckoff requesting an extension of the sales tax exemption for the project. Additional testing is need at the site. Jim suggested a six (6) month extension with a 4-5 week update on the testing being done. George Connors made a motion to grant a six (6) month extension of the sales tax exemption, seconded by Phil Roche. All in favor. Approved.

**V. OLD BUSINESS**

**NONE**

## VI. OTHER BUSINESS

- A. SEMGAS ROW – TENNESSEE PIPELINE.** Jim Sherron indicated that he received a request from SemGas with regard to the ROW with Tennessee Pipeline. We have previously given a right-of-way in conjunction with SemGas and Tennessee Pipeline. The right-of-way was twenty-five (25) feet. Due to drifting snow in the winter the pipeline was not able to keep the road cleared to service the line. They are requesting an additional 10 feet to make the right-of-way thirty-five (35') to be able to mediate the situation. A motion was made by Phil Roche to grant an additional ten (10') feet to the existing right-of-way making the right-of-way thirty-five (35') subject to attorney approval, seconded by George Connors. All in favor. Approved.
- B. PRATTSBURGH WINDFARMS.** Jim Sherron indicated that we have received a PILOT offer of \$13,500 per megawatt with no hosting agreement from Egocen LLC. The School District under the standard PILOT would receive \$3,484,000 over twenty (20) years. Under the Egocen proposal the School District would receive \$5,585,000. It appears that the school district is not in agreement with this. The school district would receive a less percentage but more money. Discussion was had as to why the school district would turn down over \$2,000,000.
- C. CROWLEY FOODS.** Jim Griffin indicated that the Hornell IDA did a project with them to run the water and sewer lines to their plant in Arkport twenty (20) years ago. The properties are in the name of the Hornell IDA. The agreement expires this year. He has been discussing with them what their plans are as they have been bought out by Hood, a large company. Hood wants to put money into the plant and have been doing it piece meal. Every time Jim meets with them they have put more money into the plant. Jim has asked them to give the IDA a five (5) year projection and call it a project with new jobs etc. They have added 40 new jobs within the last year. The company is adding a \$1.6 million new line and upgrade their waster water facility for approx. \$2 million. Under the Empire Zone a regionally significant project can be agricultural. Agriculture is \$20 million and 50 jobs over five (5) years. He has met with the company and asked if they could commit to the \$20 million with 50 jobs and Empire Zone benefits would apply with IDA benefits also. The company has asked what benefits they would receive if they committed to \$20 million. Steve Dennis the Empire Zone Administrator is working up the numbers. He is hoping that the benefits that can be put together jointly between the Hornell IDA, Steuben County IDA and the Empire Zone will make a difference in their investments in the plant. Their PILOT expires this year. They are at 100% for taxes currently. The State will come in to do a revaluation after the PILOT expires. Crowley Foods is very important to area not only for the jobs at the plant but to the approximately 200 farms that sell product to them on a daily basis. Jim will keep the board updated on the progress.

**VII. ADJOURNMENT.** With no further business to discuss, a motion was made by George Connors to adjourn the meeting at 12:00p.m., seconded by Phil Roche. All in favor. Approved.

Meeting was adjourned.

Respectfully submitted,

George Connors, Secretary