

**Chemung County Industrial Development Agency**  
**Minutes of the Meeting**  
**May 11, 2023**

A meeting of the Chemung County Industrial Development Agency convened at 9:00 AM on Thursday, May 11, 2023, in the 5<sup>th</sup> Floor Conference Room of the Hazlett Building, 203 Lake Street, Elmira, New York.

Members present were Michael Cantando, Martin Chalk, Michael Collins, Chad Keenan, Mark Margeson and Liane O'Brien.

Dawn Burlew was excused.

Also present were Joseph Roman, Executive Director of the Agency; Jill Koski, Staff to the Agency; Benjamin Fleischman, Staff to the Agency; Steven Maier (Present) and Russell Gaenzle (Webex), Harris Beach; Robert Romine, Michael Saglibene, Chemung County Legislator; Ernest Hartman and Nicholas Ahearn, Local Labor Representatives; and Mary Rocchi, Recording Secretary.

Mr. Margeson, Chairman, called the meeting to order at 9:00 AM.

There was no request for public comment.

On Motion No. 5/2023-29 by Mr. Chalk, seconded by Mr. Collins and unanimously carried, the minutes of the April 13, 2023 meeting were approved.

**Financial Report:** Mr. Keenan presented the financial report. We had \$71,000 of income in April. Total expenses are \$95,000. The IDA had a \$24,000 loss which was expected. There were no major changes on the balance sheet. The IDA has \$14.2 million in assets. Mr. Roman thanked Mr. Keenan for meeting with him and Michelle VanDeBogart to review the financials. Mr. Roman commented that over \$66,000 of the total income was revenue from the County. On Motion No. 5/2023-30 by Mr. Chalk, seconded by Mr. Collins and unanimously carried, the financial report was approved.

**Executive Report:** Mr. Roman reported that Hale Roofing and Chemung County Buildings and Grounds looked at the roof of the building the Chemung County IDA is housed in with Southern Tier Economic Growth. We have not yet received a report on what repairs are needed. Staff continues to work with Small Business Administration who is interested in office space but we have not seen much movement in the past few weeks, which is not out of the ordinary. We continue to work with Adam Meinstein and Equilibrium Equities on his project for Airport Corporate Park South. James Johnson and Mr. Roman provided letters of support for Mr. Meinstein for a project he is doing in the Town of Dickinson. Mr. Meinstein has a significant presence in Chemung County. His Victory Business Center building houses Southern Tier Logistics and Frito Lay. Mr. Meinstein has also purchased the former Paramount Bowling Lanes. His potential plans include possible retail, commercial, warehousing or a sports venue. The bakery project is on hold for now. We continue to work with the travel center. We have two solar projects on the agenda today with four more in Chemung next month. Staff tries to have solar build on property not used or marketed by STEG/CCIDA. Philo Road, Airport Corporate Park South and a few other County sites will not be considered for solar. The rate structure for our solar projects is one of the

highest in the state at \$8,000/mw. Omar Sanders is the new Regional Director of Empire State Development. CFA applications have been submitted for CemeCon, CB Mechanical and CAF USA. We are working with LeeAnn Tinney, the Director of Economic Development and Planning for Tioga County, on a waterline project from Van Etten to Spencer, which will benefit the school and Raymond Hadley. It is in the study phase right now.

Ms. Koski gave a project update. There are two solar projects on agenda today. Mr. Chalk was thanked for setting up a meeting with Arnot Realty to discuss possible scenarios for the Arnot Mall. MRB Group, has done a site development study and offered some scenarios for the Mall. Mr. Chalk commented that he appreciated everyone that attended as it is an important project. St. Joseph's campus and Airport Corporate Park South are also part of the MRB Group study. As part of STEG's capital campaign, we are setting up sponsorship opportunities for businesses by doing Business Spotlights highlighting some of our local businesses. WENY has reached out to us to provide a similar idea to sponsor a business segment for the CCIDA. STEG and the CCIDA needed additional outreach to get our organizations names out there. Ms. Koski and Mr. Roman and others met with Congressman Nick Langworthy at ETCH as part of Small Business Week. The event went well and received press coverage.

### **New Business**

**Booth School Project:** The public hearing will be held next week.

**CP Breesport One LLC/CP Breesport Four LLC:** Robert Romine proposed two solar projects for the Town of Horseheads. CP Breesport One LLC is on 44.2 acres at 215 and 267 Breesport Road and would be a 5 MW ac PV solar electrical generation system. CP Breesport Four LLC is on approximately 40 acres located at 200 Breesport North Chemung Road and is a 5 MW ac PV solar electrical general system. The projects total \$33 million dollars. He would like to be in line with other solar projects and is seeking a PILOT deviation of \$4,000/mw rather than our standard \$8,000/mw. They are also signing a Host Benefit Agreement for \$25,000 that will benefit the Town of Horseheads. They are waiting for NYSEG to share study results for the Ridge Road station. There are few projects that share in the cost of upgrades. Two additional solar projects are also being considered by the company. The current NYSEG service is aging and/or out of date. If the solar project is approved, upgrades to NYSEG's system will save the community over \$6 million in investment. The project has received site plan approval. A proforma was provided to the IDA staff. We are working through sales tax exemption. Money will be put in escrow to pay for the upgrades. NYSEG will take it out as upgrades are made. There was discussion about whether bonds are in place for decommissioning, which they are. Local labor will be used as much as possible. Solar should help NYSEG rates. A credit on your NYSEG bill can be applied for by residents' once the upgrades are complete and up and running. J. Koski commented that it will impact the school district, town and County as the land only collects \$2,504 in taxes currently. That would increase to \$77,897, significantly more. The Town also has the Host Benefit Agreement. The land will be leased. We need to set a public hearing at this meeting. Mr. Roman thanked Ms. Koski for putting a tremendous amount of work into this project.

**Board Bios:** Most board member bios are in.

**Executive Session:** On Motion No. 5/2023-31 by Mr. Chalk, seconded by Mr. Collins and unanimously carried Executive Session convened at 9:31 AM to discuss a company and their financials.

On Motion No. 5/2023-32 by Mr. Collins, seconded by Mr. Chalk and unanimously carried, Executive Session dismissed at 10:23 AM.

**CP Breesport One LLC:** On Motion No. 5/2023-33 by Mr. Collins, seconded by Ms. O'Brien and unanimously carried a RESOLUTION OF THE CHEMUNG COUNTY INDUSTRIAL DEVELOPMENT AGENCY (i) ACCEPTING AN APPLICATION WITH RESPECT TO A CERTAIN PROJECT (ii) AUTHORIZING A PUBLIC HEARING WITH RESPECT TO THE PROJECT, AND (iii) DESCRIBING THE FORMS OF FINANCIAL ASSISTANCE BEING CONTEMPLATED BY THE AGENCY WITH RESPECT TO THE PROJECT was approved.

**CP Breesport Four LLC:** On Motion No. 5/2023-34 by a RESOLUTION OF THE CHEMUNG COUNTY INDUSTRIAL DEVELOPMENT AGENCY (i) ACCEPTING AN APPLICATION WITH RESPECT TO A CERTAIN PROJECT, (ii) AUTHORIZING A PUBLIC HEARING WITH RESPECT TO THE PROJECT AND (iii) DESCRIBING THE FORMS OF FINANCIAL ASSISTANCE BEING CONTEMPLATED BY THE AGENCY WITH RESPECT TO THE PROJECT was approved.

**110 Baldwin Street LLC:** On Motion No. 5/2023-35 by Mr. Collins, seconded by Mr. Cantando and unanimously carried, a RESOLUTION OF THE CHEMUNG COUNTY INDUSTRIAL DEVELOPMENT AGENCY (i) AUTHORIZING AN INCREASE IN THE FINANCIAL ASSISTANCE TO BE PROVIDED BY THE AGENCY TO THE COMPANY, (ii) AUTHORIZING THE EXTENSION OF THE COMPANY'S AUTHORITY TO ACT AS AGENT ON BEHALF OF THE AGENCY AND (iii) IF NECESSARY, AUTHORIZING THE EXECUTION AND DELIVERY OF RELATED DOCUMENTS, was approved.

On Motion No. 5/2023-36 by Mr. Margeson, seconded by Mr. Collins and unanimously carried, A MOTION TO TERMINATE A CERTAIN LEASE AGREEMENT WITH RESPECT TO CERTAIN PROPERTY OWNED BY THE CHEMUNG COUNTY INDUSTRIAL DEVELOPMENT AGENCY AND PERMITTING COUNSEL TO SEND ALL REQUISITE CORRESPONDENCE ORDERING THE TENANT TO VACATE THE PREMISES was approved.

On Motion No. 5/2023-37 by Mr. Collins, seconded by Mr. Chalk and unanimously carried, the meeting adjourned at 10:26 AM.

Respectfully submitted,

Mary K. Rocchi  
Recording Secretary