

Chemung County Industrial Development Agency

2017 Annual Report on Operations and Accomplishments

Operations: The operations of the Chemung County Industrial Development Agency were consistent with previous year's operations. The agency conducted seven (7) meetings and seven (7) public hearings.

Beecher Emission Solutions Technology – BEST entered into a commercial lease with the Chemung County IDA as a tenant with an interest to purchase the 1250 Schweizer Road facility. The owner of BEST purchased two out of state businesses to locate in the facility. The board approved a lease and eventual sale of the building.

Maloney Enterprises – The owner of Rainbow Lettering requested assistance from the Chemung County IDA for a small expansion and an increase of employment by 8-10 people. A public hearing was held and a PILOT deviation letter was issued after approval of the board.

George Washington Apartments LLC – A request was made by Edger Enterprises of Elmira Inc. for a 20 year PILOT to renovate the former George Washington Elementary School into moderate income apartments. The IDA provided project investment of \$250,000 from the sale of the restoration hangar for architectural and design work on the building. A public hearing was held and the project was approved by the board. The agency was informed that this project will not proceed.

SEPAC – A request was made by the company for a sales tax exemption on equipment purchases for a business they are acquiring. Placid Industries will relocate and allow SEPAC to expand its product line and improve their competitive position to enhance growth potential. Eleven jobs were created. The business will relocate to their 1580 Lake Street, Elmira location. The board approved this request.

PG 100 West Water Street LLC – Park Grove Realty requested assistance from the CCIDA to undertake a new construction project that includes 16,500 square feet of first floor commercial and office space which includes a restaurant and brew pub, and 51 market rate one and two bedroom apartments on the upper floors.

110, 112 & 114 Baldwin Street – The Chemung County IDA entered into a \$120,000 purchase option with James Capriotti for these properties. Mr. Capriotti will renovate the buildings into first floor commercial space and upper story apartments. The project received approval from board.

110-116 North Main Street – Mr. Capriotti requested assistance from the CCIDA to renovate this building into upper story one bedroom and studio apartments with mixed use and commercial businesses on the first floor.

A feasibility study was completed by Johnson-Schmidt Associates on both the 110, 112 & 114 Baldwin Street and the 110-116 North Main Street properties.

Vecino Group – A 32 year PILOT was requested to undertake the renovation of the former Jones Court apartments, which have been vacant for a long time and in a blighted area on Baldwin Street into affordable market rate apartments. There will be 91 units with 20 assigned to homeless veterans and an apartment for the maintenance supervisor.

Gladstone Commercial/Corning Big Flats LLC – The company is building a commercial storage building for Corning Science and Technology. Corning will employ five at that location with 80-90 temporary construction jobs.

NY Baldwin I LLC – The company requested assistance from the CCIDA to purchase a 26.2 acre parcel located at 339 Breesport/North Chemung Road in the Town of Baldwin for a solar project. The project received approval for a 20 year PILOT by the Board.

NY Baldwin II LLC – The company requested assistance from the CCIDA to purchase a 43.83 acre parcel located at 29 Turner Road in the Town of Baldwin for a solar project. The project will have a 20 year PILOT and was approved by the Board.

HOST Terminal – A request for assistance from the CCIDA to help provide broadband fiber to all current and future businesses in the HOST Terminal was made. The current provider is unwilling to bring in these services. Per board approval, the CCIDA will provide HOST with \$20,000 towards building broadband fiber access to all businesses on their campus. HOST, Southern Tier Network and ECC Technologies will also provide funds towards this project.

Catlin Solar Project – The company requested assistance from the CCIDA to undertake a project which includes the acquisition of a leasehold interest in a 24.553 acre parcel located at 68 Callahan Road in the Town of Catlin. The company will install a 4MW solar generating system containing 281,048 square feet of panel footprint to be used for energy production.