

STEBEN COUNTY AGRICULTURE, INDUSTRY & PLANNING COMMITTEE

Wednesday, January 4, 2017

10:00 a.m.

*Legislative Committee Room
Steuben County Office Building
Bath, New York*

****MINUTES****

COMMITTEE: Robin K. Lattimer, Chair K. Michael Hanna, Vice Chair Dan C. Farrand
 John V. Malter Robert V. Nichols

STAFF: Jack K. Wheeler Amy Dlugos Eric Rose
 Andy Morse Jennifer Prossick

LEGISLATORS: Joseph J. Hauryski Carol A. Ferratella Kelly H. Fitzpatrick
 Hilda T. Lando

OTHERS: Larkin Podsiedlik, Executive Director, Cornell Cooperative Extension
 Jamie Johnson, Executive Director, Steuben County Industrial Development Agency
 Jill Staats, Steuben County Industrial Development Agency
 Mary Perham

I. CALL TO ORDER

Ms. Lattimer called the meeting to order at 10:00 a.m. and asked Mr. Farrand to lead the Pledge of Allegiance.

II. APPROVAL OF MINUTES

MOTION: APPROVING THE MINUTES OF THE DECEMBER 7, 2016, MEETING MADE BY MR. HANNA. SECONDED BY MR. NICHOLS. ALL BEING IN FAVOR. MOTION CARRIES 5-0.

III. DEPARTMENTAL REQUESTS

A. Historian

1. **Hall of Fame Banquet**– Ms. Lattimer stated that Mrs. Silliman is requesting authorization to spend up to \$1,500 on this year’s Hall of Fame Banquet. Details have not yet been finalized, but the tentative date will be in April. This request represents a \$500 increase over last year, but if the catering costs come in lower, the remainder will be put back into the budget.

Ms. Lattimer stated that the Hall of Fame Committee will be voting on candidates in January and Mrs. Silliman will present the nominees to committee in February.

MOTION: AUTHORIZING THE COUNTY HISTORIAN TO SPEND UP TO \$1,500 ON THE 2017 HALL OF FAME BANQUET MADE BY MR. FARRAND. SECONDED BY MR. HANNA. ALL BEING IN FAVOR. MOTION CARRIES 5-0.

B. Planning

1. **Bid Award – Transit Support Vehicle** – Mrs. Dlugos requested authorization to award the bid for a transit support vehicle to the low bidder, Webster Ford, Inc. for \$34,429.41. The support vehicle is a van, which is equipped with various equipment including an air compressor, and will be used in the event one of the transit buses has a breakdown. The cost is covered by State and Federal grant funding, and First Transit provides 10 percent.

MOTION: AWARDING THE BID FOR A TRANSIT SUPPORT VEHICLE TO THE LOW BIDDER, WEBSTER FORD, INC. FOR A TOTAL COST OF \$34,429.41 MADE BY MR. FARRAND. SECONDED BY MR. NICHOLS. ALL BEING IN FAVOR. MOTION CARRIES 5-0.

2. **Appointing a Section 3 Coordinator** – Mrs. Dlugos explained when certain projects are undertaken with federal funds, they are subject to Section 3 of the Housing and Urban Development Act. The County, on behalf of the Woodlands Community, was recently awarded CDBG funds for their well and septic project. As such, the County is required, to the greatest extent possible, to ensure that employment and other economic opportunities generated with these funds be directed to low and very low-income individuals, within the immediate area. It also requires that the County appoint a Section 3 Coordinator. She recommended appointing the Deputy County Manager, Mitchell Alger as the Section 3 Coordinator.

MOTION: APPOINTING A SECTION 3 COORDINATOR MADE BY MR. MALTER. SECONDED BY MR. HANNA. ALL BEING IN FAVOR. MOTION CARRIES 5-0. Resolution Required.

3. **Appointing a Labor Standards Compliance Officer** – Mrs. Dlugos explained since the County was awarded CDBG grant funds, we are required to appoint a Labor Standards Compliance Officer to comply with the Davis-Bacon Act. She recommended appointing the Deputy County Manager, Mitchell Alger as the Labor Standards Compliance Officer.

MOTION: APPOINTING A LABOR STANDARDS COMPLIANCE OFFICER MADE BY MR. FARRAND. SECONDED BY MR. NICHOLS. ALL BEING IN FAVOR. MOTION CARRIES 5-0. Resolution Required.

IV. CORRESPONDENCE

A. **Windfarms** - Ms. Lattimer informed the committee that she received correspondence regarding the notices of preliminary scoping status for the Baron Winds and Eight Point Wind projects.

V. OUTSIDE AGENCIES

1. **Steuben County Industrial Development Agency**

1. **Wind Projects** – Mr. Johnson stated that Baron Winds and Eight Point Wind projects are slated for construction in 2018, however, there are challenges relating to the infrastructure. Eight Point Wind will need to build a twelve-mile distribution line through Hartsville. The Canisteo Wind Project will also face a similar issue, and they are slated to start construction in 2019. This will be a 120 – 140 turbine project and the turbines will be substantially larger; taller and the blades will be wider. These turbines will generate 3.5 – 4 megawatts of power. With regard to the Article 10 process the wind projects need to undergo, he is not sure what that means under SEQR, but SEQR is required under the IDA laws.

Mr. Malter asked is there a mapping of the wind projects? Mr. Johnson replied all of the windfarm websites have preliminary mapping, but it is just an outline. The wind companies are also in the process of negotiating land leases. The next step in their submission will include the actual layout of the turbines. With Governor's Green Energy requirement, there will be many incentives for the windfarms.

2. **2016 Annual Report** – Mr. Johnson distributed a copy of the 2016 Annual Report. He stated 2016 was a good year and he expects that 2017 will be a great year. Our PILOT revenue increased \$500,000 and over \$9 million was generated. Our small business support initiative has taken off and has been very enlightening. This has been a very positive push for the IDA. One big project relative to a small business was the expansion of Southern Tier Provisions. They are doubling their warehouse and expanding their retail showroom. Mr. Johnson stated they have also continued to work with the Hornell IDA on the North American Transit Hub Project and things are going very well.

Mr. Johnson stated another area that they have been focusing on is workforce development. We are partnering with Three Rivers Development and CSS Workforce NY to bring in Emily DiRocco who will be conducting a needs assessment on February 9th and 10th. We hope this assessment will turn into an action plan for moving our

workforce development needs forward. This will be a strong focus in 2017. Mr. Johnson stated workforce development is the number one issue in economic development right now. This is a national problem. In our three-county area, we will see a 30 – 35 percent turnover in the next three years due to retirement.

3. **Activity Update**

a. *Kraft* – Kraft will continue production through the middle of 2017. Discussions are ongoing.

b. *Phillips* – There has been a lot of environmental cleanup activities taking place. We anticipate the building will go on the market this year.

c. *Corning Hilton Hotel* – Over the last 30 days, a lot has been going on. We did receive confirmation that steel will be delivered to the site next week.

d. *Corning Hospital Redevelopment* – Demolition of the hospital is going very well. They expect to be out by the end of March. The college piece is going up quickly and the building needs to be delivered by the end of July to be ready for the nursing program to start in September.

e. *Business Development Center* – The building in in the process of being sold and the Department of Labor will need to vacate by the end of January. The new buyer is looking at tearing the existing building down and putting up a new facility.

f. *Family Life Ministries* – This is a ministry operation located in Kanona and they support ministries throughout the area. The radio station and corporate offices are based in Kanona. Each year they bring 14,000 visitors into Kanona for their shows. Family Life Ministries has purchased the former Harding Harley Davidson facility. The vision is to put up a new theatrical facility to expand their operations substantially. They will move the corporate offices to that location and build the theatre on the end. That project is two to three years away and they have begun working with the Town of Erwin. This will be a substantial tourism operation in the County. They also would like to do some weekend retreats and summer academies. It is anticipated that they will still keep their Kanona facility.

Mr. Wheeler asked what will be the impact for tourism and sales tax? Mr. Johnson replied the closest example they have would be Lancaster, which has a large theatrical facility which hosts the Sounds and Sights Theatre. They estimate for every dollar generated, there is an additional \$4 in return.

g. *Other Projects* – Mr. Johnson informed the committee that they are working on several projects in Wayland, Painted Post, Hammondsport and Arkport. This is the busiest we have been in the past two years.

Ms. Lattimer commented that she read the annual report online and it is very well done. Mr. Johnson stated they have received a grant from NYSEG to refresh their image. You will be seeing updates to our website and imaging. There will be a larger focus on social media, specifically, Twitter.

Ms. Lattimer stated it is very refreshing to see that the small businesses in the County have the opportunity to go to a person for help and information. Our small businesses are very happy. Ms. Staats stated that she initiated meetings with 15 businesses and a lot of them just want to have a voice. We have been able to directly help a few. Mr. Johnson stated our lending program was very successful, but now the State is putting in a moratorium. Our default rate is less than one percent.

VI. OTHER BUSINESS

A. **Goals** – Mr. Hauryski stated that he would like each of the committees to come up with one particular project or goal that they would like to see achieved this year by the Legislature. This committee really is one of the very important ones, as you will be dealing with the workforce and economic development. He stated that he is committed to

what Mrs. Dlugos has done with the Agricultural Plan development with Cornell Cooperative Extension. He would like to see that at least come to fruition and look at the goals under that which include a food hub, a slaughterhouse and others. We have run into a road block with the food hub, but he believes it can be accomplished. He asked the committee to think about it and next month present a project or goal that they would like to see achieved.

B. **New Building** – Mr. Hauryski asked Mr. Wheeler and Mr. Rose to provide the committee with an update on the building project and estimated timelines. Mr. Wheeler replied we are hoping to have a Special AdHoc Office Space Committee meeting prior to the January Legislative meeting to award the construction manager RFP. We would like to do this before the end of month as we would like the Construction Manager to have some input on the bid documents which will be let in February. Our timeframe remains the same. We anticipate ground breaking in April or May at both site locations. We do have some work to do around the county office building site, including preparations for demolishing the houses and relocation of the Veterans Service Agency. Anticipating opening is mid-2018. He commented that Eric Rose has done a great job. As much as we are able, we would like to encourage the contractors to accelerate the construction of the Records Building.

Mr. Rose commented one of the biggest things has been coordinating the logistics for the demolition of the houses and we are receiving preliminary quotes for that work. Mr. Hauryski asked for an update on the Hornell DMV offices. Mr. Rose replied they have been working with Mrs. Hunter on that. Kent Longacre in Public Works has been doing drawings on the CAD system. We should be ready to send our drawings and proposed plan to State DMV for their approval. Mr. Wheeler stated he is hopeful they will be able to discuss this at the Special AdHoc Committee meeting prior to the January Legislative meeting.

C. **Cornell Cooperative Extension** – Ms. Podsiedlik briefly reviewed her annual report with the committee. They have been working on promoting farm markets and have seen both an increase in farm markets, as well as an increase in participation. We now have six individual farms that are accepting SNAP benefits.

MOTION: TO ADJOURN MADE BY MR. HANNA. SECONDED BY MR. NICHOLS. ALL BEING IN FAVOR. MOTION CARRIES 5-0.

Respectfully Submitted by

Amanda L. Chapman
Deputy Clerk
Steuben County Legislature

****NEXT MEETING SCHEDULED FOR****

****PLEASE NOTE CHANGE** Wednesday, February 8, 2017 **PLEASE NOTE CHANGE**
9:00 a.m.**

**Please send your agenda items to the Clerk of the Legislature's Office
NO LATER THAN NOON
Wednesday, January 25, 2017**