

**STEBEN COUNTY AGRICULTURE, INDUSTRY & PLANNING COMMITTEE**

*Wednesday, December 5, 2018*

*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                      John V. Malter  
Robert V. Nichols    Thomas J. Ryan

**STAFF:** Jack K. Wheeler    Mitchell Alger    Amy Dlugos  
Langdon Holmes    Eric Rose    Jennifer Prossick

**LEGISLATORS:** Joseph J. Hauryski    Carol A. Ferratella    Kelly H. Fitzpatrick  
Hilda T. Lando    Steven P. Maio    Frederick G. Potter  
Gary D. Swackhamer    Scott J. Van Etten

**OTHERS:** James Johnson, Executive Director, Steuben County Industrial Development Agency  
Jill Staats, Deputy Director of Operations, Steuben County Industrial Development Agency  
Larkin Podsiedlik, Executive Director, Cornell Cooperative Extension

**I. CALL TO ORDER**

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

**II. APPROVAL OF MINUTES**

**MOTION: APPROVING THE MINUTES OF THE NOVEMBER 7, 2018, MEETING MADE BY MR. HANNA, SECONDED BY MR. RYAN. ALL BEING IN FAVOR. MOTION CARRIES 5-0.**

**III. DEPARTMENTAL REQUESTS**

A. Buildings & Grounds

1. **2019 Contracts** – Mr. Rose presented his 2019 contracts for approval. He noted that they no longer contract with Trane for chiller maintenance and now contract with Danforth Company at a significantly lower price.

**MOTION: APPROVING THE FOLLOWING MAINTENANCE CONTRACTS FOR THE BUILDINGS & GROUNDS DEPARTMENT: AFP GROUP, INC. - \$1,040; DAVIS-ULMER SPRINKLER - \$5,785 FOR PULTENEY SQUARE COMPLEX, HUMAN SERVICES BUILDINGS, CORNING COURTHOUSE, 911 AND NEW RECORDS BUILDING, \$730 FOR HORNELL DMV AND \$1,830 FOR PUBLIC SAFETY BUILDING; EASTERN SECURITY - \$1,919; EMERGENCY POWER SYSTEMS - \$895 FOR 911, \$595 FOR CIVIL DEFENSE AND \$595 FOR COUNTY OFFICE BUILDING; FIRE ALARM SERVICE TECHNOLOGY - \$3,762 FOR MAINTENANCE AND \$300 FOR MONITORING AT COUNTY OFFICE BUILDING, BATH COURTHOUSE, COUNTY CLERK, SURROGATES AND HUMAN SERVICES BUILDING; IMPERIAL DOOR CONTROLS - \$540 - \$180 PER OPERATOR; JOHN W. DANFORTH COMPANY - \$22,960 COUNTY OFFICE COMPLEX AND 911, \$8,405 PUBLIC SAFETY BUILDING, \$2,800 COUNTY OFFICE BUILDING ANNEX AND \$1,600 NEW RECORDS BUILDING; SCHINDLER ELEVATOR - \$15,092 COUNTY OFFICE BUILDING, COURTHOUSE, CLERK/SURROGATES, HUMAN SERVICES BUILDING, CORNING COURTHOUSE, \$1,947 MENTAL HEALTH BUILDING AND \$1,890 PUBLIC WORKS PRETREATMENT PLANT; SDS OF NY - \$850.56 HORNELL DMV, \$746.40 CORNING COURTHOUSE, \$1,048.92 CORNING MENTAL HEALTH AND \$1,627.68 BATH MENTAL HEALTH; SOUTHERN TIER FIRE EXTINGUISHER -**

**\$500 BUILDINGS & GROUNDS, \$70 HORNELL MENTAL HEALTH, \$70 CORNING MENTAL HEALTH AND \$300 BATH MENTAL HEALTH; AND WEST FIRE SYSTEMS, INC. - \$900 MADE BY MR. MALTER. SECONDED BY MR. RYAN. ALL BEING IN FAVOR. MOTION CARRIES 5-0.**

2. **Annex Building Number** – Mrs. Lando asked do we have to put a number on the Annex Building? Mr. Wheeler replied we are working on that now. We did update the 911 numbering with the building.

B. **Planning**

1. **2019 Contracts** – Mrs. Dlugos presented her 2019 contracts for approval. She noted that Marv Rethmel requested an increase from \$17.00 per hour to \$20.00 per hour. Also, the new proprietor of the coffee cart, Dorothy Smith, is requesting the same rate of \$300 per month that ARC had and has also requested the addition of a termination clause allowing her to give 30-days notice.

**MOTION: APPROVING THE FOLLOWING 2019 CONTRACTS TO BE FOR OUT OF THE ECONOMIC DEVELOPMENT FUND: STEUBEN COUNTY INDUSTRIAL DEVELOPMENT AGENCY - \$75,000; APPROVING THE FOLLOWING CONTRACTS TO BE PAID FOR OUT OF THE GENERAL FUND: ARC OF STEUBEN, D/B/A STEUBEN AREA RIDES - \$120,000, BATH SNO FLAKES - \$17,000, FIRST TRANSIT - \$24,233, MARVIN RETHMEL (CODE ENFORCEMENT OFFICER) - \$20/HOUR REIMBURSABLE BY PERMIT FEES, QUAD COUNTY SNOWMOBILE CLUB - \$8,300, SOUTHERN TIER LIBRARY SYSTEM - \$99,500, SOUTHERN TIER SNOW RIDERS, INC. - \$5,000, STEUBEN COUNTY FEDERATION OF CONSERVATION CLUBS - \$4,000, TEN TOWNS SNOWMOBILE CLUB ASSOCIATION, INC. - \$15,500; APPROVING THE FOLLOWING CONTRACTS TO BE PAID FOR OUT OF ROOM TAX: ARTS OF THE SOUTHERN FINGER LAKES - \$36,700, BATH CHAMBER OF COMMERCE, INC. - \$5,000, FINGER LAKES TOURISM ALLIANCE - \$18,500, FINGER LAKES WINE COUNTRY - \$105,000, GREATER CORNING AREA CHAMBER OF COMMERCE, INC. - \$20,000, GREATER HAMMONDSPORT CHAMBER OF COMMERCE, INC. - \$15,000, HORNELL AREA ARTS COUNCIL - \$7,500, HORNELL AREA CHAMBER OF COMMERCE - \$5,000, STEUBEN COUNTY CONFERENCE AND VISITORS' BUREAU - \$745,000, STEUBEN COUNTY DAIRY FESTIVAL - \$1,000; AND APPROVING THE FOLLOWING CONTRACTS FOR THE PLANNING DEPARTMENT: DOROTHY SMITH (COURTYARD CAFÉ) - \$300 PER MONTH MADE BY MR. MALTER. SECONDED BY MR. NICHOLS. ALL BEING IN FAVOR. MOTION CARRIES 5-0.**

C. **County Manager**

1. **2019 Inter-Municipal Agreement with Livingston County** – Mr. Wheeler informed the committee that for the past seven years they have been contracting with Livingston County to provide weights and measures services. This works out fantastic and allows us to have another staff person to work on our projects as well. He requested authorization to enter into an inter-municipal agreement for 2019 for \$60,000 plus mileage.

**MOTION: AUTHORIZING THE COUNTY MANAGER TO ENTER INTO AN INTER-MUNICIPAL AGREEMENT WITH LIVINGSTON COUNTY TO PROVIDE WEIGHTS AND MEASURES SERVICES FOR AN ANNUAL COST OF \$60,000 PLUS MILEAGE MADE BY MR. NICHOLS. SECONDED BY MR. HANNA. ALL BEING IN FAVOR. MOTION CARRIES 5-0.**

2. **Hunting/Fishing on County-Owned Lands** – Mr. Wheeler replied he does not have an answer today, however, they have identified six or seven parcels that could be used for hunting, one parcel that could be used for fishing and one parcel for possible sale. They also need to look at the forestry plan. A forestry plan was done about ten years ago. We will put out an RFP to update that plan and include these parcels in that. He stated he will bring this back next month for further discussion.

IV. **OUTSIDE AGENCIES**

A. **Steuben County Industrial Development Agency**

1. **Activities Update**

a. *Gunlocke* – Mr. Johnson stated this was a project that was a done a few years ago, but they have just requested their money. The State asked if Gunlocke would make the announcement again. Things are going very well for them and business is strong. They are fully staffed and are not adding any additional jobs.

b. *Annual Report* – Mr. Johnson stated 2018 has been a pretty good year and they have been pleased with their accomplishments. The following are highlights from the year:

*Corelle Brand* – They are working on a \$50 million expansion that will make their facility fully operational on three tanks. This is a positive thing for the community as approximately 100 existing employees will be going through skills upgrades which will result in pay increases.

*Hilton Garden Inn* – After much work, the hotel is now open.

*Health Education Center* – The Health Education Center was the first phase of the Corning Hospital redevelopment. This year they had the largest graduating class of nurses and also the largest incoming class of nurses. We continue to support that redevelopment and phase II is already underway with the construction of a 96-unit residential apartment building. Construction is expected to take one year and they will begin leasing in June of 2019.

Mr. Johnson stated this has had an impact on Corning Community College in general. The new Health Education Center was designed to promote collaboration among students in multiple disciplines to encourage innovation. A team of students and adviser from the Community Health and Nursing and Applied Technology programs collaborated to design the GripM8. The GripM8 is a portable hand-held device to allow users with motor control deprivation better flexibility to feed themselves and improve independence with daily living skills. The CCC team was one of 75 teams to submit an invention for the New York State Department of Health's Aging Innovation Challenge. They were the only team from a community college to advance to the semifinal round of 24 and to the final round of five teams. They announced last week that their team won the competition and \$25,000.

*Hornell Medical Village* – The ribbon cutting ceremony was held last week. We provided them with a series of incentives for the redevelopment of the old Kmart plaza. This will provide another level of medical services to the community. The new hospital will be opening in the spring of 2019.

*PILOTS* – Mr. Johnson announced the projects that came on line this year generated \$300,000 in additional revenues to the municipalities. Total PILOT payments for 2018 were \$9.6 million. We have four projects that are expected to come on line in 2019 and three more in 2020.

c. *Consolidated Funding Applications* – Mr. Johnson stated in 2019 they have a series of projects that they will be including in their consolidated funding application. One of them is a major project for Corning Community College for the new STEAM innovation which will encompass the redevelopment of their technology labs and allow them to offer a Megatronics Certificate Program.

d. *Additional Staff* – Mr. Johnson stated we received an increase in our budget from the County to support the hiring of JC Smith to assist municipalities with infrastructure projects and he has been a great addition. He has been working with the City of Corning, Jasper, Troupsburg, Prattsburgh and Hammondsport. We received the first \$400,000 approval to support community infrastructure needs in Hammondsport. The hope is to get another \$1.2 million.

e. *Workforce Development* – The County's unemployment rate is hovering around 4 percent. The investments we have made in workforce development are paying dividends. He stated that they have been conducting interviews for the I-86 Workforce Development Coordinator and have received applications from candidates across the United States. We hope to have an offer made within the next two weeks.

f. *Renewable Energy* – Mr. Johnson stated they expect 2019 to be a busy year, particularly with renewable energy projects. There are two wind projects that are in the final phase of the Article 10 review. One wind project is scheduled to start construction in August/September of 2019 and then the second project will start construction in 2020. That will generate \$500 million of investment in the community. Mr. Johnson informed the committee that the Cohocton Wind Project is doing a re-energization and will be rebuilding their entire project with new blades, new power cells, etc. This will be an \$80 million project. We expect wind energy, over the next two years to generate over \$1 billion in investments.

Mr. Johnson commented solar energy projects are also starting to ramp up. Moraine Solar Energy Center is a project looking to start in Allegany and Steuben. There are several other smaller projects that we also expect to start up. We will be working on the development of policies related to solar energy. Some of the early solar projects were looking for users for power purchase agreements and wanted to do a project at the Landfill and have the County buy power. Economically, that did not make a lot of sense. Now we are starting to see a transition where the larger projects will still sell power right into the grid on the open market. There are different ways to structure this. We would provide better incentives if the power stays locally instead of outside. We are looking to put together some recommendations for our Board.

Mrs. Lando suggested they work with educational resources like Cornell Cooperative Extension, as they have solar energy resources. Mr. Johnson replied they absolutely will. One of the concerns of the municipalities is that they are using a lot of land that is good agricultural land. We will include Cornell Cooperative Extension in those discussions.

g. *Southern Tier Provisions* – Mr. Johnson announced one of our Board members is the owner of Southern Tier Provisions. The first block of his new cheese, Sopra Mozzarella, has come off the line at Upstate Niagara. He stated that what makes this story even better, is that this cheese is coming out of the same plant that his grandfather helped developed, when it was first known as Poly-O. Mr. Hauryski commented Upstate Niagara just signed a contract for \$3 million of upgrades. Mr. Johnson stated we could not have asked for a better company to come in and take that plant over. Mr. Swackhamer asked what is their production? Mr. Johnson replied right now they are at about half of what Kraft was doing, but they are bringing in other brands.

h. *Chemung County* – Mr. Van Etten asked are there any large projects in Chemung County and what will happen with their new County Executive? Mr. Johnson replied there is a lot of construction and good things with DRI. What will happen in the future is anyone's guess. He anticipates they will see a lot of changes. Mr. Van Etten commented STEG (Southern Tier Economic Growth) has a critical relationship with REDEC and the counties. Mr. Johnson commented STEG is a large piece of their IDA. He noted that the Industrial Development Agencies are a function of County government. You nominate and designate the Board of Directors and that is no different in other counties. Mr. Johnson stated that the Chairman of the Chemung County Industrial Development Agency Board of Directors has resigned, and there may be others.

Mr. Hauryski commented we are fortunate to have Mr. Johnson, Ms. Staats and Mr. Smith on our team. This group is working for the benefit of the programs; it has been remarkable. There has been a big turnaround and he can see that in the form of the projects we are getting.

i. *Filling Vacant Position of Board of Directors* – Mr. Smith informed the committee that Dr. Katherine Douglas is retiring. She has been a phenomenal asset to our organization. He would recommend as her replacement, Jim Frame who is the Superintendent of GST BOCES. Mr. Hauryski commented he likes the connection that he has with the schools and thinks he will be a good asset. Ms. Lattimer commented he will be the consensus builder for workforce development.

Ms. Lattimer stated that she appreciates all of the information that Mr. Johnson brings to us. He is keeping us abreast of what is coming down the pike, and that is valuable.

j. *Hemp* – Mr. Johnson informed the committee that they continue to be involved in Hemp discussions. From a policy side, one issue that came up in the Farm Bill is that the FDA will require human trials which will delay the growth of these businesses from seven to twelve years. With this, nobody really knows that the future really brings.

B. Cornell Cooperative Extension

1. **Regional Agricultural Teams** – Ms. Podsiedlik informed the committee that they have formally requested to join the Regional Vegetable Team. Additionally, with the development of the Southwestern Regional Dairy Team, we are in and so is Chautauqua. Allegany and Cattaraugus are not in yet. We will start the dairy teams in Steuben and Chautauqua County, and the cost is the same. We are hoping by starting, and after seeing the benefits that the other two counties will be encouraged to join as well. Mr. Ryan suggested putting out a press release. He has been getting calls from farmers who believe this is a cost to them. Ms. Lattimer suggested introducing the development of these teams in a news release and then going into the background of the program.

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

Respectfully Submitted by

Amanda L. Chapman  
Deputy Clerk  
Steuben County Legislature

**\*\*NEXT MEETING SCHEDULED FOR\*\*  
Wednesday, January 2, 2018  
Legislative Committee Room  
9:30 a.m.**

**Please send agenda items to the Clerk of the Legislature's Office  
NO LATER THAN NOON  
Wednesday, December 26, 2018**