

STEBEN COUNTY AGRICULTURE, INDUSTRY AND PLANNING COMMITTEE

Wednesday, December 4, 2019

9:50 a.m.

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

****AGENDA****

COMMITTEE: Robin K. Lattimer, Chair K. Michael Hanna, Vice Chair Hilda T. Lando
 Aaron I. Mullen Thomas J. Ryan

STAFF: Jack K. Wheeler Christopher Brewer Eric Rose
 Amy Dlugos Langdon Holmes Jennifer Prossick

LEGISLATORS: Joseph J. Hauryski Carol A. Ferratella Kelly H. Fitzpatrick
 John V. Malter Frederick G. Potter 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
 Robert Shirley, Finance/Administrative Manager, Steuben County Cornell Cooperative Extension
 Alycia Drwencke, Dairy Specialist
 Margaret Lund, Vegetable Specialist

I. CALL TO ORDER

Ms. Lattimer called the meeting to order at 9:50 a.m. and asked Mr. Hanna to lead the Pledge of Allegiance.

II. APPROVAL OF MINUTES

MOTION: APPROVING THE MINUTES OF THE NOVEMBER 6, 2019, MEETING MADE BY MR. MULLEN. SECONDED BY MR. RYAN. ALL BEING IN FAVOR. MOTION CARRIES 5-0.

III. DEPARTMENTAL REQUESTS

A. Planning

1. **Authorizing Public Hearing on Eight-Year Review of Agricultural District No. 6** – Mrs. Dlugos requested authorization for a Public Hearing to be held on the eight-year review of Agricultural District No. 6.

MOTION: AUTHORIZING A PUBLIC HEARING ON THE EIGHT-YEAR REVIEW OF AGRICULTURAL DISTRICT NO. 6 MADE BY MR. MULLEN. SECONDED BY MR. RYAN. ALL BEING IN FAVOR. MOTION CARRIES 5-0. Resolution Required.

2. **2020 Contracts** – Mrs. Dlugos presented her 2020 contracts for review. She noted there have been no changes from last year with the exception of the amounts for the Finger Lakes Tourism Alliance and Finger Lakes Wine Country. She noted Finger Lakes Tourism Alliance includes \$7,000 for marketing. Additionally there will be no direct contracts with Finger Lakes Tourism Alliance or Finger Lakes Wine Country as their allocations will go through the Steuben County Conference & Visitors' Bureau to help increase NYS matching funds. Mr. Wheeler commented that previously we had included the Hornell Arts Council allocation with the request for the Arts of the Southern Finger Lakes and those amounts have remained flat.

MOTION: APPROVING THE FOLLOWING 2020 CONTRACTS TO BE PAID OUT OF THE ECONOMIC DEVELOPMENT FUND: STEUBEN COUNTY INDUSTRIAL DEVELOPMENT AGENCY - \$75,000; APPROVING THE FOLLOWING 2020 CONTRACTS TO BE PAID OUT OF THE GENERAL FUND: BATH SNO FLAKES - \$17,000; FIRST TRANSIT - \$24,233; MARVIN RETHMEL (CODE ENFORCEMENT OFFICER) - \$20.00 PER HOUR; QUAD COUNTY SNOWMOBILE CLUB - \$8,300; SOUTHERN TIER LIBRARY SYSTEM - \$99,500; STEUBEN COUNTY FEDERATION OF CONSERVATION CLUBS - \$4,000; TEN TOWNS SNOWMOBILE CLUB ASSOCIATION, INC. - \$15,500; SOUTHERN TIER SNOW RIDERS, INC. - \$5,000; ARC OF STEUBEN D/B/A STEUBEN AREA RIDES - \$120,000; APPROVING THE FOLLOWING 2020 CONTRACTS TO BE PAID OUT OF ROOM TAX: ARTS OF THE SOUTHERN FINGER LAKES - \$36,700; BATH CHAMBER OF COMMERCE, INC. - \$5,000; FINGER LAKES TOURISM ALLIANCE - \$19,500; 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 DAIRY FESTIVAL - \$1,000; STEUBEN COUNTY CONFERENCE AND VISITORS' BUREAU - \$765,000 MADE BY MR. MULLEN. SECONDED BY MRS. LANDO. ALL BEING IN FAVOR. MOTION CARRIES 5-0.

B. Buildings & Grounds

1. **2020 Maintenance Contracts** – Mr. Rose presented his 2020 contracts for approval. He noted that the contract with Davis-Ulmer did increase \$1,800 due to an increase in the prevailing rate.

MOTION: APPROVING THE FOLLOWING 2020 MAINTENANCE CONTRACTS FOR THE BUILDINGS & GROUNDS DEPARTMENT: AFP GROUP, INC. - \$1,190; DAVIS-ULMER SPRINKLER - \$9,715; EASTERN SECURITY - \$1,919.40; EMERGENCY POWER SYSTEMS - \$895 FOR 911, \$595 FOR CIVIL DEFENSE AND \$595 FOR THE COUNTY OFFICE BUILDING; FIRE ALARM SERVICE TECHNOLOGY - \$3,762 FOR MAINTENANCE AND \$300 FOR MONITORING; IMPERIAL DOOR CONTROLS - \$540; JOHN W. DANFORTH COMPANY - \$23,534; SDS OF NY - \$871.80; SOUTHERN TIER FIRE EXTINGUISHER - \$500 FOR BUILDINGS & GROUNDS, \$70 FOR HORNELL MENTAL HEALTH, \$70 FOR CORNING MENTAL HEALTH AND \$300 FOR BATH MENTAL HEALTH; AND WEST FIRE SYSTEMS, INC. - \$900 MADE BY MR. MULLEN. SECONDED BY MR. HANNA. ALL BEING IN FAVOR. MOTION CARRIES 5-0.

2. **Chillers** – Mr. Rose informed the committee that the chillers have been installed and should be operational by Christmas.

C. County Manager

1. **2020 Inter-Municipal Agreement with Livingston County** – Mr. Wheeler requested authorization to enter into an inter-municipal agreement with Livingston County for Weights & Measures services. The annual amount remains the same at \$60,000. He did note that last year they had increased it \$5,000.

MOTION: AUTHORIZING THE COUNTY MANAGER TO ENTER INTO AN INTER-MUNICIPAL AGREEMENT WITH LIVINGSTON COUNTY FOR WEIGHTS & MEASURES SERVICES FOR 2020 AT AN ANNUAL RATE OF \$60,000 MADE BY MR. MULLEN. SECONDED BY MR. HANNA. ALL BEING IN FAVOR. MOTION CARRIES 5-0.

IV. OUTSIDE AGENCIES

A. Steuben County Industrial Development Agency

1. **Activities Update** –

a. *Live-Streaming of Meetings/Public Hearings* - Mr. Johnson informed the committee that they will start live-streaming meetings and public hearings effective January 1, 2020. We are a public authority and we have to post the live-streaming videos on our website and keep it on for five years.

Mr. Malter asked what did it cost you to put that in place? Mr. Johnson replied it was relatively inexpensive because we had a lot already. We purchased a new computer system for the board room and a conference camera. All in, we spent about \$1,000. The biggest concern we have is with public hearings as they have to be held in the community where the project is; in some communities they will not have the internet or Wi-Fi to stream that amount of data. In those cases, we will record the public hearing on a laptop and then upload it to our website. Mr. Johnson stated they are going to use free software that will allow them to do that and stream through YouTube. He stated all of the IDA's in the state have to do it the same way.

b. Overview of 2019 – Mr. Johnson stated 2019 was a good year for the IDA and the County in general. We will end the year with the unemployment rate near 4 percent and that is the lowest it has been in the past decade and 7 percent lower than in 2010. There are a number of factors that contribute, but there are more opportunities for residents now than in the past twenty years.

Direct Assistance Projects - Mr. Johnson stated we provided direct assistance to twelve projects during 2019. These projects ranged from the expansion of a manufacturing facility to downtown revitalization projects. We have had some blips in Bath, but overall we have had a very positive year countywide.

Renewable Energy - Mr. Johnson stated in 2019 we saw resurgence in renewable energy projects. We have begun reviews of both wind and solar projects which would mean \$700 million in new investments in the County. We have a \$100 million rebuild of the Cohocton wind project which will extend the life of that project by another 20 years. With the projects in the County, they are projected to generate over 300 megawatts of power that will feed 180,000 homes in New York State. There are two more wind projects scheduled for next year and several solar projects. We expect that we will have \$1 billion in renewable energy generation in the County. This will provide millions in property tax revenue through PILOT agreements that some communities otherwise would not get.

Indirect Benefits Projects - Mr. Johnson informed the committee we have had a number of indirect benefits projects relative to infrastructure.

- *Town Center Road, Erwin* – This will connect to Chatfield Road and open up the property behind Walmart. This will provide the Town of Erwin with the potential for twelve additional development lots.
- *Hammondsport* – Mr. Johnson stated we were able to secure funding for all of the infrastructure work to put the sewer in downtown Hammondsport. They will be putting the project out to bid with construction to begin next year.
- *Prattsburgh* – Mr. Johnson stated we applied for EDA funding for the sewer project in Prattsburgh which will keep Empire Access in Prattsburgh.

CFA Applications – Mr. Johnson informed the committee that during 2019 they provided direct assistance to applications; Upstate Niagara and Tioga Container.

- *Upstate Niagara* – Mr. Johnson stated if they are successful in securing funding, it will mean millions of gallons of additional milk will be processed through their facility. Mr. Mullen asked will Upstate Niagara take more local milk? Mr. Johnson replied Upstate never made any claims; they are there to benefit the membership and owners, however, they trade milk a lot. A lot of the milk supply is being traded and this is a commodity-based market which is driven by demand. Ms. Lattimer commented this will be to the benefit of the farmers that this is happening. Mr. Johnson commented this plant is considered in the entire state to be the milk stabilization. They can use powdered milk to make cheese. It is extremely important to keep this plant open, not just locally, but in the State.

Mr. Mullen asked what will their expansion encompass? Mr. Johnson replied they are looking at equipment and upgrades to the environmental systems. They are also talk about another string cheese line. Additionally, they are looking at shredding equipment so they can shred their mozzarella.

- *Tioga Container* – Mr. Johnson stated if Tioga Container is successful in securing funding, they will look at redeveloping the former Dresser-Rand site in Painted Post. Mrs. Ferratella asked will this be an expansion? Mr. Johnson replied yes; they have a purchase contract and have applied for CFA funding. If their application is approved, it will be a great addition to the community.

Downtown Revitalization – Mr. Johnson stated he is very proud of the work they did with the City of Hornell on the Downtown Revitalization Award which was \$10 million. We continue to serve in an advisory role with them to make sure projects get completed. The more public participation there is, the better the project will be. He asked the Legislators representing the City of Hornell to encourage their constituents to participate.

Philips - Mr. Johnson informed the committee they are inches away from the finish line with the sale of Philips. He hopes to have more information for the Legislature next year. If all goes as anticipated, this will be good for the community.

Save the Lyon – Mr. Johnson stated there will be a meeting of the Save the Lyon membership on December 20, 2019, to adopt a purchase and sale agreement for that building, which will result in a housing option. The discussion is around senior housing and artist space and will utilize the entire building. These two projects will be the prominent projects for Bath's redevelopment.

County Partnership - Mr. Johnson stated he would like to thank the Legislature for your continued support, along with Mr. Wheeler and Chairman Hauryski. This support has helped bring our success to fruition. We have set the stage for additional development in 2020. This is a great partnership and he truly appreciates it.

Ms. Lattimer stated we have gotten a good return and we appreciate that you come in and keep us updated.

Mr. Van Etten commented he has heard that NYSEG is looking at an 8 megawatt solar proposal on the Card Farm in Caton. Mr. Johnson commented that would not surprise him. We are getting different leases signed as they do not have to go through the Article 10 process because the projects are under 25 megawatts. Ms. Staats commented on average, it takes 5 – 7 acres for one megawatt. Mr. Johnson stated solar is an interesting animal as they need a lot of land. The other thing that makes him nervous about solar is that with most projects, when you look at the application, there is an energy storage facility that goes along with it, and while that may sound like a good thing, these storage facilities hold lithium batteries that are the size of tractor trailers. The issues associated with these are explosions, noise and leaks. We have encouraged communities to not just think about the solar panels, but also the energy storage. The communities need to be aware of what they are getting when they are getting an energy project. Mrs. Dlugos commented they have been holding NYSERDA trainings. Mr. Malter asked why are the solar companies coming to the IDA? Mr. Johnson replied they are coming for the PILOT and sales tax.

B. Cornell Cooperative Extension

1. **Staff Introductions** – Mr. Shirley introduced Margaret Lund, Vegetable Specialist, and Alycia Drwencke, Dairy Specialist.

2. **Annual Meeting** – Mr. Shirley announced they will be holding their annual meeting on December 5, 2019 in the Annex Building. We will be hosting a trivia night and \$25.00 includes dinner and trivia.

V. OTHER BUSINESS

A. *Chairman Hauryski* – Chairman Hauryski stated that for the departments that are here; you have totally exceeded my expectations and he is very pleased. This committee has done a great job and he hopes they keep up their great work.

- *Cornell Cooperative Extension* – Mr. Hauryski stated he is very pleased with the direction that Cornell Cooperative Extension is headed; it has changed immensely in the twelve years that he has been a Legislator. He is very excited for this agency and the services; please keep it up.

- *Weights & Measures* – Mr. Hauryski stated in his years working with the USDA, he has worked closely with Livingston County and they are very pleased with the work that Mr. Holmes’ department is doing.

- *Planning* – Mr. Hauryski stated Mrs. Dlugos is doing a remarkable job. He stated he does not like studies as they end up on shelves, but Mrs. Dlugos has turned that around. He has also seen remarkable changes with the Agricultural Protection Board. Mrs. Dlugos is very active on the Southern Tier Central Regional Planning & Development Board and is a great contributor. She has also done a great job working as Executive Director of the Steuben County Land Bank.

- *Buildings and Grounds* – Mr. Hauryski stated he thinks every Legislator here has seen the difference in the facilities and the grounds keeping. He has seen the improvements from day one and there has been a major change. Mr. Rose and his staff have done a super job; keep it up.

- *Steuben County Industrial Development Agency* – Mr. Hauryski stated he has had the pleasure of serving on the IDA Board. Mr. Johnson is our biggest asset in economic development and he cannot say enough about it. He hopes the AIP Committee and Mr. Johnson will continue their economic development efforts. You have done a great job.

B. *Setting the Date for the January Meeting* – Due to the New Year’s holiday, Ms. Lattimer recommended setting the date for the January meeting on Wednesday, January 8, 2020, at 9:30 a.m. Mr. Mullen commented that he would like to see the time changed as the early meeting has been running over.

MOTION: SETTING THE DATE FOR THE JANUARY AGRICULTURE, INDUSTRY AND PLANNING COMMITTEE FOR WEDNESDAY, JANUARY 8, 2020, AT 9:30 A.M. MADE BY MRS. LANDO. SECONDED BY MR. HANNA. MOTION CARRIES 4-1. (MR. MULLEN OPPOSED)

C. *Other* – Mrs. Lando announced the Bridge Street Bridge is open. Additionally, the Corning City Council approved a resolution to enter into a private partnership to rehabilitate houses, which will fit in with what the Land Bank is doing.

MOTION: TO ADJOURN MADE BY MR. RYAN. SECONDED BY MR. MULLEN. 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, January 8, 2020**PLEASE NOTE CHANGE**
Legislative Committee Room
9:30 a.m.**

**Please send agenda items to the Clerk of the Legislature’s Office
NO LATER THAN NOON
Monday, December 30, 2019**