

STEBEN COUNTY AGRICULTURE, INDUSTRY & PLANNING COMMITTEE

Wednesday, March 7, 2018

10:00 a.m.

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

****MINUTES****

COMMITTEE:	Joseph J. Hauryski (Chair)	John V. Malter	Robert V. Nichols
STAFF:	Jack K. Wheeler Eric Rose	Mitchell Alger Jennifer Prossick	Amy Dlugos Andy Morse
LEGISLATORS:	Carol A. Ferratella John V. Malter	Kelly H. Fitzpatrick Steven P. Maio	Hilda T. Lando Gary B. Roush
ABSENT:	Robin K. Lattimer, Chair	K. Michael Hanna, Vice Chair	Thomas J. Ryan
OTHERS:	Jamie Johnson, Executive Director, Steuben County Industrial Development Agency Jill Staats, Steuben County Industrial Development Agency Larkin Podsiedlik, Executive Director, Cornell Cooperative Extension Mary Perham		

I. CALL TO ORDER

Mr. Hauryski called the meeting to order at 10:00 a.m. and asked Mr. Johnson to lead the Pledge of Allegiance.

II. APPROVAL OF MINUTES

MOTION: APPROVING THE MINUTES OF THE FEBRUARY 12, 2018, MEETING MADE BY MR. NICHOLS. SECONDED BY MR. MALTER. ALL BEING IN FAVOR. MOTION CARRIES 3-0.

III. DEPARTMENTAL REQUESTS

A. Buildings & Grounds

1. **Air Conditioning Service & Maintenance Bid Award** – Mr. Rose informed the committee that they solicited bids for air conditioning service and maintenance, which also includes the New Office Building and the Records Storage Facility. They received two bids from John W. Danforth Company and Trane. He recommended awarding to the low bidder, John W. Danforth Company.

MOTION: AWARDING THE BID FOR AIR CONDITIONING SERVICE AND MAINTENANCE TO THE LOW BIDDER, JOHN W. DANFORTH COMPANY MADE BY MR. MALTER. SECONDED BY MR. NICHOLS. ALL BEING IN FAVOR. MOTION CARRIES 3-0.

2. **New Office Building Update** – Mr. Hauryski asked Mr. Rose to provide an update on the building project. Mr. Rose stated the main project is moving right along. Verizon did move the conduit underground. The Records Storage Facility is 90 percent complete and they will be working on the punch list in a couple of weeks. Approximately 70 – 80 percent of the records that will be stored at the new facility are in the new building.

B. Planning

1. **Public Hearing** – Mrs. Dlugos requested authorization to hold a public hearing on land submitted for inclusion in certified agricultural districts during the 2018 annual thirty-day period.

MOTION: AUTHORIZING A PUBLIC HEARING ON LAND SUBMITTED FOR INCLUSION IN CERTIFIED AGRICULTURAL DISTRICTS DURING THE 2018 ANNUAL THIRTY-DAY PERIOD MADE BY MR. NICHOLS. SECONDED BY MR. MALTER. ALL BEING IN FAVOR. MOTION CARRIES 3-0. Resolution Required.

2. **Septic System Replacement Program** – Mrs. Dlugos stated last month the committee authorized participation in the new septic system replacement program. As part of that, she requested authorization for the County Manager to sign a participation agreement with the Environmental Facilities Corporation for that program.

MOTION: AUTHORIZING THE COUNTY MANAGER TO SIGN A PARTICIPATION AGREEMENT WITH THE ENVIRONMENTAL FACILITIES CORPORATION FOR THE SEPTIC SYSTEM REPLACEMENT PROGRAM MADE BY MR. NICHOLS. SECONDED BY MR. MALTER. ALL BEING IN FAVOR. MOTION CARRIES 3-0. Resolution Required.

C. County Manager

1. **Hornell Humane Society** – Mr. Wheeler stated we received a request last year from the Hornell Humane Society for \$7,500. At the time of the request, it was the consensus of the committee to find out what programs they run that intersect with the County. He stated that he has met with them. We do have \$7,500 available in our animal cruelty line item. There is \$39,000 in that line item, of which \$10,000 is budgeted to the Finger Lakes SPCA.

Mr. Wheeler stated one of the Hornell Humane Society's programs is the Spirit Program where they are taking dogs to be adopted and having inmates at the County Jail train them. Right now, this is being done with the female inmates. They have not sought reimbursement for this program and spend \$8,000 of their own money on this and are willing to continue to do this without county funding. They also provide dog control for eight municipalities within the County. Another program is the Feral Cat Program. The Hornell Humane Society provides a low cost and free catch, spay/neuter and release program. They are looking to expand those services.

Mr. Hauryski stated there was an article in the paper about the Spirit Program and it has been very successful. Mrs. Ferratella asked will they provide us with feedback on how they spend the money? Mr. Wheeler replied yes. If you do choose to fund them, they would provide an annual report.

Mr. Malter commented he has no problem with this as long as the feral cat program would be expanded outside of the Hornell area. Mr. Wheeler stated they have not committed to that, but they are considering it.

MOTION: AUTHORIZING THE APPROPRIATION OF \$7,500 TO THE HORNELL HUMANE SOCIETY ON THE CONDITION THAT THEY EXPAND THE FERAL CAT PROGRAM OUTSIDE OF THE HORNELL AREA MADE BY MR. NICHOLS. SECONDED BY MR. MALTER. ALL BEING IN FAVOR. MOTION CARRIES 3-0.

2. **IDA Project Management Proposal** – Mr. Hauryski stated a while ago we had a meeting and invited a group in to talk about regional economic projects that have stalled. Included in the meeting were Mr. Johnson, Ms. Staats, Mrs. Dlugos, and Marcia Weber and we talked about how to improve that situation. One of ideas that came out of that meeting could be very beneficial.

Mr. Wheeler stated it was determined that we need project management services to take local projects from concept to implementation in order to seek State funding. There have been a couple of high-profile infrastructure

projects locally where a municipality is looking at a project and they need someone to shepherd them through the process. Mr. Hauryski stated it was an idea and in an IDA strategic session, it was brought to the Board's attention that most of the staff time is spent helping the municipalities to get the projects moving.

Mr. Johnson stated one example is the infrastructure project in the Village of Hammondsport for public sewer in the downtown area. This is a real issue and we do not have the capacity internally to do that. The consensus of the group is there is not a project management service where the municipalities can reach out to help them take the project from start to finish.

Mr. Malter asked how many of these infrastructure-type projects are in the County? Mr. Johnson replied we have projects in Hammondsport, Woodhull, Prattsburgh, Urbana, Wayland, Loon Lake, Campbell and Kanona. These are water and sewer infrastructure projects. Mr. Malter commented a lot of the funding sources have gone away. Are there new funding sources? Mr. Johnson replied there is a lot of infrastructure funding available. That is part of the need, the ability to work with the municipalities to identify those sources.

Mr. Wheeler commented this is a local issue, but it does become a County issue. That is where Chairman Hauryski came up with the concept. There is an individual, J.C. Smith, who is recently retired from the Environmental Facilities Corporation. He is proposing an allocation of \$36,000 from the Economic Development Fund to the IDA to contract with the individual on a part-time basis. That \$36,000 is a good target for this year. Should this be successful, and you would want to do it next year, the cost would probably be \$32,000.

Mr. Nichols asked do any of the grants include administrative funding? Mr. Johnson replied no.

Mr. Malter asked will this be a contract? Mr. Johnson replied he would be a part-time IDA employee for six months with a six-month extension. Then we would look to renew if we choose to. Mr. Malter commented we have to have infrastructure to promote economic development and it is money well worth spent. Mr. Nichols stated most elected officials have full-time jobs and do not have the time or the experience to go through projects like these.

MOTION: AUTHORIZING THE ALLOCATION OF \$36,000 FROM THE ECONOMIC DEVELOPMENT FUND TO THE STEUBEN COUNTY INDUSTRIAL DEVELOPMENT AGENCY TO HIRE A PART-TIME EMPLOYEE TO SERVE AS A PROJECT MANAGER FOR MUNICIPALITIES UNDERGOING INFRASTRUCTURE PROJECTS MADE BY MR. MALTER. SECONDED BY MR. NICHOLS. ALL BEING IN FAVOR. MOTION CARRIES 3-0. Resolution Required.

IV. OUTSIDE AGENCIES

A. Steuben County Industrial Development Agency

1. Activity Update

a. Golden Age Cheese (Woodhull) – Mr. Johnson stated that Golden Age Cheese is looking to expand their operations. They looked at property in Painted Post; however, there were environmental challenges. They have identified sites in Erwin and Bath. One of the issues they are working on is wastewater with regard to whey. They may be able to truck to Upstate and have them treat it. Mr. Johnson stated they are expanding their facility and the Woodhull facility will be used to age Cheddar.

b. Dresser (Painted Post) – Mr. Johnson announced that Siemens sold their facility in Wellsville, which will result in the loss of 250 jobs. The Wellsville business is completely separate from anything they do in Olean or Painted Post. In Painted Post, they have two different divisions; a compressor division and a service division. Siemens moved the compressor division to Olean and that affected 30 employees. They do not view that as a growing business anymore. The service division is in Painted Post and is a fully integrated Siemens business. That plant makes parts for twelve thousand compressors they have worldwide. They see this as a more stable business and currently employ 460

employees. Mr. Johnson stated at the end of their restructuring, they will have a much more stable business. Siemens is working with us to market some of their other facilities for lease and/or purchase.

c. *Phillips/Pyramid (Bath)* – Mr. Johnson stated there has been a lot of interest in this facility, primarily by data centers. A data center has rows of servers from floor to ceiling and requires a lot of power. They typically only employ 10 – 20 individuals. Mr. Wheeler commented while it would only be 10 – 20 jobs, it would be leveraging the Southern Tier Network and high technology. To have a data center in the County is a thing that would change perceptions. It would be a significant investment. Mr. Johnson commented most would not even seek assistance, but he does not know how this will play out.

d. *Steuben County Property* – Mr. Johnson stated the parcel of land that we own, 4.9 acres, previously was going to be purchased by Guthrie. We have recently had some interest for a similar use.

e. *Manufacturing Automation Systems* – Mr. Johnson stated this company purchased the Lindley-Presho Elementary School. Since the conversion of the property and starting the manufacturing of their own system, they have added 12 engineering positions. We will be meeting with them to talk about a request for Round 6 Regional Council funding.

f. *Babcock Ladder (Bath)* – Mr. Johnson stated the Babcock Ladder Company closed December 2017. We are working to determine the next steps with regard to the repurposing/reuse of that building.

g. *Dana Lyon* - Mr. Hauryski asked for an update on the use of the Dana Lyon School. Mr. Johnson stated we are looking at what could we do with this building. We have had a couple of people go through the building. Last week a group went through and they have experience redeveloping historic properties. We have been working with the Save the Lyon group.

Mr. Wheeler commented Save the Lyon owns the property and they are not interested in Section 8 Housing. We would like to help them to find out if it is financially feasible to do something with the building and if not, what are the other options. They have been pretty good to work with.

h. *Hornell Courthouse* – Mr. Van Etten asked what is the status on the Hornell Courthouse? Mr. Wheeler replied the Mayor is aware of the timeframe and has met with a developer and the Hornell Industrial Development Agency. The building has been padlocked at this point.

i. *Corning Hotel* – Mrs. Lando asked what is the status on the Corning Hotel? Mr. Johnson replied they are supposed to be open July 2018.

B. Cornell Cooperative Extension

1. **Activity Update** – Mrs. Podsiedlik stated the Agri-Tourism Conference was well attended. Additionally, Taste FLXPo was very successful with 700 – 800 in attendance. She commented this was the first year they charged for admittance. Of those in attendance, 90 percent purchased products from local vendors and 80 percent made contact for future purchases. She stated as part of their centennial celebration they will be holding a lecture series. The first will be held on March 8th from 6pm – 8pm and will feature Sheri Baity from Crows Nest Calls who will be presenting on Coyote Behavior. The second lecture will be held in April by Kirk House who will present on the history of agriculture. Lectures will also be held in June and August and in the fall.

MOTION: TO ADJOURN MADE BY MR. NICHOLS. SECONDED BY MR. MALTER. ALL BEING IN FAVOR. MOTION CARRIES 3-0.

Respectfully Submitted by

Amanda L. Chapman
Deputy Clerk
Steuben County Legislature

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

**Wednesday, April 4, 2018
Legislative Committee Room
10:00 a.m.**

**Please send agenda items to the Clerk of the Legislature's Office
NO LATER THAN NOON
Wednesday, March 28, 2018.**