



Tioga County Worksession Minutes **May 6, 2021 – 1:00 p.m.**

Legislators Present:

Legislator Balliet
Legislator Hollenbeck
Legislator Mullen
Legislator Roberts
Chair/Legislator Sauerbrey
Legislator Standinger
Legislator Sullivan
Legislator Weston

Legislators Absent:

Legislator Monell

Guests:

None

Staff Present:

Peter DeWind, County Attorney (*arrived at 1:03 p.m.*)
Cathy Haskell, Clerk of Legislature
Amy Eiklor, Deputy Clerk of Legislature
Bethany O'Rourke, Personnel Officer
Christine Curtis, IDA Executive Administrator
LeeAnn Tinney, Director of ED&P

Call Meeting to Order: Chair Sauerbrey opened the meeting at 1:00 p.m.

IDA PILOT and Cost Benefit Analysis: Tioga County's Industrial Development Agency Executive Administrator, Christine Curtis, reported the IDA received an application from local developing group, West Bay Star, LLC. The company owns 936 Taylor Road in Owego and hopes to demolish the property. Their intent is to build an 18,000 square foot, two-story medical building. The medical building will have a pharmacy and specialty care. West Bay Star, LLC hopes to lease the building to Lourdes. Ms. Curtis explained the application included two proposals.

The first proposal stated West Bay Star, LLC would lease the building to Lourdes. Tioga County would receive the PILOT payments. The second proposal states Lourdes would purchase the completed facility from West Bay Star, LLC and be exempt from taxation.

Ms. Curtis reported West Bay Star LLC's total protected investment is \$5.7 million. The property is currently assessed at \$176,300. The final assessed value is estimated to be \$1.428 million. Ms. Curtis reported 50 temporary construction positions would be created with an estimated payroll of \$2.5 million. Lourdes will retain its current staff of 23.5 and create an additional 12.5 positions. Ms. Curtis explained based on the information from the application, sales tax exemption is estimated at \$88,000 and mortgage tax exemption is \$32,525. West Bay Star, LLC originally asked for a PILOT and IDA counter offered a more aggressive payment schedule.

Legislator Roberts inquired if Lourdes will ever have to pay taxes. Ms. Curtis replied that if Lourdes purchased the facility, they would always be tax exempt. If Lourdes leases the property, they will be taxed once the PILOT has expired. Ms. Curtis reported Tioga County would gain more financially from the PILOT payments than the current property tax payments.

Legislator Sullivan asked when a decision will be made on the proposals. Ms. Curtis responded if the PILOT program would not be profitable enough for West Bay Star, LLC they will just sell the property to Lourdes.

Legislator Mullen stated Tioga County could be left out of the equation all together if West Bay Star, LLC decided to sell to Lourdes without IDA's assistance or buy property elsewhere.

Ms. Curtis reported negotiations are still ongoing. She expects negotiations to conclude next week and will provide the Legislature with more information afterwards. Ms. Curtis will present at the May 20, 2021 Legislative Worksession.

Approval of Worksession Minutes: On motion of Legislator Hollenbeck, seconded by Legislator Mullen and unanimously carried, the April 22, 2021 Legislative Worksession minutes were approved.

Action Items: Currently, there are no action items.

Legislative Support: Legislative Clerk Haskell asked for approval of the April 8, 2021 Legislative Support committee minutes. On motion of Legislator Hollenbeck, seconded by Legislator Mullen and unanimously carried, the minutes were approved.

Ms. Haskell went over the Legislative Support Agenda and reported the following:

- A Munis Super User meeting was held on April 30, 2021 with Ms. Haskell, Budget Officer Bailey, County Attorney Peter DeWind, Charles Root, and staff from the Treasurer's Office. Ten super users have been identified as being the most knowledgeable in Munis. Training is expected to commence in June and continue through fall.
- As of March 31, 2021, the Board of Ethics has one vacant seat. Ms. Haskell encouraged Legislators to make a recommendation for an individual to fill that vacancy. Though it is preferred to have most areas of Tioga County represented on the Board of Ethics, it is not necessary. An individual from the Apalachin, NY area recently fulfilled their term, which resulted in this vacancy. Ms. Haskell emphasized

that members of the Board of Ethics are required to complete a financial disclosure form.

- Ms. Haskell will be taking vacation the week of May 31 - June 4, 2021. Deputy Legislative Clerk Eiklor will be in the office, but Ms. Haskell will be checking her email.
- Chairwoman Sauerbrey will be taking vacation the week of May 17 through the end of the following week. Legislator Hollenbeck will be running the May 20 Legislative Worksession.

Resolutions: Ms. Haskell reviewed the agenda and resolutions for the May 11, 2021 Legislature meeting with discussion occurring on the following:

- ***Support Finger Lakes National Heritage Area Designation-*** Legislator Roberts asked for a little more information on the impact of designating the area. He was concerned that using the designation would lead to strict guidelines and regulations. Legislator Sullivan stated more information is needed as the material provided is vague. After much discussion, a straw poll was taken. The resolution was pulled and will not be presented at the May 11, 2021 meeting.
- ***LOCAL LAW TO BE INTRODUCED-A Local Law Authorizing Twelve (12) and Thirteen (13) Year-Old Licensed Hunters to Hunt Deer with a Firearm or Crossbow during Hunting Season with the Supervision of an Adult Licensed Hunter.*** - Legislator Roberts offered to introduce the Local Law at the May 11, 2021 meeting.
- ***Schedule Public Hearing Local Law Introductory No. C of 2021-*** At the May 11, 2021 Regular Meeting, the Legislature will set a Public Hearing for May 20, 2021. The Local Law will be adopted at the June 15 meeting.

Other:

- ***Cornell Cooperative Extension (CCE) Update:*** Chair Sauerbrey reported CCE is in the process of buying a farm on Cass Hill Road in Candor. The organization will move out of their office at 56 Main Street. More details are expected but CCE expects to be moved out by fall. Chair Sauerbrey reported Tioga County receives \$32,264 per year in rent from CCE. In 2019, Tioga County gave CCE \$268,027 in outside agency funds. Due to COVID-19, CCE received 10% less funding in 2020. Financial discussion will take place later in the year. Public Works is already thinking about how to use CCE's office space.
- ***Institute for Advancement (I4A):*** Chair Sauerbrey presented a flyer regarding an upcoming presentation on generational differences in the workplace. She encouraged her fellow Legislators to participate and attend. Chair Sauerbrey reported department heads and all I4A graduates were invited.

Executive Session: Motion by Legislator Roberts, seconded by Legislator Hollenbeck, to move into Executive Session to discuss contract negotiations. Motion carried unanimously to go into Executive Session at 1:39 p.m. with Personnel Officer Bethany O'Rourke remaining in attendance.

Executive Session adjourned at 2:06 p.m.

Meeting adjourned at 2:06 p.m.

Next Worksession scheduled for Thursday, May 20, 2021, at 10:00 a.m.

Respectfully submitted,

Amy Eiklor

Deputy Legislative Clerk