



**Tioga County Industrial Development Agency
November 30, 2016, 4:30PM
Legislative Conference Room**

Minutes

1. Call to Order and Introductions

2. Attendance

A. IDA Board Members

1. Roll Call: R. Kelsey, A. Gowan, J. Nolis, K. Dougherty, K. Gillette, and M. Sauerbrey
 - a. Absent:
 - b. Excused: T. Monell

- B. Guests: L. Tinney, B. Myers, Dr. Bill Thomas, J. Franz, E. Jardine, T. Saraceno, B. Woodburn, Morning Times Rep.

3. New Business

A. Tioga Downs Racetrack, LLC, Tioga Recreation Association Inc.

1. SHPO Letter – No environmental impact letter received 11/30/2016

Resolution authorizing a lease/leaseback transaction to facilitate the construction and equipping of a certain golf course clubhouse and golf course project appointing Tioga Downs Racetrack, LLC and Tioga Recreation Association, Inc. (Collectively, the "Company") agent of the Agency for the purpose of constructing and equipping the project and authorizing the execution and delivery of certain documents with respect thereto, including a Payment in Lieu of Tax Agreement deviating from the Agency's Uniform Tax Exemption Policy (A. Gowan, M. Sauerbrey)

Aye – 4 Abstain 1 – R. Kelsey
No – 0

B. Nelson Development Group, LLC

1. Results from Public Hearing – B. Myers shared that the project received support from all of those who commented on the project.

Resolution authorizing a lease/leaseback transaction to facilitate the construction and equipping of a certain residential and commercial project appointing Nelson Development Group, LLC (the "Company") agent of the Agency for the purpose of constructing and equipping the project and authorizing the execution and delivery of certain documents with respect thereto, including a Payment in Lieu of Tax Agreement deviating from the Agency's Uniform Tax Exemption Policy. (M. Sauerbrey, A. Gowan)

Aye – 5 Abstain 0
No – 0

C. Dr. Bill Thomas

1. Presentation – Dr. Bill Thomas shared with the IDA Board an innovative idea for a

new housing market model. Dr. Thomas would like to revisit the IDA in Spring 2017 to give an update on the project.

K. Dougherty Arrived at 4:42pm.

4. D. J. Nolis Resignation – J. Nolis notified the board of her resignation on 11/29. She has agreed to stay on the board until the position is filled. Chairperson R. Kelsey thanked J. Nolis for her time as an IDA Board Member.

5. **Motion to move into Executive Session to discuss financial compensation of a particular employee (J. Nolis, A. Gowan)**

Aye – 6 Abstain 0

No- 0

The IDA went into executive session at 5:25pm

The IDA came out of executive session at 5:59pm

6. **Next Meeting – Wednesday, December 7, 2016**

Motion to adjourn the meeting (J. Nolis, M. Sauerbrey)

Aye – 6 Abstain 0

No- 0

7. **Adjourned**