

TIOGA COUNTY INDUSTRIAL DEVELOPMENT AGENCY  
PUBLIC HEARING

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In the Matter of a Public Hearing Held Pursuant to  
General Municipal Law 859-A for an Application for  
Financial Assistance Submitted by Midwestern Pet  
Foods, Inc. and Two Brothers Property, LLC

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Held On: August 19, 2015

Held At: 304 Route 17C  
Barton, New York

BEFORE: RALPH KELSEY  
Chairman

CHRISTINE FERGUSON  
Stenographer

APPEARANCES:

TRACY MONELL, Member

KEVIN GILLETTE, Member

JAN NOLIS, Member

RUTH FIATO, Executive Administrator

AARON GOWAN, Treasurer

RAYMOND CASE, Secretary

1           CHAIRMAN: It is 6:00 and the hearing  
2 was supposed to be started at 6:00, as  
3 Tracy just reminded me, and I'll share our  
4 opening statement here.

5           My name is Ralph Kelsey, and I am the  
6 chair of the Tioga County Industrial  
7 Development Agency. The agency is  
8 conducting this hearing, pursuant to  
9 General Municipal Law Section 859-A, to  
10 seek public comment on an application for  
11 financial assistance submitted by  
12 Midwestern Pet Foods and Two Brothers  
13 Property.

14           The acceptance of this filing by the  
15 agency does not infer any position of  
16 approval or disapproval of the financial  
17 assistance requested. No position will be  
18 taken by the agency until all of the public  
19 hearings and the comments are concluded.

20           A copy of the cost-benefit analysis  
21 provided by the Department of Economic  
22 Development and Planning is available in  
23 the front of the room up here for your  
24 review. Notice of this hearing was

1 published on August 8th in the Press & Sun  
2 Bulletin.

3 Each person wishing to speak shall  
4 state his/her name, and if you are speaking  
5 on behalf of any organization or entity,  
6 please identify that organization. Each  
7 speaker shall be given five minutes. This  
8 hearing shall remain open until 6:30, or  
9 longer if the public comment warrants.

10 I want to remind you that the purpose  
11 of this hearing is to afford you an  
12 opportunity to make statements and comments  
13 on the application and project plan of the  
14 IDA. Your comments will be considered by  
15 the IDA in making a decision.

16 This is not a question-and-answer  
17 session, so please remember to identify  
18 yourself and the organization or entity  
19 that you are speaking on behalf of prior to  
20 your comments.

21 First, I'd like to introduce, LeeAnn  
22 Tinney, Director of the Economic  
23 Development and Planning Department, Tioga  
24 County, to explain the tax benefits

1 requested by Midwestern Pet Foods and Two  
2 Brothers Realty.

3 MS. TINNEY: LeeAnn Tinney, Director  
4 of Economic Development and Planning.

5 This project is related to the  
6 Midwestern Pet Foods, Inc. request for  
7 assistance with the purchase of real  
8 property and the renovation and equipping  
9 of the facility. The projected investment  
10 for the purchase, renovation and equipment  
11 is anticipated to be \$9,923,590.

12 Construction is planned to begin  
13 post-acquisition and is anticipated to be  
14 completed within 12 months.

15 The Midwestern Pet Foods subject  
16 property location is 702-705 Broad Street  
17 Extension, Town of Barton, a 15.9-acre site  
18 presently owned by Hagen Pet Foods. The  
19 project calls for the purchase of the  
20 existing manufacturing site, which includes  
21 two buildings, totalling 154,330 square  
22 feet. The project includes the purchase of  
23 existing equipment as well as the purchase  
24 of additional new and used equipment.

1 Minimal renovation work will be completed.

2 It is anticipated the project will  
3 retain the workforce in Tioga County of 48  
4 employees and add an additional two jobs,  
5 with an associated annual payroll of over  
6 \$2.65 million in the first two years of  
7 operation.

8 The Department of Economic  
9 Development and Planning staff took a very  
10 close look at the nature of this project  
11 and the opportunity that has been presented  
12 to the Town of Barton and Tioga County.  
13 Several important factors to consider  
14 include: The project will allow an  
15 existing manufacturing facility to continue  
16 to operate in Tioga County. The project  
17 will retain and add employment in Tioga  
18 County. The project will bring a \$9.9  
19 million investment to Tioga County. This  
20 request for financial assistance is for a  
21 standard PILOT with minimal sales tax  
22 impact and no mortgage recording tax  
23 impact.

24 Therefore, based on these facts, it

1 is the Department of Economic Development  
2 and Planning's recommendation to the IDA  
3 Board to allow the sales tax exemption and  
4 real property tax abatement for the  
5 Midwestern Pet Foods request.

6 CHAIRMAN: Thank you, LeeAnn.

7 Is there anyone that would like to  
8 speak, share any comments, support,  
9 otherwise?

10 MS. TINNEY: I'd also want to  
11 comment, I did receive letters of support  
12 from the Tompkins County Legislature, the  
13 Town of Barton Board and the Waverly  
14 Central School Board of Education, all  
15 provided letters of support.

16 CHAIRMAN: Thank you. This hearing  
17 will remain open until 6:30.

18 At this point, we will adjourn until  
19 someone comes forward to have any other  
20 conversation or whatever.

21 (RECESS)

22 CHAIRMAN: It is now, again, 6:30. Is  
23 there anyone else who wishes to comment?  
24 Looks like the same folks.

1                   The time now is 6:31. This hearing  
2                   is now concluded.

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C E R T I F I C A T I O N

I hereby certify that the proceedings and evidence are contained fully and accurately in the notes taken by me on the above cause and that this is a correct transcript of the same to the best of my ability.

*Christine Ferguson*



CHRISTINE FERGUSON