I. CALL TO ORDER

Ms. Lattimer called the meeting to order at 10:00 a.m.

II. APPROVAL OF MINUTES

MOTION: APPROVING THE MINUTES OF THE JUNE 2, 2021, AND JUNE 28, 2021, MEETINGS MADE BY MRS. LANDO. SECONDED BY MR. VAN CAESEELE. ALL BEING IN FAVOR. MOTION CARRIES 5-0.

III. DEPARTMENTAL REQUESTS

A. Planning

1. Approving Submission of Climate Smart Communities Grant Application – Mr. Wheeler requested authorization for the Planning Director to submit a Climate Smart Communities Grant application through the Consolidated Funding application process. This program provides funding for municipalities to address climate change mitigation and adaptation.

MOTION: AUTHORIZING THE PLANNING DIRECTOR TO SUBMIT A CLIMATE SMART COMMUNITIES GRANT APPLICATION THROUGH THE CONSOLIDATED FUNDING APPLICATION PROCESS MADE BY MR. VAN CAESEELE. SECONDED BY MRS. LANDO. ALL BEING IN FAVOR. MOTION CARRIES 5-0. Resolution Required.

2. Accepting CDBG Woodlands Electrical and Paving Improvements Grant – Mr. Wheeler requested authorization to accept the CDBG Grant for the Woodlands Project for electrical and pavement improvements. Mrs. Lando asked will this finish the project? Ms. Lattimer replied it has taken a long time to go through the process and they should be nearing the end. Mr. Wheeler stated this is part two of the project.
MOTION: ACCEPTING AND APPROPRIATING THE CDBG WOODLANDS ELECTRICAL AND PAVING IMPROVEMENTS GRANT MADE BY MRS. LANDO. SECONDED BY MRS. FERRATELLA FOR DISCUSSION.

Mr. Nichols asked who owns the property? Ms. Lattimer replied the residents do. Mr. Nichols asked so they are paying property taxes? Ms. Lattimer replied they are. Mr. Swackhamer explained this was turned from a rental to community-owned. They have been working with the government to upgrade everything that was not done when it was a rental. Ms. Lattimer stated under the previous owner it had fallen into disrepair and the residents wanted to stay and that is when it went to being resident-owned.

Mr. Malter asked if another mobile home park wanted to do a co-op, would we be able to apply for grants for them? Mr. Wheeler replied theoretically, yes. Mr. Swackhamer stated there is a company that is hired by the government and if residents are interested in owning, then they get involved. There were a couple of organizations that work with the government to oversee the projects that need to be done. Ms. Lattimer stated this is privately owned and the grant is sponsored by the municipality.

VOTE ON PREVIOUS MOTION: ALL BEING IN FAVOR. MOTION CARRIES 5-0. Resolution Required.

IV. OUTSIDE AGENCIES
A. ARTS of the Southern Finger Lakes
   1. 2022 Budget Presentation – Ms. Sullivan-Blum stated prior to COVID we received $36,700 annually from the County and last year we received $29,400. She is requesting funding in the amount of $36,700 for this fiscal year. Since the emergence of the pandemic, we have doubled-down on our mission to support artists and cultural organizations. We are proud to say that we have retained our staff of five full-time employees, one permanent part-time employee and one seasonal part-time employee.

Ms. Sullivan-Blum provided a PowerPoint presentation of the various programs and events they have offered. We will be hosting a Labor Day outdoor art event to provide an opportunity to memorialize those that we have lost during the pandemic. The event will be held at the Corning Civic Center Plaza ice rink and will be an immersive art experience. She stated that during the pandemic they delivered over 100 art kits in the County. Ms. Sullivan-Blum stated that they present programs to serve artists in all disciplines and last year we moved all of our programming online. In 2019 we served 2,856 and last year we served 3,290. She announced the Folk Arts Program has been awarded a $20,000 National Endowment for the ARTS (NEA) grant to create a digital map highlighting our cultural heritage and to initiate a field school for the documentation of community traditions. The website was launched in June 2021 and the field school will open in September and is already filled.

Ms. Sullivan-Blum stated we administer grant funds from two organizations; New York State Council on the ARTS (NYSCA) which serves Chemung, Schuyler, Steuben and Tioga counties through Decentralization (DEC) grants, and Community Foundation of Elmira-Corning and the Finger Lakes which serves Chemung, Schuyler and Steuben counties through Quick Arts and Artist Development Grants. We also had the Emergency Art Relief Grant for the pandemic which allowed artists to meet their immediate needs. This year we granted $35,905 to 31 artists and organization applications. The ARTS Council has launched a $1 million endowment and we have already reached 72 percent of our goal. Ms. Sullivan-Blum commented this coming year will be difficult, but we believe we can overcome the remaining obstacles and strategic planning is in place.

Mrs. Lando commented you have done an amazing job in this last year and I am amazed. Great job.

B. Southeast Steuben Libraries
   1. 2022 Budget Presentation – Barb Radigan, Pulteney Library, stated thank you for the support you have given the libraries over the year. That is very important to all of us because we all have communities. Pulteney is very lucky because we had a new library built in 2019. We were able to modify the library to have a separate entrance and exit and we were able to safely hold three artist workshops. Our library will also be used as
a polling site in November. With the pandemic, when we were able to reopen, we had a lot of organic farmers that needed to use our fax and copier machines and also needed the internet to look up the chemicals they were researching for organic use. We were also helping people get vaccination appointments. Libraries do a lot with very little money and we appreciate all the support you have given us.

Pauline Emery, Southeast Steuben Library, stated thank you for your support over the years. We are requesting to go back to the 2020 funding level of $99,500. These funds are used for the 17 libraries in the County. During COVID all of the libraries were inundated with people who were having problems with Wi-Fi and internet accessibility and this was seen across the country. There were numerous cars in the parking lot during school class time with students attending classes using the library Wi-Fi. Our staff was really proud and excited to help the school and we did weekly virtual programs. During the time in lockdown, one of our staff took a 3-D printer home and worked with an EMT to make a practice tracheotomy kit as well as face shields and masks. We were proud to see how quickly our staff came together to help. Thank you for supporting the library, we appreciate it.

Wilsinia Ocasio, Prattsburgh Library, stated we serve 2,085 people and with the pandemic we had to adjust how we did that. We hosted a virtual book club via Zoom and we did take-home craft kits which were very popular. We also hosted virtual story times and we were able to keep our community engaged. Please consider reinstating the 2020 funding and we appreciate all you have done.

Ms. Lattimer commented during the pandemic the libraries still played a vital role. There were still families that needed internet access and the libraries filled that gap and we appreciate your services.

C. Steuben County Industrial Development Agency
   1. Eight Point Wind PILOT – Mr. Johnson explained this is a project that is located in Greenwood, Hartsville, Hornellsville and West Union. This is a relatively small project with 25 turbines that will generate 100 megawatts of energy. In addition, they are also building a 17-mile transmission line in order to get the energy out to the grid. He stated he is here today to request a consent resolution, which is similar to what we have done with the Baron Winds and Canisteo Wind projects. We are asking the affected municipalities and the school districts to agree to fix the payments and the distribution formula. This will allow the municipalities to adjust the tax rate up and down without having concerns of impacting their PILOT revenue. He commented that some municipalities get the PILOT revenue and it is such a large portion that their immediate reaction is to lower taxes. If we don’t seek a consent resolution, they become a small piece of the total pie if they reduce their taxes. The towns are the largest beneficiaries of doing this. For the school districts and the County, it stabilizes your income.

   Mr. Johnson stated with regard to the distribution line, we negotiated with the company to have two PILOT schedules. The wind PILOT covers those areas that are just generating power, which would be Greenwood and West Union. There is a separate PILOT for the distribution line. The County will receive $200,000 in revenue for the first year and then that increases 3 percent each year. The total expected revenue is $900,000.

MOTION: CONSENTING TO A PROPOSED PILOT AGREEMENT AND PILOT PAYMENT DISTRIBUTION TO BE PROVIDED BY THE STEUBEN COUNTY INDUSTRIAL DEVELOPMENT AGENCY IN CONJUNCTION WITH A CERTAIN PROJECT TO BE UNDERTAKEN BY EIGHT POINT WIND MADE BY MRS. LANDO. SECONDED BY MRS. FERRATELLA FOR DISCUSSION.

Mr. Van Etten commented the 17-mile transmission line is significant. Mr. Nichols asked how tall will these turbines be? Mr. Johnson replied they will be 500 feet, but they are considering radar-detecting lights and are waiting for approval from New York State and the Federal Aviation Administration.

Mrs. Lando asked what does the transmission line do? Mr. Johnson replied with previous projects any upgrades were built into the community where the generating capacity was. The revenue being generated by the community was calculated on a pure megawatt basis. In Hartsville and Hornellsville, there are no turbines being
built and in order for them to share in the revenue, they went to a more traditional method based on the percent of assessed value. That is on a separate PILOT schedule.

Mr. Van Etten stated I think the question was why do we need a 17-mile transmission line and the answer is they have to be able to attach to the grid. Mr. Johnson stated that is becoming a big issue. A lot of solar projects have been delayed because of the cost of attaching to the grid. The State did a grid study and that was released in January. This is a statewide issue. Our electric system was not built to have this type of generation developed.

Mrs. Lando asked can they do the broadband while they are installing this transmission line? Mr. Johnson replied I have had that discussion as each turbine will be connected with fiber; there will be a buried fiber infrastructure. The issue we run into is where the fiber is being built, the people are not there. This transmission line will be in some very rural areas. We talked with various companies and they want their own dedicated line. There will not be any services to anyone. We are still looking at it, but they would be installing it where there are no people.

Mr. Swackhamer asked where will this transmission line be running? Mr. Johnson replied the transmission line will be coming through Hartsville, Hornellsville and then attaching to the substation in Hornell. Mr. Nichols asked will the line be above or below ground? Mr. Johnson replied the transmission line will be above ground.

Mr. Malter commented most of these PILOTS are 20 years. After 20 years the turbines are put back on the tax rolls. Is there any indication as to what the impact to revenue is by receiving it through the PILOT versus after the PILOT? Mr. Johnson replied that is part of our analysis. The State has three methods for determining value on infrastructure. Typically the depreciation model is used. We looked at that and did a cost benefit analysis and the difference in revenue really wasn’t that great. For the Canisteo Wind Project that was $1 million. The benefit to these projects is they know up front the mortgage tax and sales tax. There is also the certainty of what the payment will be and that helps them with their financing models. We will see them re-energize those projects which is what they are currently doing in Cohocton. Mr. Malter commented in most cases they never go out of the PILOT. Mr. Van Etten stated unless they abandon it. Mr. Johnson stated if they abandon a project, per the State, there has to be a bond in place to tear them down. We are requiring that for solar projects. The municipality is the beneficiary of the bond.

Mr. Swackhamer stated we will never get out of the PILOT. Mr. Johnson replied probably not. If we are smart about it, the distribution line will benefit all of the communities. We determined a replacement valuation and got them to not include the depreciation and it was calculated on today’s replacement costs. Mr. Malter asked will the transmission line stay if the project is abandoned? Mr. Johnson replied yes and it will be turned over to NYSEG. Ms. Prossick commented we do the same thing with the road use agreements where we require a bond and decommissioning.

VOTE ON PREVIOUS MOTION: ALL BEING IN FAVOR. MOTION CARRIES 5-0. Resolution Required.

2. **Project Updates** – Mrs. Lando asked do you have an update on the projects in Bath? Mr. Johnson replied there is a lot going on in Bath.
   - Amazon is still going through their review.
   - He stated he is engaged with the owner of Philips and discussions are ongoing and DEC is doing some final work.
   - With regard to Dana Lyons, the executive committee met before the holiday and voted to amend the lease for the use of the cafeteria and two classrooms. A lot of people feel that this will be a better option for them. The vote was 4-1 to accept the amended lease and now it will go to a membership vote which will be occurring in a couple of weeks.
   - Mr. Johnson stated in the industrial park, the easements for Finger Lakes Community Health are being finalized.
   - We are also pleased to see the Chat-A-Wyle open again.
   - Wilkins RV is doing a major expansion and adding eight additional service bays and a paint booth. This industry has seen a 40 percent increase in growth and sales and right now RV
repair work is twelve weeks out. The Wilkins project is a $3 million expansion and will create ten additional jobs.

Mr. Johnson commented the big issue now is finding employees.

Mrs. Ferratella asked for an update on the foundry site at Tioga Container. Mr. Johnson explained Tioga is waiting for a response back from a potential tenant. An Article 78 challenge was filed. There was an issue with the filing and the judge gave the petitioner an additional 30 days. We worked with Tioga and the village to extend the purchase and sale agreement again and anticipate it will close within six months once the Article 78 is resolved.

Mr. Van Etten asked for an update on the loan program that we participated in with funding. Mr. Johnson stated that has been slow, but there has been slow funding from everybody as there has not been a lot of activity. At some point we will need to look at what we do with the remaining revenue. We have adjusted it a couple of times to make it more valuable. We get about one or two applications each month. This is still a good resource to have.

Mr. Johnson stated my biggest fear right now is the notification that Subway is paying their employees $17.00 per hour to make sandwiches. Companies are competing for labor in ways that I have never seen. Dresser-Rand is very concerned about where they will find people. Mr. Van Etten commented we start our highway workers at $14.00 per hour. Mr. Johnson stated manufacturing jobs start at $15.00 - $16.00 per hour.

Mr. Wheeler commented on the training side, we are seeing through CSS Workforce Development, more money going through then we have in seven years. Companies are leveraging that to upscale their staff. The issue is getting those on the sidelines back in. Mr. Johnson commented until we get to September there is a lot of uncertainty with regard to stimulus money and the moratorium on job seeking. Currently, if you want unemployment, you don’t have to seek a job. When those things expire in September/October we will see some adjustments, but I don’t know how much.

Mrs. Lando asked is the legalization of Marijuana having an impact on companies drug testing? Mr. Johnson replied we are seeing transition in some of the employers who, because of that and because of the toughness in the labor market, there is no mandatory drug testing pre-employment. Testing is an issue. Mr. Wheeler commented legally you cannot anymore. If there is an incident, then you can. You cannot screen and flag people out for Marijuana. Mr. Van Caeseele commented the Hornell Common Council has a restriction on where you can smoke it in the City.

**MOTION: TO ADJOURN. ALL BEING IN FAVOR. MOTION CARRIES 5-0.**

Respectfully Submitted by

Amanda L. Chapman
Deputy Clerk
Steuben County Legislature

**NEXT MEETING SCHEDULED FOR**
Wednesday, August 4, 2021
9:30 a.m.

Please send agenda items to the Clerk of the Legislature’s Office
NO LATER THAN NOON
Wednesday, July 28, 2021