I. CALL TO ORDER

Ms. Lattimer called the meeting to order at 9:50 a.m.

II. APPROVAL OF MINUTES

MOTION: APPROVING THE MINUTES OF THE FEBRUARY 3, 2021, MEETING MADE BY MRS. LANDO, SECONDED BY MRS. FERRATELLA. ALL BEING IN FAVOR. MOTION CARRIES 5-0.

III. DEPARTMENTAL REQUESTS

A. Planning

1. Authorizing a Public Hearing – Mr. Sousa requested authorization to hold a public hearing for the annual Community Development Block Grant (CDBG) applications. Similarly to last month, we are applying for 2020 grant funds that, due to COVID, were not expended. This will allow us to continue our partnership with Arbor Development for water and sewer projects for income-qualified households.

MOTION: AUTHORIZING A PUBLIC HEARING FOR THE ANNUAL COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) APPLICATIONS MADE BY MRS. FERRATELLA. SECONDED BY MR. HANNA FOR DISCUSSION.

Mrs. Ferratella asked are the funds available? Mr. Sousa replied the current grant expires at the end of June and this grant will pick right up and we would expect an award in late spring, early summer.

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

2. Authorizing the Submission of a Community Development Block Grant Application – Mr. Sousa requested authorization to submit a Community Development Block Grant (CDBG) application for well and septic system replacements or replacements of lateral connections to water or sewer systems.
MOTION: AUTHORIZING THE PLANNING DIRECTOR TO SUBMIT AN APPLICATION TO NEW YORK STATE HOMES AND COMMUNITY RENEWAL FOR A COMMUNITY DEVELOPMENT BLOCK GRANT MADE BY MR. HANNA. SECONDED BY MRS. FERRATELLA. ALL BEING IN FAVOR. MOTION CARRIES 5-0. Resolution Required.

3. Re-Allocation of CDBG Funds – Mr. Sousa stated back in June, action was taken to re-allocate $30,000 of CDBG funds for rental assistance. He is proposing moving those funds back to the housing and rehabilitation line item as nobody took advantage of the rental assistance program. The grant ends at the end of June and there is a waiting list of people that could utilize these housing and rehabilitation funds now.

MOTION: AUTHORIZING THE RE-ALLOCATION OF $30,000 OF CDBG FUNDS FROM THE RENTAL ASSISTANCE LINE ITEM TO THE HOUSING AND REHABILITATION LINE ITEM MADE BY MR. VAN CAESEELE. SECONDED BY MR. HANNA. ALL BEING IN FAVOR. MOTION CARRIES 5-0.

B. Buildings & Grounds

1. Hallway Carpeting – Mr. Rose requested authorization to use funds from the County Office Building Capital Project to purchase carpet for the third floor hallways in the County Office Building. The total cost of the project will be $23,655. We had left this out of the initial building project bid due to budgetary concerns.

MOTION: AUTHORIZING THE PURCHASE OF CARPET FOR THE THIRD FLOOR HALLWAY IN THE COUNTY OFFICE BUILDING FOR A TOTAL COST OF $23,655 WITH $15,000 TO BE PAID FOR OUT OF THE COUNTY OFFICE BUILDING FLOORING PROJECT AND THE REMAINING FUNDS TO BE TAKEN OUT OF THE BUILDING RENOVATION CAPITAL PROJECT MADE BY MRS. FERRATELLA SECONDED BY MRS. LANDO FOR DISCUSSION.

Mr. Van Etten asked is this on State bid? Mr. Rose replied yes. We did get a price from the contractor on-site and it was much higher. The contractor on State contract is one that we have used previously and they have done a great job. Mr. Wheeler explained $15,000 of this will be paid for out of the County Office Building Flooring project and we are proposing the remaining funds come out of the Office Renovation Project.

Mr. Van Etten commented a couple of weeks ago I did a walk through and the carpet is pretty worn out, so this is a good project. I would hope we wouldn’t do it until after construction. Mr. Rose stated we will try to time it out.

Mr. Hanna asked why are we doing carpet? Mr. Rose replied there are a couple of reasons; sound and slips and falls. The carpet is tiled and it may get worn at times but we will be able to pull a tile and the repair will be pretty quick.

VOTE ON PREVIOUS MOTION: ALL BEING IN FAVOR. MOTION CARRIES 4-0. Resolution Required.

IV. OUTSIDE AGENCIES

A. Steuben County Industrial Development Agency

1. Activity Update – Ms. Lattimer stated before Mr. Johnson begins, he is subject to numerous NDA’s (non-disclosure agreements) right now and there will be certain things that he cannot talk about and we have to honor that. Mr. Johnson stated we are extremely busy right now. We have several projects we are working on and when we can talk about them, we will.

a. REDEC Revolving Loan Program – This program was originally intended as emergency relief and we did help a number of businesses. As the federal government created other incentives, our program was not being utilized to its fullest potential. We have worked with REDEC and have repurposed it into a long-term program to assist businesses that have had to make changes or adapt because of COVID. We have expanded the program to allow for a loan of 66 months, with the first 6 months with no principal and no interest. This will help businesses to reinvent or reinvest in their
businesses to move forward and grow. We already have 11 businesses working through this application and we are very pleased with that. The focus of the program is more about growing businesses going forward.

b. Renewable Energy – Mr. Johnson stated we have nine projects; two will be making application in March and the other seven are in some process of development. Solar is a hot topic right now. There is not a lot of job impact, however, it does support the renewable energy initiative and provides a revenue stream for municipalities.

Mr. Johnson stated we also have a number of wind projects moving forward. One project is Eight Point Wind which is primarily located in Greenwood and West Union. They will be making application in March and hope to start construction later this year, as do Baron Wind and Canisteo Wind. We are finding that there are several gaps in the transmission capacity throughout Steuben County. There are areas that are not seeing investment and then there are areas where we will be at full capacity on NYSEG’s grid. We are just now starting to have conversations about what that means. The State is starting to invest in transmission capacity. Once we get through these projects it will be interesting to see what happens.

c. Alstom – Alstom did get the bid to do the Metro contract and they are awaiting their notice to proceed. This will free up Alstom to begin spending money. We are working with the Hornell Industrial Development Agency to assist them as they work through developing the shell manufacturing facility. They are working on the EDA applications for site development work. We look forward to continuing to work with them. He commented that J.C. Smith has had experience working with EDA and we have offered his help with this.

Mr. Johnson stated there is a supply chain opportunity with the rail car industry. It has always been here, but they have been hesitant to commit to the investment and this contract is changing that substantially. There is a long-term plan for the rail car industry in Hornell and the supply chain business is talking about investment.

d. Gunlocke – We are finalizing an incentive letter co-locating a business in Gunlocke in Wayland; they are taking the seating division of Gunlocke and taking over the space and equipment and hopefully rehiring those employees back. This is a very exciting project.

e. Babcock Ladder – Last week we closed on the sale of the Babcock Ladder Company. We did have a DEC easement in place. We are looking forward to Clark Specialty growing in that location. They will be installing a ten ton crane and creating an additional 31 jobs.

f. Finger Lakes Community Health – Mr. Johnson stated Finger Lakes Community Health purchased the old Guthrie parcel in the industrial park. They expect to start construction this summer, which will be a nice addition.

g. Exit 43, Town of Erwin – There is a redevelopment plan and they have been a little bit more cautious on what the consultants have identified as the best use. We will be working with the Town to research the best use.

h. IDA Annual Report – Mr. Johnson stated with the impact of COVID, we had expected job numbers to be down. As of last Thursday, and with still 10 percent of the reports waiting to come back, we are only 54 jobs off of where we were last time. Overall job numbers seem to be more stable than what I had expected them to be. The biggest issue we have is workforce development. We have been talking with Upstate Farms and they are ready to hire about 15 new positions, but they cannot find the people. Mr. Johnson commented we are still talking about that with our partners. This is more
complicated now with the benefits that are being provided by the Federal government and it is more
difficult to get people re-engaged with businesses.

Ms. Lattimer stated just as clarification on the discussion regarding the revolving loan for businesses through
REDEC; I would like to remind everyone that we, as the County, only provided administrative funding for the
administration of the loans and we are not involved in the decision making process. Mr. Johnson stated Mr.
Brewer is the Chair of REDEC and has engaged in discussions to assist with the updates and changes to that
program. Ms. Lattimer commented Mr. Brewer has done a great job.

Mrs. Lando asked is Amazon coming to Bath? Mr. Johnson replied I can neither confirm nor deny whether a
company is interested in locating in Bath.

Mr. Swackhamer asked is there any advantage to the County for having renewable energy projects in the County
when they run on PILOTS? Has any electric been generated for the County? Are these projects good for the
County? Mr. Johnson replied we perform a cost-benefit analysis on each project. These are opportunities being
created by the State and Federal governments to attain their renewable energy goals. The impact of jobs coming
into the area on large scale projects is significant. Over the course of the next 18 – 24 months we will see about
300 jobs for each solar project. That is a significant employment impact for a fairly large amount of time. The
solar projects are not providing direct jobs, but are providing opportunities for subcontractors. The real benefit is
the PILOT agreements and these projects would likely not come in without them. In our cost-benefit analysis,
there is minimum benefit, but they provide long-term security for a project to secure bank financing. Mr. Johnson
explained the Troupsburg project is generating $500,000 annually and the Canisteo Wind project host agreement
will more than double that. This is a true windfall of revenue in a community that would never see that level of
investment happen. There is substantial impact to the communities on the revenue generation side. What the
communities do with that revenue is their decision, but we are encouraging them to think about investing long-
term in things such as infrastructure and expanding broadband capacity. Mr. Johnson explained these projects
provide more of a financial benefit to the communities than a jobs benefit. I cannot speak to the increased cost in
power generation, but there are a lot of things that factor into that.

Ms. Lattimer asked is it the IDA’s function to negotiate PILOTS? Mr. Johnson replied under 487 of the law, if
the communities have opted in, which not a lot have, we can negotiate a PILOT with them. For the communities
that have opted in, they redirect them to us, or the companies come specifically to us as that is only one piece of
the benefit. We have a standard abatement program which is based on benchmarks done across the State

Mr. Malter commented in the application it asks them to show any subsidies that are being provided by the State
or Federal government. Mr. Johnson replied it does not directly show those subsidies or renewable energy
credits. Mr. Malter asked how do we find that information out? Mr. Johnson replied that is a matter of public
record; we could just simply ask them. For the renewable energy credit, we could just go to the NYSERDA
website. The Federal level credits are also public information. He stated we are having discussions on the impact
of the reductions of the State subsidy and how it relates to what is being requested by us. We are seeing a press to
reduce our PILOTS and we have said no.

Ms. Fitzpatrick asked can you provide an update on Philips? Mr. Johnson replied I can neither confirm nor deny.
We have been engaged in conversations with Philips recently and I would like to thank Senator Schumer’s staff
for getting engaged with them. We understand what they are looking at doing and they have asked us to not
release any information until they have made a decision.

Mrs. Lando asked with regard to the positions that Upstate is looking to fill; are they skilled labor positions? Mr.
Johnson replied no, they are line positions, inspectors, packaging, etc. The pay starts at $19.00 per hour on the
floor with benefits. They are not skilled positions and applicants only need a high school education. Ms.
Lattimer commented we continue to deal with the same old workforce issues. Mr. Johnson stated they are
exacerbated by the government benefit extensions.
V. **OTHER BUSINESS**

A. **Appointments** – Ms. Lattimer stated we received a letter from the Soil & Water Conservation District recommending appointments to both their Board of Directors as well as the Marsh Ditch Watershed District Administrative Board. They are recommending Ernest Swift be appointed as the Farm Bureau Representative to the Soil & Water Conservation District Board of Directors. Additionally, they are recommending the appointments of Gary Mahany, John Merry, Steve Hoeffner and William Phelps to the Marsh Ditch Water District Administrative Board.

**MOTION: RECOMMENDING THE FOLLOWING INDIVIDUALS FOR APPOINTMENT TO THE SOIL & WATER CONSERVATION DISTRICT BOARD OF DIRECTORS: ERNEST SWIFT AS FARM BUREAU REPRESENTATIVE; AND RECOMMENDING THE FOLLOWING INDIVIDUALS FOR APPOINTMENT TO THE MARSH DITCH WATER DISTRICT ADMINISTRATIVE BOARD: GARY MAHANY, JOHN MERRY, STEVE HOEFFNER AND WILLIAM PHELPS MADE BY MRS. LANDO. SECONDED BY MR. HANNA. ALL BEING IN FAVOR. MOTION CARRIES 5-0. Resolution Required.**

B. **Animal Cruelty** – Ms. Lattimer asked Ms. Prossick to provide a quick update on the RFP regarding animal cruelty cases and animal seizures. She stated this was mainly targeted toward a large animal seizure where the SPCA would not be able to accommodate everything. Ms. Prossick stated Mr. Mullen brought this back up at the Public Safety & Corrections Committee meeting. Mr. Baker and Mr. Morse are in communication and will put together an RFP. The RFP is rather technical and that is why Mr. Morse needed Mr. Baker’s help as there are only certain areas of the law where we would be able to utilize this. Hopefully the RFP will go out in the next couple of weeks.

Mr. Hanna asked if Ms. Prossick could remind him of the details of this? Ms. Prossick stated last year there was a large animal seizure under Ag and Markets Law which triggered Mr. Baker to prosecute animal cruelty; however, the animals have to be housed in the meantime, as they are evidence. That housing had increased the County’s contract with the SPCA over and above the yearly amount. Extra funding was given to the SPCA for this housing. We could avoid that by having a more cost effective place to put the animals during a pending litigation. That is what this RFP is for. Ms. Lattimer commented there are certain farms around here that could take what the SPCA could not handle.

Mr. Nichols commented years ago we had a case with horses and then the SPCA did not sell them because they wanted to charge us because the animals needed to be sterilized. It would have cost a fortune to do that. To me as a farmer, you take them to a sale and sell them. We were trying to get out of the County having to pay for them. Ms. Prossick stated that is part of the issue. Where there are those loopholes in the law, the alternative is putting them someplace else where there is not that cost. In order to sterilize or put down an animal, the court would have to order it. Agencies such as the SPCA cannot do it as they are grant funded and it becomes an extreme county cost and that is the purpose of the RFP.

C. **2021 Committee Goals** – Ms. Lattimer commented one goal she had was relative to the Emergency Relief Loan Fund; to support them with administrative funds. The second goal would be to negotiate an agreement with VRBO. Mr. Wheeler stated with regard to pursuing an agreement with VRBO, you would be tasking us to do that again. We have reached out to NYSAC and we will also reach out to the government relations people at VRBO.

Mrs. Lando commented that is a very important goal and the most important. Mr. Van Caeseele stated I wonder about the timing on that as businesses are still suffering from COVID. Mr. Wheeler stated this will probably take a minimum of six months to accomplish and there will be a lot of discussion. Ms. Lattimer stated I don’t see any value in delaying the process. The sooner we start, the sooner we can get something in place.

Mrs. Ferratella commented the renter is really the one that pays the fee. Mrs. Lando stated it is not affecting the businesses as it is an added fee. Mr. Wheeler explained the businesses will pass the fee along. It would be easier on the renters as opposed to a broad tax on all rental properties. This way VRBO adds it to their fee and those fees are remitted to us.

Ms. Fitzpatrick asked is it appropriate for this committee to consider looking at expanding bus route hours? People may be eligible to work but do not have a vehicle. I would like to see us address that. Ms. Lattimer stated that is a good suggestion as I see gas prices rising and we may get back into a situation of having ridership again. Mrs. Lando stated...
that is a good idea as ProAction helps people get jobs and get them to work. Ms. Lattimer stated she will add that to the list of goals and the committee was in agreement.

**MOTION: TO ADJOURN MADE BY MR. HANNA. SECONDED BY MRS. FERRATELLA. ALL BEING IN FAVOR. MOTION CARRIES 5-0.**

Respectfully Submitted by

Amanda L. Chapman
Deputy Clerk
Steuben County Legislature

**NEXT MEETING SCHEDULED FOR**
Wednesday, April 7, 2021
9:30 a.m.

Please send agenda items to the Clerk of the Legislature’s Office
NO LATER THAN NOON
Wednesday, March 31, 2021