



Tioga County Worksession Minutes **July 8, 2021 – 1:00 p.m.**

Legislators Present:

Legislator Balliet
Legislator Hollenbeck
Legislator Monell
Legislator Mullen
Legislator Roberts
Chair/Legislator Sauerbrey
Legislator Standinger (*arrived at 1:02 p.m.*)
Legislator Weston

Legislators Absent:

Legislator Sullivan

Guests:

Christine Curtis, IDA Executive Administrator (*departed at 1:05 p.m.*)

Staff Present:

Peter DeWind, County Attorney (*arrived at 1:02 p.m.*)
Cathy Haskell, Clerk of Legislature
Amy Eiklor, Deputy Clerk of Legislature
Bethany O'Rourke, Personnel Officer
James McFadden, Treasurer (*departed at 1:24 p.m.*)

Call Meeting to Order: Chair Sauerbrey opened the meeting at 1:01 p.m.

West Bay Star, LLC Cost Benefit Analysis: IDA Executive Administrator, Christine Curtis, distributed an informational packet regarding the proposed West Bay Star, LLC renovation. West Bay Star, LLC is looking to demolish an existing vacant building and construct a new Lourdes medical facility at 936 Taylor Road in Owego, NY. Ms. Curtis reported the following:

- West Bay Star, LLC proposed a payment schedule with total payment of \$401,561.23 over the life of the twenty-year PILOT.
- The estimated total property tax exemption for the PILOT is \$1.2 million over the twenty-year span.
- The development is estimated to create 12.5 full-time equivalent (FTE) positions with an annual payroll of \$3.2 million.
- The property is outside of the flood plain.

Personnel Officer, Bethany O'Rourke, asked Ms. Curtis if the expected 12.5 FTE positions are on top of the already existing positions at the Lourdes 5th Avenue location. Ms. Curtis replied that the Lourdes in Owego currently employs 22.3 FTE positions, which will be retained at the new facility and the PILOT is expected to create 12.5 FTE new positions. Lourdes is at capacity in their current location and the new property will allow for additional services to be offered to patients.

Ms. O'Rourke asked if there will be a pharmacy in the new facility. Ms. Curtis responded yes, there will be a pharmacy on site. Ms. O'Rourke asked if there was any concern about the impact on existing pharmacies in the area. Ms. Curtis replied that issue has not been considered yet. There were no further questions.

Ms. Curtis asked the Legislature for a letter of support for the project. Chair Sauerbrey asked the Legislators if there were any objections. There were no objections.

Executive Session: Motion by Legislator Hollenbeck, seconded by Legislator Mullen to move into Executive Session to discuss contract negotiations. Motion carried unanimously to go into Executive Session at 1:05 p.m. with County Attorney Peter DeWind and County Treasurer James McFadden remaining in attendance.

Executive Session adjourned at 1:24 p.m.

Approval of Worksession Minutes: On motion of Legislator Hollenbeck, seconded by Legislator Monell and unanimously carried, the June 24, 2021 Legislative Worksession minutes were approved.

Action Items: Currently, there are no action items.

Legislative Support: Legislative Clerk Haskell asked for approval of the June 10, 2021 Legislative Support committee minutes. On motion of Legislator Monell, seconded by Legislator Hollenbeck and unanimously carried, the minutes were approved.

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

- Ms. Haskell reported there is still a Board of Ethics vacancy as of March 31, 2021.
- Local Law No. 3 of 2021 regarding youth hunting was received by the State on June 21st, 2021.

Resolutions: Ms. Haskell reviewed the agenda and resolutions for the July 13, 2021 Legislature meeting with discussion occurring on the following:

- ***Schedule Second Public Hearing for New York State Community Development Block Grant:*** A Second Public Hearing will be held on August 5th, 2021 at 1:00 p.m. for community input in regards to the current Community Development Block Grant. Due to the printed public notice of the original Second Public Hearing appearing only six days prior to the Hearing Date, another Second Public Hearing is required by CDBG. The grant is in regards to Public Health's mobile dental van.

- **Appoint Freedom of Information Officer:** Ms. Haskell received a resolution from the Law Department after the agenda was sent out. Upon the retirement of Diane Stephens, Tioga County must appoint a Freedom of Information Officer. Kevin Humes will be appointed as the new Freedom of Information Officer. The Legislators were in agreement that the resolution should be added to the July 13th, 2021 Legislative Meeting packet and not considered as a late-file resolution.

Other:

- **American Rescue Plan Act Funds:** Legislator Weston inquired about the American Rescue Plan Act (ARPA) funds. If Tioga County were to give funds to an organization, Legislator Weston wondered if the organization would have to fulfill an obligation in order to receive the funds. Legislator Monell stated Tioga County would disperse the funds and have no further part in the organization.

Meeting adjourned at 1:46 p.m.

Next Worksession scheduled for Thursday, July 22, 2021, at 10:00 a.m.

Respectfully submitted,

Amy Eiklor

Deputy Legislative Clerk