



ECONOMIC DEVELOPMENT & PLANNING | INDUSTRIAL DEVELOPMENT AGENCY | LOCAL DEVELOPMENT CORPORATION

**Tioga County Industrial Development Agency
December 3, 2025 – 4:30 pm
Ronald E Dougherty County Office Building
56 Main Street, Owego, NY 13827
Legislative Conference Room, 1st Floor
Minutes**

Call to Order and Introductions: 4:37 PM

Attendance: IDA Board Members

1. Roll Call: J. Ward, B. Evanek, T. Monell, E. Knolles, K. Gillette, B. Case
2. Excused: M. Sauerbrey
3. Guests: J. Meagher, C. Yelverton, B. Woodburn
4. Virtual guests: Matt Carter, Kyle Whigham, Matt Straub, Chris Andreucci, Jeff Brown, Jeni Whigham, Nadia Patry, Megan Schnabl

Privilege of the Floor:

Approval of Minutes:

- A. November 5, 2025, regular meeting.

Motion to approve November 5, 2025, minutes, as written (E. Knolles, T. Monell)

**Aye: 6 Abstain: 0
Nay: 0 Carried**

Financials: October/November

- A. Balance Sheet
- B. Profit & Loss
- C. Transaction Detail

Motion to acknowledge the financials as written (B. Evanek, T. Monell).

**Aye: 6 Abstain: 0
Nay: 0 Carried**

New Business:

- A. RJ Corman update- Weitsman Recycling is RJ Cormans main customer for the Owego Hartford rail line. Weitsman suffered from a fire and now production has been stalled until the facility and equipment can be repaired and/or replaced.



J. Ward, B. Woodburn and C. Yelverton met with RJ Corman to discuss the decrease in railroad income. It is anticipated that the fire damage will be remediated by February. RJ Corman had a meeting with A. Weitsman to discuss the changes.

- B. Lockheed Martin Corporation – Cost Benefit Analysis. TCIDA hosted a public hearing on November 25th. There was no opposition to the project. M. Schnabl and J. Meagher met with Bob Farrell with OASD to discuss the PILOT and did not receive any opposition. Lockheed Martin applied for a 20-year PILOT. The PILOT includes sales tax and property tax exemption. The project creates 100 new jobs. M. Schnabl completed the cost benefit analysis. The benefit to cost ratio is 2:1. For the CBA, an estimated assessment of the property is used to calculate the benefit. J. Ward discussed the estimated assessment of the Lockheed Property. The local assessor would not provide an assessment of the property. B. Woodburn explained that the assessment used in the CBA Tool doesn't impact the actual assessment. M. Schnabl spoke with MRB Group about the assessment. MRB suggested to use the worst-case scenario for the assessment, in this case it is \$52 million. This includes construction and original estimated assessment. Meagher presented the PILOT schedule and resolution to Lockheed's legal team and it was approved.

Motion to approve resolution to accept Lockheed Martin's PILOT application (T. Monell, E. Knolles).

**Aye: 6 Abstain: 0
Nay: 0 Carried**

- C. 2025 DRAFT Annual Report-The board reviewed the annual report completed by ED&P.

Motion to approve TCIDA 2025 Annual Report as written (K. Gillette, B. Evanek).

**Aye: 6 Abstain: 0
Nay: 0 Carried**

- D. BOD Annual Evaluation- Evaluation is due before the annual meeting. C. Yelverton will send out a reminder email.

- E. Southside Drive Property Discussion- B. Woodburn discussed that the owner of the property that houses Tractor Supply, V. Porto would like more developed on his property, however to put a building on the property it would cross the



Village of Owego and Town of Owego property line. V. Porto is looking into moving the building to lie only in the VOO. V. Porto is interested in purchasing IDA property, the E-Site. B. Woodburn sent the wetland delineation to V. Porto for his contractor to review. The board agreed that they would be willing to sell the property.

- F. Regular Board Meeting Time Change Discussion. J. Ward discussed moving the regular board meeting time to 4:00pm instead of 4:30pm. The board agreed to keep the original board time of 4:30 pm on the 1st Wednesday of the month. M. Sauerbrey has found a replacement for her position on the IDA Board and will be effective January 1st.

Old Business:

- A. Bowers account cleanup- account cleanup is ongoing. Class system has been established for accounts.
- B. Tractor Supply- J. Meagher received easement documentation from Tractor Supply's legal team.

Motion to authorize Tioga Industrial Development Agency (TCIDA) to enter into a water line easement and maintenance agreement with the Town of Owego to provide for a water line to run across property owned by TCIDA located on Strong Road in the Town of Owego (K. Gillette, E. Knolles).

**Aye: 6 Abstain: 0
Nay: 0 Carried**

- C. Updated Wunder Lease- C. Yelverton drafted a lease agreement and J. Meagher will further review.

Committee Reports:

- A. Public Authority Accountability Act (PAAA)
1. Audit Committee Report: E. Knolles (Chair), J. Ward, B. Evanek
 2. Governance Committee: J. Ward (Chair), E. Knolles
 - a. Bi-Annual ABO website review
 - b. Governance Committee Meeting scheduled for December 9th.
 3. Finance Committee: J. Ward (Chair), K. Gillette
 4. Loan Committee: J. Ward, K. Dougherty, D. Barton, E. Knolles, B. Evanek, J. Lavo.
 - a. Façade Loan Application received – waiting for credit report and application fee.



- b. Equipment Lease Application received – Waiting for more documentation
- c. The IDA credit report account has been inactive due to lack of use. J. Ward and ED&P staff have been working to activate the account. Credit reports for the two applications have not been able to be pulled as a result.
- 5. Railroad Committee: M. Sauerbrey, K. Gillette, T. Monell
- 6. Public Relations Committee: B. Woodburn, M. Sauerbrey, T. Monell

PILOT Updates:

A. Sales Tax Exemptions Update:

- 1. Best Bev LLC - \$2,628,331.53 (December 2024)/Authorized \$5,200,000
 - a. Waiting on updated Sales Tax Tracking Sheet before the tax exemption can be closed out. J. Meagher sent letter to Best Bev.
 - b. No response from Best Bev has been received yet. The deadline to respond to J. Meagher's letter has since passed. J. Meagher discussed the options for this matter. Best Bev has not provided accurate sales tracking sheet for Jan.-June of 2025. The IDA can revoke the sales tax exemption agreement and NYS can recapture funds. The IDA is not required to keep records for the sales tax exemption, and the state is responsible to recapture the funds. J. Meagher will send another letter.
- 2. Arteast Café LLC - \$18,865 (October)/ Authorized \$24,000. Project is in progress and sales tax tracking is up to date.

Project/Grant Updates:

- A. USDA RBDG and ARC Grant – Lounsberry Pre-engineering Study
 - 1. 90% of the project has been completed.
 - 2. Geotech has been completed. Waiting on final report from Hunt Engineering.
- B. USDA IRP Loan Application –
 - 1. The IDA was awarded \$299,000 in IRP Funds.
 - 2. IRP Loan Letter of Conditions package to be issued by USDA
- C. USDA RBDG Equipment Lease program
 - 1. Received 1-year extension from USDA.
 - 2. Received one application. Waiting for more documentation.

Motion to move into Executive Session pursuant to Public Officers Law Section 105 –

Next Regular Meeting: Wednesday January 7, 2026, at 4:30 PM in the Legislative Conference room.

Annual Meeting: Wednesday January 7, 2026, at 4:00 PM in the Legislative



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Conference room.

Motion to Adjourn the meeting (T. Monell) 5:22pm