

Minutes

Planning & Economic Development Committee

Wednesday, February 21, 2018, 6:00 pm, Room 331

Gerace Office Building, Mayville, NY

Members Present: Odell, Chagnon, Starks, Himelein, O'Connell

Others: Tampio, Dennison, McCoy, E. Brickley, Abdella, E. Reynolds, K. Harvey, Borrello, McCord, Wendel, J. Jablonski.

Chairman Odell called the meeting to order at 6:00 p.m.

Approval of Minutes (1/17/18)

MOVED by Legislator Chagnon, SECONDED by Legislator Starks

Unanimously Carried

Privilege of the Floor

No one chose to speak at this time.

Proposed Motion – Proclaiming March 10th-23rd Agricultural Literacy Weeks in Chautauqua County

Chairman Odell: Any questions at this point from the Committee? All in favor?

Proposed Local Law Intro. 1-18 – A Local Law to Amend the Sustainable Energy Loan Program in the County of Chautauqua

Mr. Abdella: The State Legislature came in and made some amendments to this program which we adopted last summer and in order to continue in the program, you have to pass an amended local law that reflects the changes that the State Legislature made. They're very particular about it. Every word has to be exactly as they want it to be. So this amended version reflects exactly what the Energy Improvement Corporation needs for us to be able to continue the program.

Chairman Odell: It mirrors what was carried through the State Legislation as well? I did go through this Steve, just because this was near and dear to my heart. I fact checked with the IC too. I looked under a qualified property owner and I was surprised to see that in the language. An

owner of residential or commercial property located. Originally residential was being excluded from the program- just commercial and not for profits. So, I reached back out to them. They put that into the state language for down the road, if needed. But at this point, it's still only commercial and residential. So we will just make that clear to anyone that asks. You know, if anyone is asking about the property assessed clean energy financing program, they added residential in there in the verbiage. It's not being accepted in the applications at this point, but can be down the road. From what I understand, there's a couple of contractors do have a couple of applications coming through the pipeline. Potentially, one for the Chautauqua County Fairgrounds and another one for the Vine Inc. up in Dunkirk. (*Inaudible*) working on getting it through.

Mr. Abdella: So what we will do next month is, resuming the passage of this local law, bring you a resolution that will approve the actual agreement under the amended program.

Chairman Odell: Do you see that being re-amended at any point because this just went through last summer, and here we are going through it all again now, but hard to say.

Mr. Abdella: Hard to say. Hopefully this has captured the changes that were needed.

Chairman Odell: Yeah, Exactly. Especially with the early adopters in an early program like that, is they work the bugs out, and see any barriers to success early on. You really want to be preemptive and get it through the State Legislation first and trickle down to us. Thank you for staying on top of that. Committee, any questions?

Vice Chair Chagnon: Mr. Chairman, understanding the language is very important. I have a couple of questions. At the bottom of page one, there are a couple of words that I'm not sure if they belong there. Steve, I am at paragraph 1A. It's in the fifth sentence. It starts off, "Property assessed" are the two words that I'm questioning. The sentence reads, "The County of Chautauqua finds that it can fulfill this policy by providing property assessed clean energy financing to property owners for the installation of..." I'm not sure those two words "property assessed" belong in there.

Mr. Abdella: Yeah, I recall that as well, but they do. I'm trying to remember what interesting use of the English language they were utilizing there, but there is a way to interpret those words as belonging even though it doesn't jump out at you.

Vice Chair Chagnon: Ok, I'll accept that. Actually the next sentence starts off, "This chapter established," and throughout this document, they have removed the word chapter and replaced it with "law" except for that one reference to chapter.

Mr. Abdella: I'm not sure, I can ask.

Vice Chair Chagnon: Ok, because they did change chapter to law throughout the document expect for that one.

Mr. Abdella: Ok. I will say that when we went through this first time we made very slight- what we thought were the very slightest of changes- along the lines of what you're pointing out here, and we were told we couldn't do that. I will check as to why they left chapter there and replaced it with law elsewhere.

Vice Chair Chagnon: Ok. Thank you.

Chairman Odell: Ok, anyone else? Any questions? Thank you, Steve. All in favor? Aye? Opposed?

Unanimously Carried

Proposed Local Law Intro. 2-18 - A Local Law Amending Local Law 7-90 Providing for a Management Salary Plan for County Offices and Employees (Re: Deputy County Executive for Economic Development and Director of Planning and Community Development)

County Executive Borrello: First of all, we are actually going to be pulling this resolution and we need to do a little bit of re-tooling on some of the language. I wanted to take this opportunity to come up and speak and give everybody a little bit of background and have the change for either asking questions now or formulate some questions so we can tighten up some things. Pierre has already asked a few questions and we worked on our responses to those, but it's also kind of- it begged us to drill down a little deeper to address those- so we figured we would rather do that in the month of March. Just to give you an understanding, right now, as I've been pursuing this 100 business in 100 days visits, visiting businesses we are up to 55 now of the 100. What I've come to realize, and this is nothing new- and also we did a little bit of an economic development road trip to other counties- is that we definitely need to restructure our economic development strategy. And, certainly the way our economic development leadership looks in Chautauqua County and this is the starting of that. Right now we have tasked the IDA with a lot of things that really aren't the function of an IDA. An IDA's function truly- and this is how it works in most other counties- they are the key tools of economic development but they are not really tasked in other areas with the economic development strategy. That is the part that the department of planning and economic development in the county does play a strategic role. What are our goals? What are we setting forth and how is our economic development strategy going to look? So there are several initiative's that I want to undertake as part of that realignment of our resources and retooling of our economic development strategy. The first step is essentially changing the leadership. So, creation of these positions is not going to have any net increase in our budget. We are actually reallocating. We are essentially re-branding the current positions- is really what we are doing. People might be surprised to hear, and I think a lot of people are surprised to hear, that Kevin Sanvidge who previously held this role and the people before him, were known as the director of the IDA, the Chief Administrative Officer of the IDA, but in actuality, that was certainly their role, but of the compensation that they received for that role, the vast majority of it came from the planning and economic development role that they played- the Director of Planning and Economic Development- which is the other role. But yet when a guy like Kevin Sanvidge- and again this is not disparaging him, or anyone- walks into a

meeting at a business the image is that, that's the IDA guy; it's not the Economic Development guy. What we have found is that going into these businesses as the County Executive is really a very fresh and new attitude from those businesses here in Chautauqua County, because I'm here representing the County and the County Executive and also, really, the County Legislature in many ways. It has opened up new doors that have gotten us further into these businesses with more information than previously had been able to. Quite frankly, there were doors that would not open when it was the IDA that was coming to call. It was the County Executive and the county coming to knock on their doors that really opened those doors. Again, not disparaging the effort because that's not the IDA's role. So, we are going to take that position of Director of Planning and Economic Development and turn that into a position of the Deputy County Executive for Economic Development. I want people to know that we are serious about economic development in Chautauqua County. That person walks in carrying the weight of the County Executive. And really, truly, now when we go into a meeting we will have representatives from the County Executive's Office, from the County's department of Planning and Economic Development and a new position that we are elevating Don McCord's position to, which is the Director of Planning and Community Development. I'll go a little bit more into that in a moment. Now, when somebody walks into a meeting, whether it's with a current existing business here in Chautauqua County that needs our help, that is looking to expand, that has issues to address, it is the Deputy County Executive for economic development along with those representatives from the IDA. So here are the people that represent the tools in our toolbox and here is the person that represents the economic development strategy for Chautauqua County. It's a much different picture. This is not something that Don and I came up with over a coffee. This is a strategy that has worked well in other counties, particularly Dutchess County. Dutchess County is very similar to Chautauqua County. They live in the shadow of New York City, like we live in the shadow of Buffalo. They had a major employer, IBM, pull up stakes and leave 20,000 jobs left all at once. Now, they are a bigger county than we are, but proportionally its very similar to some of the issued that we have faced. They have struggled with the same things that we have struggled with. So, what they had done six years before is they had retooled, like we are retooling. They created something called Think Dutchess, which is essentially their economic development corporation. The IDA was again a tool in the toolbox and the person that heads the Think Dutchess group is also the head of the IDA. So we are essentially doing the same thing. We don't have a fancy Think Chautauqua- or at least not yet. What also drives economic development- and this is going to be part of our presentation on Friday- is going to be creating an economic development alliance throughout Chautauqua County and this will bring all the stake holders, our municipalities, local development corporations, the not for profits and charitable foundations. All those folks, public and private, that are working on economic development all sitting together at one table and deciding the economic development strategy. This is truly the collaborative group led by the county that will be helping to make those decisions and will be the one stop shop because the problem that we have had in Chautauqua County is that we have had many businesses that have come here looking to develop and they have gone to a particular municipality or particular group and unfortunately, it hasn't panned out and we've had a lot of false starts and some failures. The message that we are sending is, there is no one cohesive group to speak with in Chautauqua County, there's a lot of little groups. As Don McCord said very aptly, you know what, we've hit a lot of singles and doubles but we're never going to hit any homeruns with the structure that we have now. So, in addition to this economic development alliance which will again fall under the Deputy County Executives role and the

Director of Planning and Community Development's role to be part of facilitating and leading that group, we will also have essentially, a steering committee above that, which will be the economic advisory council. This we made up of businesses, stake holders, people that are leading industry and business in Chautauqua County and they will help us to set those guideposts. What is our economic development direction going to be? What are we going to be in Chautauqua County? This we made up of people that are leaders in our community because we want those people to have skin in the game. We want them to have a vested interest in Chautauqua County's economic success because they are leading the role of business and being successful here in Chautauqua County already. So they will help us to set that agenda, they will then- that agenda again will be a collaborative effort, which will then be sent down to the economic development alliance and the economic development alliance will be the one stop shop for everyone, whether you're in Chautauqua County currently and looking to expand, whether you're coming in from the outside, but at the end of the day this will be an effort that will be truly collaborative and led by a new leadership team with the Deputy County Executive for Economic Development and with the assistance of the Director of Planning and Community Development as well. So this is the grand vision and it starts with this and its very important to me that we understand that we certainly have had good successes in Chautauqua County. We have had good things happen. We have to understand that we also have a lot of challenges that we face. One of the challenges that we shouldn't have to face is having someone come here and not be able to be successful when they have brought to us, an opportunity for growth and expansion. You know, I can point to some specifics. I know most of you have already heard me talk about this and I know I'm preaching to the choir. If someone has a project and they want to bring it to Chautauqua County and that project belongs in this area, but the person that they first discussed with is in this area and they don't have the tools, nor do they have the location, nor do they have the resources to do that, then that's destined to fail. And that's happened far too many times here. So by putting everything together at the table, we are all going to discuss this as a group and we are going to come up with the optimal place to place these things. We are also going to speak with each community to say, "what do you want to be?" because not every one of our communities wants a Walmart. Not all of our communities want a factory or a water park or whatever it might be. So, each community has to give their input to what exactly it is that they want to be. That will help us develop that targeted, tailored economic development strategy. So, that's the 30,000 foot view that I wanted to share with this committee because this is obviously the committee that's going to be part and parcel what's going to happen here with our economic development strategy. Don is there anything that you wanted to add to that?

Mr. McCord: No, you know, I think George has summed it up quite well. I think this lays a good foundation. It is a new adventure here in Chautauqua County. It's a change of the status quo. You know, some things we can look back- we've kind of done business in a similar fashion for 20 or 30 years. So, this is something that will evolve a little bit. I'm sure that there are some of you that have questions in your mind, or maybe you can even see some of the challenges. We do recognize some of those, but we're excited to take those on.

Chairman Odell: Emulation success of others is a smart way to go, and in this case you do have a lot of scattered (*inaudible*) throughout the County. You're bringing them together cohesively and it's a good idea.

Legislator Wendel: I've talked to George several times and the nice thing about it, like we've all said is that it's a breath of fresh air, it's a new vision, and it's a new step forward. I think- we've talked about this- it's kind of been the flag I'm flying under. We are moving forward into a new era and everyone is working so cohesively. I think this again- bringing different communities together, looking throughout Chautauqua County and how does everybody in Chautauqua County help bring businesses as opposed to Lakewood, Busti, Pomfret and Fredonia. It's going to be everybody now- finding the places where these businesses are going to fit and potentially strive and thrive. I think it's just an exciting new frontier. I think it's just exciting to see what the new rebranding- anyone who takes on that new rebranding has always been seen success. I applaud the efforts and I'm excited to see how this moves forward.

Chairman Odell: We are tabling this for this month, right?

County Executive Borrello: Yes, but again I wanted to bring to you so you had opportunities to give it some thought, ask some questions, and then we will be retooling things and presenting it for March. I am going to be making this announcement on Friday and I will certainly be having the asterisk of pending Legislation approval. But I was hoping to be further down the road than we are right now, but at the same time, essentially we are going to be bringing in our new Director/ soon to be Deputy County Executive, assuming that this all passes as hoped. Under the old, current system, I should say, because honestly there is just a lot of initiatives that were already underway and I really want to get this person plugged in as soon as possible. So it will take us about maybe a couple of months to get everything worked through all the requirement, even after the Legislature passes there are still some other things that have to occur. It will take us a couple months for the mold to solidify but ultimately we want to hit the ground as soon possible. One other thing I want to add also is that we had plans to hire a consultant to help us actually put together this organization. It's somebody that's had success and experience with other municipal entities doing this. Part of their role is going to be speaking with the municipalities, speaking with the individual state (*inaudible*) that are going to be involved and explain to them "this is why you should do this," "this is what the benefit will be." So, that's going to be an important part because they are going to be able to say, "Here's what our experience has been in the past where we have done this elsewhere, here's the benefit it brings to you," whether you're the City of Dunkirk or you're the Gebbie Foundation. It's all of us benefiting from the fact that we will all be working and singing from that same sheet of music.

Chairman Odell: Very good. Are there any other questions?

County Executive Borrello: Thank you all for the support and again, any questions that come up, feel free to reach out to Don, myself and we will address those questions as they come along.

Chairman Odell: Thank you. Ok, moving on.

Proposed Resolution - Confirm Re-Appointment – Southern Tier Extension Railroad Authority Board of Directors

Chairman Odell: Again, from out County Executive, Mr. Borrello. Jay Gould is back for reappointment. Any questions, concerns, comments? All in favor? Opposed?

Unanimously Carried

Proposed Resolution – Confirm Re-Appointments - Chautauqua County Visitors Bureau Board of Directors

Chairman Odell: Kevin Muldowney and Elisabeth Rankin being reappointed. Any questions? Concerns? All in favor? Aye? Opposed?

Unanimously Carried

Proposed Resolution – Government Reduction Initiative (GRI) Assistance for the Town of Cherry Creek

Mr. Abdella: Yes, Mr. Chairman. So this, I believe, is our second instance of a consolidation in which the County Legislature had adopted a program in which, up to \$50,000 would be allocated to the town in which a village dissolved. So in the case before you, which is the town of Cherry Creek, the amount that is stated there, the \$36,303, is an amount that is equal to the sales tax payment made to the village in the year preceding the dissolution. So in this case, it's actually less than \$50,000. It happens to be that number, so that is the number that is put in there pursuant to the legislation that the Legislature had adopted.

Chairman Odell: The \$36,303 was the payment in 2017?

Mr. Abdella: 2017. Yes.

Vice Chair Chagnon: Mr. Chairman, I don't believe that's a number that I've been able to confirm. Not that I question the number, but it would be nice if we could have some confirmation of that number.

Mrs. Dennison: That number is drawn from- there are tables that demonstrate what we paid to the villages. So it is from the county results from 2017.

Vice Chair Chagnon: So it's been double checked?

Mrs. Dennison: Yes.

Chairman Odell: Ok. We'll accept that. Any other questions?

Legislator O'Connell: I would like to make a comment. This is an excellent program and where I resided before in the town of Hanover and it was extremely beneficial to us to have this opportunity to receive this amount. There are many hidden costs in dissolution of villages that are not made aware to the general population when they come about. This was something that the town of Hanover really, really appreciated the County Legislature for coming up with this

idea. So, I would speak very highly of this continuing and hopefully there's going to be other areas and towns and villages that consider the consolidation and dissolution. This is an excellent program.

Chairman Odell: Very good. Any questions, concerns, comments? All in favor?
Opposed?

Unanimously Carried

Proposed Resolution – Amend 2017 Budget for Year End Reconciliations – Planning & Economic Development

Mr. McCord: Hello. We did some reconciliation back in December. We thought we were getting ahead of the (*inaudible.*) Unfortunately, an unexpected expense in regards to a charge to tier pro retirement, in the sum of \$8,500 came in on December 31st. We are just shifting \$2,612 dollars from the economic development side, which is in our budget under out .8's over to the planning side to balance the budget out.

Vice Chair Chagnon: Do you understand what changed- what caused that?

Mr. McCord: I don't. That is, perhaps that's something Kathleen could help us with that. But, as I've said, we looked at our monthly costs, we did projections, we thought we were on target and then I was surprised when it came in as an overage. We went digging and found this \$8,000 addition. I think it's just perhaps they received a bill from the retirement system that they put into towards the end to balance out across all departments. We'll be a little better prepared because we probably won't show up in December next year. We'll come in January to save time on everybody's part.

Mrs. Dennison: I'm running your report for the department now, if you want to give me a minute, I can verify the exact account of the overage. The Finance Department does two year-end adjustments (*inaudible*) overage compensation insurance. Those adjustments are out of the control of the operating department. So it's one of those two.

Mr. McCord: I believe it's the .8400 which is the tier 4 retirement line.

Vice Chair Chagnon: Not that I doubt it, but I still don't understand what happened, and as the Department Head, I would think you would want to know.

Mr. McCord: I do, but as Kathleen stated, during the budgeting process and the year-end reconciliation process, currently we provide the personnel numbers and in July they utilize what they know best at the moment. They automatically insert those numbers so we have no control then, and we as a department, we really don't have any control over what happens from a billing perspective. We just have to try to adjust.

Chairman Odell: Ok, now we know. Very good. Any other questions, concerns, comments? All in favor? Aye? Opposed?

Unanimously Carried

Proposed Resolution – Accept Grant Funding from New York State Office of Parks,
Recreation and Historic Preservation Environmental Protection Fund
Grants Program for B2CI Easements

Mr. McCord: A number of years ago we completed a plan to create a trail in-between Barcelona and Chautauqua Institution to act as tourism attraction for 365 day out of the year. I think that's a real asset in regards to how we expend some of our 3% funding. We do expend 3% funding on a lot of programs that might that be a day long or a week long, but if we are successful at developing this particular asset in the County, it will be one more asset that acts as a destination piece. It will be available year round as a destination piece. We were successful in having one phase of this – as it's a multi-phase project. We had a phase of it just completed this summer in the Village of Mayville, down along the lake. The paving of the trail that you saw there was a result of our efforts to secure funding for this. However, the one part, which is a very long piece of trail, approximately 8.2 miles, goes from the end of that trail over to the Village of Westfield. Now what's being proposed here will not go all the way to the village limits. However, in the one case here, we do not have a lot of property control or easements within this area. So therefore, we can't secure additional grant funding to actually make the trail happen and bring improvements to it until we have control of the property. We were unsuccessful the year before, but this year we wrote a grant and we were successful to receive funding to assist with gaining the easements along the trail segment. What you have before you is an acceptance of that grant. The funding for that grant is the state pays for approximately 64% of the cost.

Chairman Odell: Committee, are there questions or comments?

Vice Chair Chagnon: It says that we are taking the money from the “2018 reserved Occupancy Tax because the unused portion of the 2017 Occupancy Tax funds for trail establishment and development in Chautauqua County, which is set aside annually by the Resolution 94-13, will be returned to the reserve at the end of 2017.” How much was that?

Mr. McCord: Annually, that was approximately \$58,000 for the three consecutive years. There was a small piece in 2016 that was \$50,000 was dedicated to a segment of this trail in Westfield as part of the whole Portage Trail and the Portage Inn demolition. It was kind of a blended project over there. So right now, that would leave, in this designated reserve for trails, a balance of \$122,000. To be specific, the total is \$122,300.

Vice Chair Chagnon: What got my attention was, specifically point out that the 2017 unused portion was returned.

Mr. McCord: Which is \$58,000.

Vice Chair Chagnon: Ok, so it exceeds the amount that we are now- that's being replaced.

Mr. McCord: Correct. Yes.

Chairman Odell: Alright, that makes sense. Anything else? All in favor? Aye? Opposed?

Unanimously Carried

Proposed Resolution – Allocation of 3% Occupancy Tax Funding from the 2018 Reserve Account to the Jamestown Renaissance Corporation for “Hello Jamestown” Video Campaign

Mr. McCord: As those of you that have been around a little while know, we in the department of Planning and Economic development, run the 3% - 2% grant program for a very long time without any real hiccups along the way. Last year, an application came in within the time frame, on the 14th, was scanned in, and was sent to the review committee for consideration and ranking. Electronics don't always work. So, the email was not received. Although I have records that show that it was sent. Therefore, JRC came back and said, “how did we rank?” We went to the ranking sheets and saw that the project was not ranked. So there are a few ways to handle that. I said that I would leave that up to the policy makers to decide on exactly how to handle that, but in the interest of fairness, what we did was we presented the document and all the backup to the committee for a ranking. They did rank the project. It scored well because it's a good project, and the choice really was to suggest to either fund this out of reserves or to bump out two other projects. We thought that the best way to- considering that it ranked so highly- we thought the best way was to consider looking at the reserves. So the resolution before you this evening is to ask for \$5,572 to be taken out of reserves. Actually, \$5,272 I'm sorry. The one other thing I would like to point out and there were some transitions with JRC with leadership within the past year and a half. As a result of that, they had written us a successful grant to the review committee to do their St. Patrick's Day event, which was almost equivalent in funding level to this. When they contacted us because I wanted to do completely different projects with that money, we said you were ranked and scored based upon the St. Patrick's Day parade and so on. So therefore, if you're not going to do that project and utilize it as designated, then that will have to go back to the funds. So those funds were returned in 17.

Legislator Starks: Notifications were given to all of the other awardees of the two that were then bumped out?

Mr. McCord: Actually, no. I have held back on doing that because I really didn't want to do that until the policy makers, you folks in the Legislature, decided which direction you want to take. When you let us know what that is, we will notify the appropriate people.

Legislator Starks: So right now, anyone that the committee would have awarded money to is not aware that they are in line to receive any funding?

Mr. McCord: Right. We are have had a few calls but we have-

Legislator Starks: Put them off?

Chairman Odell: Anyone else? This also (*inaudible*) we were talking about Dutchess being in the shadows of New York City and Chautauqua in the shadows of Buffalo and this is a good project there.

Legislator Starks: We wouldn't have seen this list yet. We've seen lists of previous ones that were awarded but we wouldn't have seen this one yet. It's going to ask who would be bumped out but that might not be a fair question.

Mr. McCord: That is something that I don't have a list – oh, Mr. Nixon did provide that list to the Committee, I believe in December.

Legislator Starks: Ok, I can't remember if that was an (*inaudible.*) I'm just curious. I don't need to know, I'm just curious.

Chairman Odell: We had copies. He handed them out. They weren't electronic; it would have been physically, so they will be in the file.

Vice Chair Chagnon: What speaks to me is that the size of the reserve- this is a very small portion of the reserve- and the reserve, as you pointed out Don, is augmented by that the fact that this organization turned-

Chairman Odell: Gave money back that they didn't utilize in the first place.

Vice Chair Chagnon: I have no problems with this.

Legislator Starks: No, I was just curious. The last two- if we wanted to decide not to give all.

Chairman Odell: We could probably get that.

Legislator Starks: I'm just curious.

Chairman Odell: Errors happen, but this is a pretty easy fix. So if there are no other questions, all in favor? Aye? Opposed?

Unanimously Carried

Discussion – LEAF & Ag Literacy Week Programs discussed by Emily Reynolds.

Discussion – Alliance led 2017 2% Reserve discussed by Erin Brickley.

Discussion – Watershed Conservancy discussed by John Jablonski

Other

Chairman Odell: Okay any other questions for Don? We had a lot to go over tonight. I want to thank everyone for your attention. This was all important stuff.

MOVED by Legislator Starks, SECONDED by Legislator O'Connell to adjourn.

Unanimously Carried (7:17 p.m.)

Respectfully submitted and transcribed,
Kathy K. Tampio, Clerk/Olivia L. Ames, Committee Secretary