

**ELMIRA URBAN RENEWAL AGENCY
AGENDA**

Date: January 9, 2025

Time: 10:30AM

Place: City Hall, 317 East Church Street, Law Library

Resolution No. 2025-1

By Commissioner Wilson

Act on resolution dispensing with the minutes of the previous meeting held on September 5, 2024.

Resolution No. 2025-2

By Commissioner Brinn

Act on resolution accepting and placing on file in the Department of Community Development the Application Request from New York Sport and Fitness for \$20,000 in Toshiba Funds and the Director's Review of Application.

Resolution No. 2025-3

By Commissioner Moss

Act on resolution authorizing or denying a grant to New York Sport and Fitness for \$20,000 in Toshiba Funds.

Resolution No. 2025-4

By Commissioner Duffy

Act on resolution to adjourn.

January 9, 2025

**ELMIRA URBAN RENEWAL AGENCY
RESOLUTION NO. 2025-1**

By Commissioner Wilson

RESOLVED, that the minutes of the September 5, 2024 meeting of the Elmira Urban Renewal Agency be dispensed with and the same stand approved as printed and entered by the Secretary.

ADOPTED BY THE FOLLOWING VOTE

AYES		NAYS
X	Commissioner Moss	
X	Commissioner Wilson	
X	Commissioner Cooke	
X	Commissioner Brinn	
X	Commissioner Grasso	
X	Commissioner Duffy	
X	Chairperson Mandell	

I, Emma R. Miran, duly appointed Secretary of the Elmira Urban Renewal Agency, do hereby certify that the above resolution is a true and exact copy of a Resolution passed and approved by the Commissioners of the Elmira Urban Renewal Agency on the 9th day of January 2025.

SEAL


Secretary

January 9, 2025

**ELMIRA URBAN RENEWAL AGENCY
RESOLUTION NO. 2025 - 2**

By Commissioner Brinn

WHEREAS, New York Sport and Fitness has requested grant funding in total of twenty thousand dollars (\$20,000) from the Elmira Urban Renewal Agency;

NOW, THEREFORE, be it

RESOLVED, that the Agency hereby acknowledges review and accepts and places on file in the Department of Community Development the Application Request from New York Sport and Fitness for Toshiba Funds and the Director's Review of Application.

ADOPTED BY THE FOLLOWING VOTE

AYES		NAYS
X	Commissioner Moss	
ABSTAIN	Commissioner Wilson	
X	Commissioner Cooke	
X	Commissioner Brinn	
X	Commissioner Grasso	
X	Commissioner Duffy	
X	Chairperson Mandell	

I, Emma R. Miran, duly appointed Secretary of the Elmira Urban Renewal Agency, do hereby certify that the above resolution is a true and exact copy of a Resolution passed and approved by the Commissioners of the Elmira Urban Renewal Agency on the 9th day of January 2025.

SEAL


Secretary

January 9, 2025

**ELMIRA URBAN RENEWAL AGENCY
RESOLUTION NO. 2025-3**

By Commissioner Moss

WHEREAS, Elmira Urban Renewal Agency Commissioner hold final determination on use of Elmira Urban Renewal Agency, Toshiba Funds,

NOW, THEREFORE, it be

RESOLVED, that that the Agency hereby votes as follows to determine funding for the project request for \$20,000 to New York Sport and Fitness at 134 W Water Street, Elmira, NY 14901: AYE in favor of funding the proposed grant request and NAY in denial of the proposed grant funding request.

ADOPTED BY THE FOLLOWING VOTE

AYES		NAYS
X	Commissioner Moss	
X	Commissioner Wilson	
X	Commissioner Cooke	
X	Commissioner Brinn	
	Commissioner Grasso	X
X	Commissioner Duffy	
X	Chairperson Mandell	

I, Emma R. Miran, duly appointed Secretary of the Elmira Urban Renewal Agency, do hereby certify that the above resolution is a true and exact copy of a Resolution passed and approved by the Commissioners of the Elmira Urban Renewal Agency on the 9th day of January 2025.

SEAL


Secretary

January 9, 2025

**ELMIRA URBAN RENEWAL AGENCY
RESOLUTION NO. 2025-4**

By Commissioner Duffy

RESOLVED, that this meeting is now adjourned.

ADOPTED BY THE FOLLOWING VOTE

AYES		NAYS
X	Commissioner Moss	
X	Commissioner Wilson	
X	Commissioner Cooke	
X	Commissioner Brinn	
X	Commissioner Grasso	
X	Commissioner Duffy	
X	Chairperson Mandell	

I, Emma R. Miran, duly appointed Secretary of the Elmira Urban Renewal Agency, do hereby certify that the above resolution is a true and exact copy of a Resolution passed and approved by the Commissioners of the Elmira Urban Renewal Agency on the 9th day of January 2025.

SEAL


Secretary

Elmira Urban Renewal Agency Minutes

Meeting: September 5, 2024

Attendance: Commissioner Brinn, Commissioner Duffy, Commissioner Grasso, Commissioner Wilson, Chairperson Mandell

Absent: Commissioner Moss, Commissioner Cooke

Others: City Manager Collins, Secretary Miran, Chamberlain Cattan

Meeting was called to order at 10:31 AM on September 5, 2024. The Commissioners approved the meeting minutes from May 2nd.

Commissioners approved the submittal of the 2024 Budget and Financial Report of the Public Authorities Reporting Information System (PARIS) for the Elmira Urban Renewal Agency.

The meeting was adjourned at 10:38AM

Respectfully Submitted,

Emma Miran, Secretary



Dear Mayor Mandell,

I am writing to request your support in approving an additional grant to help fund an expansion of New York Sport & Fitness, a longstanding local business that has proudly served the Elmira community for just shy of 20 years. Throughout this time, we've welcomed hundreds of members into downtown Elmira each day, providing a landing point in downtown Elmira to explore nearby businesses.

Our business not only serves the public but also actively supports community initiatives. For instance, through our partnership with LECOM, we offer reduced rates for students, encouraging them to stay active and engaged in our city. This partnership has fostered a strong connection with LECOM students and helped integrate them further into our community.

While we are committed to serving Elmira, we are still down 40% in overall sales since 2020 due to the impact of the pandemic. Despite this, we have maintained our staffing levels to ensure consistent service and support for our members and community. With an expansion, we aim to grow our team by hiring more trainers, staff and expanding our offerings. Our focus will be to continue assisting our adult population in maintaining their health and developing more robust training programs.

An investment in this expansion would enable us to continue enriching the community, supporting local health and wellness, and increasing employment opportunities in Elmira. We look forward to your support in helping us expand our impact and grow our team.

Thank you for considering this opportunity to further strengthen our community through health and fitness.

Warm regards,

John Maio

Owner

New York Sport & Fitness

NYSF

Estimated Project Costs

Site Prep	5,000
Concrete walls & footers	40,000
Concrete Floor	25,000
Steel Building w/ widows & doors	114,746
Electrical	7,000
HVAC	7,000
Architect	15,000
Drawings	1,500
Flooring	10,000
Sheetrock & Paint	7,000
Total Project Cost	232,246

Funding

DRI Grant	125,000
Owner 25%	31,250
ARP Grant	25,000
Requested Grant	20,000
Total Funding	201,250

126,000 (M)

Difference	30,996
Owner 25%	31,250

NYSF total investment if approved for additional 20,000 **62,246**

Additional Costs

Equipment	20,000
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**CITY OF ELMIRA, NEW YORK
DEPARTMENT OF COMMUNITY DEVELOPMENT
City Hall, Third Floor
317 East Church Street
Elmira, New York 14901**

**Emma R Miran
Director**

**Office: (607) 737-5691
Fax: (607) 737-5696**

To: City Manager, P. Michael Collins, Corporation Council John J. Ryan, and Mayor Daniel J Mandell

From: Emma R Miran, Director of Community Development

Date: November 7, 2024

Re: Toshiba Funds Request

I have reviewed the attached request provided to me by the City Manager to utilize \$20,000 in Toshiba Funds for the New York Sport and Fitness project.

I do not recommend funding.

Please see these comments for the request to be shared with the EURA Commissioners.

1. The proposed project has already started and is underway towards completion. Therefore, these funds would be subsidizing and incentivizing a project that would occur regardless of another grant towards the project.
2. The requested Toshiba funds have not been advertised in any format by the Elmira Urban Renewal Agency. Community Development policy for grants and incentives is to at a minimum provide staff and a review committee the opportunity to consider all local projects and activities that could potentially utilizing funds, prior to funding any project. This must occur before the start date of construction and contracts being issued. This has not occurred with this project which is already underway.
3. No documentation was provided to show that the project is creating new jobs at the facility.
4. The project has already been funded by two other funding sources from the City of Elmira including the American Rescue Plan Act funds and New York State Downtown Revitalization Initiative funds. With the additional Toshiba grant provided through the

Toshiba Fund, the City of Elmira would be subsidizing 73% of this project, which is a large designation of public funds towards a for-profit entity, which can raise funds through financial and economic gains unlike a nonprofit entity.

5. The proposal listed \$20,000 in equipment costs; however, within my experience, equipment and nonpermanent fixtures such as furniture are very rarely included in a capital budget for a grant project because these items could be sold at a future date for a profit, which goes against the overall goal of the grant. Therefore, the budget below only includes the capital expenses.
6. Additionally, in 2017, New York Sport and Fitness received \$125,000 in funds from the Toshiba Fund for a parking lot related to the 100 West Water Street Project. In fairness to other downtown business, this should be taken into consideration as to fund another project for NYSF.

Budget with the Toshiba Grant

Funding Sources		Percentage
DRI	\$126,000.00	54.25%
ARP	\$25,000.00	10.76%
Toshiba	\$20,000.00	8.61%
Owner's Contribution	\$61,246.00	26.37%
	\$232,246.00	100.00%



CITY OF ELMIRA NEW YORK

Office of the Mayor
CITY HALL • 317 EAST CHURCH STREET • ELMIRA, NEW YORK 14901
www.cityofelmira.net • djmandell@cityofelmira.net

Daniel J. Mandell, Jr.
Mayor

Office: (607) 737-5644
Fax: (607) 737-5824

To: City Manager P. Michael Collins

From: Mayor Daniel J. Mandell Jr. 

Date: November 7th, 2024

Re: Toshiba Funds

I am requesting \$20,000 from the Toshiba funds for New York Sport and Fitness to help fund their current expansion at their facility on 134 W. Water Street in Elmira, NY. The project meets the criteria for these funds by providing economic growth and added jobs for the area. Attached is a letter from New York Sport and Fitness requesting the funding as well as a breakdown of expenses for the project. It is noted that New York Sport and Fitness will still be providing \$62,246.00 of their own funding for this project.