

## 2020 STEUBEN COUNTY IDA OPERATIONS & ACCOMPLISHMENTS

During the year, the IDA approved eight projects which will leverage \$675 million in private investment. In addition, the IDA has three applications that were submitted in 2020 but did not receive final approval totaling over \$60-million in additional investment.

During the past reporting period IDA projects exceeded \$100 million in new private sector investment and generated \$10 million in PILOT revenue to municipalities and school districts throughout the County. While job numbers were down during the year due to COVID, active IDA projects supported over 6,200 jobs accounting for over \$865 million in payroll in the County.

**Corning Hospital Redevelopment** – The final phase of redevelopment of the former Corning Hospital site continued in 2020. During the year First Heritage Federal Credit Union finished construction of its new corporate headquarters at the site. The organization invested \$10.3M to construct a new facility which retained 73 jobs and is expected to create an additional 20 new positions. To help facilitate this development the IDA is providing a 10-year PILOT along with sales and mortgage tax relief to support this phase of the redevelopment.

Riedman Companies, which is building two residential apartment complexes on the site, also completed its first 50 units and began moving residents in, with the remaining units in the first phase of the project to be completed in early 2021. The final phase of this development was also approved in 2020 to support the construction on the remaining 35 residential units. The project was approved for a 20-year PILOT and will leverage \$8.72 million in private investment while providing additional workforce housing options in the community.

**Providence Housing** – In 2020 the IDA worked with the Save The Lyon organization in Bath and Providence Housing to negotiate a successful purchase agreement for the former Dana Lyon School in the Village of Bath. Providence Housing applied for IDA benefits in 2020 to help induce the proposed \$17.7 million project which will create 47 workforce apartments and additional community arts space.

Final approval from the IDA and state funding sources are expected in 2021.

**Tyoga Container** – In 2020 the IDA continued to work with Tyoga Container on development of a 600,000 sq ft warehouse at the former Ingersoll Rand Site in Painted Post. The company received initial approval from the IDA for sales, mortgage, and property tax benefits, with final approval expected in 2021 once the site plan review and SEQRA are completed.

**COVID** – In addition to project activity, the IDA served as a resource for businesses through the COVID pandemic by staying abreast of the policy changes and communicating the most current

and accurate information to our business community. In addition, the agency served as a conduit for between businesses and the County Department of Health by helping direct businesses to health resources and serving as a communication link.

### **Renewable Energy**

Renewable energy projects continued to move forward in 2020 with solar development investing at a rapid pace. During the year, the IDA approved three solar projects totaling \$24.M in investment. Projects in the Town of Bath, and two in Dansville will generate 14 Mgw of power annually.

In addition to solar, wind development activity also advanced in 2020.

***Baron Wind*** – The IDA approved an application for benefits to support the construct a \$304M. project to develop a 235 MW wind farm in western Steuben County. IDA benefits included a 20-year PILOT along with sales and mortgage tax relief to support this phase of the project.

***Canisteo Wind (Invenergy)*** – The company received final approval from the IDA for assistance to support the construction of a \$328M 290 MW wind project in southwestern Steuben County. To help facilitate this development the IDA is providing a 20-year PILOT along with sales and mortgage tax relief to support the project.

***Canandaigua Power Partners*** – In 2019 the IDA approved an incentive package extending the PILOT for this project to support replacing the existing nacelle, rotor, hub, and blades for each turbine with new equipment from a different manufacturer. The \$107M project will leave the existing tower, foundation, and electrical equipment and replace necessary components to extend the life of the project.

To help facilitate this original development the IDA agreed to extend the PILOT by 10 years along with sales tax relief, but the project owner did not request a mortgage tax benefit. In 2020 the development group did return to the IDA to request a mortgage tax exemption which was reviewed and approved in 2020.