

**Steuben County Industrial Development Agency
7234 Route 54N, P.O. Box 393, Bath, NY 14810**

**Minutes of the Regular Meeting
January 23, 2020**

- I. Call to Order:** The Regular Meeting of the Steuben County Industrial Development Agency (SCIDA) was called to order at 12:05 p.m. by Chairman, Mike Nisbet at their offices at 7234 State Route 54, Bath, New York. Chairman Nisbet confirmed that there was a quorum present.

Present:	Mike Nisbet	Chairman
	Mark Alger	Secretary
	Tony Russo	Treasurer
	Mike Doyle	Member
	Christine Sharkey	Member
	Dean Strobel	Member
Also, Present:	James Johnson	Executive Director
	Kathy Forester	Administrative Assistant
	Jill Staats	IDA Staff
	Keri Allison	IDA Staff
	Russ Gaenzle	SCIDA Counsel
	Jeff Evans	SCIDA Counsel
	David Riedman	Riedman Purcell LLC

- II. Secretary's Report.** A motion to approve the December 11, 2019 Steuben County Industrial Development Agency's Regular Meeting minutes was made by Dean Strobel, seconded by Mark Alger. All in favor. Approved.
- III. Treasurer's Report.** The December 2019 financial statements were presented by Treasurer, Tony Russo. At the recommendation of the Finance/Audit Committee, a motion was made by Mike Doyle to approve the Treasurer's Report for December 2018, seconded by Chris Sharkey. All in favor. Approved.
- A.** 2019 SCIDA Audit. The audit plan was presented to the Finance Committee in a separate meeting by Kristie Beach from EFPR Group, via telephone. Copies of the audit plan were provided to the Board. A motion was made by Mike Doyle to approve the audit plan, seconded by Chris Sharkey. All in favor. Approved.

IV. NEW BUSINESS

- A. COMMITTEE ASSIGNMENTS.** Mike Nisbet made the following Committee Assignments:

Governance: Chris Sharkey, Chair; Dean Strobel; Mike Doyle
Finance/ Audit: Tony Russo, Chair; Chris Sharkey
Personnel/Nominating: Mike Nisbet, Chair; Mark Alger

B. THREE RIVERS DEVELOPMENT CONTRACT. Jamie presented the Three Rivers Development Contract to the Board. The contract this year is for \$25,000, which is a \$5,000 increase from last year. The increase was agreed upon and previously budgeted for, with the stipulation that Three Rivers secure a similar match from Chemung County. These monies will once again go toward the workforce development initiatives sponsored by I-86 coalition. Chris Sharkey and Jamie are Co-Chairs. Mark Alger made the motion to authorize Jamie's signing of the Three Rivers Development Contract, seconded by Dean Strobel. All in favor. Approved. May it be noted that Chris Sharkey abstained from voting.

C. LONG RUN COMMUNICATIONS CONTRACT. Jill presented the Long Run Communications Contract to the Board. There are no changes to the contract from the prior year; the monthly retainer will remain at \$900. The Contract is for 6 months, providing an opportunity to re-evaluate the contract and services in June. Projects slated for this year include additional marketing activities, website changes, and video footage of project activity in preparation of SCIDA's fiftieth anniversary next year. Chris Sharkey made the motion to approve Jamie's signing of the Long Run Communication contract, seconded by Mike Doyle. All in favor. Approved.

V. OLD BUSINESS

A. RIEDMAN PURCELL CH II – PHASE II

Jamie introduced David Riedman from Riedman Purcell, LLC to present information regarding Phase II of the redevelopment of the former Corning Hospital site. The project was initially presented to the Board in December 2019. This is an estimated \$35.5M redevelopment project. This final phase is an \$8.72M project; retaining three jobs, creating one additional job, with a benefit to cost ration is 3:1. There is an estimated savings of \$5.5M with the majority of that in the PILOT benefit. The estimated start date is pending final approval. This project meets SCIDA's evaluative criteria for residential housing as it induces private sector investment, retains and creates jobs, and meets an identified housing need in the market.

David Riedman presented information to the Board. (Presentation packet attached.)

The Final Resolution before the Board was the Final Inducement Resolution. Motion made by Mike Doyle. Seconded by Chris Starkey. All in favor. Approved.

B. PROJECT UPDATES.

Jamie indicated that the Agency remains very busy with a significant focus on renewable energy projects. The Canisteo Wind project public hearing is scheduled for February 11, 2019, at the Troupsburg Town Hall, with two sessions scheduled.

Baron Wind has received their Article 10 findings back, with 160 conditions. Some of the conditions pertaining to setbacks from wells were very undefined, causing them to re-tool the project design to include fewer, but larger turbines. They continue to remain optimistic regarding a June construction start date, and plan to seek final approval in April. Eight Point Wind has received their Article 10 approval, and are currently working through their Article 7 Transmission approvals. Their anticipated start date will be later on this year.

Jill provided information regarding the Abundant Solar project in Troupsburg, which was approved last month, and is currently in construction. Delaware River is a company based in Pennsylvania, and are interested in property in Bath to build a 5 megawatt solar project. Several other companies have been working with Jill on developing projects in the Dansville area.

Jamie discussed the ongoing negotiations regarding the sale of the Dana Lyon school building. There have been some difficulties in securing an agreement with a development company due to a failed vote by the Board. A re-vote is scheduled for February 5, 2020.

There are ongoing negotiations regarding the sale of the Phillips building. Surveying is currently taking place for the Hammondsport Sewer project, and the Village is in the final stages of the eminent domain process to take the property. Optimistically, the bidding process for installation of the new sewer system can occur this year.

VI. OTHER BUSINESS

The Board acknowledged, with sympathy, the passing of Dick Rahill. He was very supportive of the IDA and contributed much to the community. He will be missed.

VII. ADJOURNMENT. With no further business to discuss, a motion was made by Dean Strobel to adjourn the meeting at 12:45 p.m., seconded by Tony Russo. All in favor. Approved.

Meeting was adjourned at 12:45 p.m.

Respectfully submitted,

Mark Alger
Secretary