

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

Minutes of the Regular Meeting December 10, 2020

Because of the Novel Coronavirus (COVID-19) Emergency and State and Federal bans on large meetings or gatherings and pursuant to Governor Andrew Cuomo’s Executive Order EO No. 202.79 allowing for the extension of public meetings to be held remotely until January 1, 2021, the Steuben County Industrial Development Agency (the “Agency”) held this Board meeting via electronic webinar instead of a public meeting open for the public to attend in person.

- I. CALL TO ORDER:** The Regular Meeting of the Steuben County Industrial Development Agency (SCIDA) was called to order at 12:02 p.m. by Chairman, Mike Nisbet. Chairman Nisbet confirmed that there was a quorum present via Zoom meeting.

Present:	Mike Nisbet	Chairman
Board	Scott VanEtten	Vice Chairman
	Mark Alger	Secretary
	Tony Russo	Treasurer
	Christine Sharkey	Member
	Dean Strobel	Member
Staff:	James Johnson	Executive Director
	Jill Staats	IDA Staff
	Keri Allison	IDA Staff
	Russ Gaenzle	SCIDA Counsel
Other:	Jim Griffin	Hornell IDA
	Susan Payne	Three Rivers Corp.

- II. SECRETARY’S REPORT:** A motion to approve the November 5, 2020 Steuben County Industrial Development Agency’s Regular Meeting minutes was made by Mark Alger, seconded by Dean Strobel. All in favor. Approved.
- III. TREASURER’S REPORT:** The October and November 2020 financials were presented to the board by Treasurer Tony Russo. A motion to approve the financials for both months was made by Mark Alger, seconded by Christine Sharkey. All in favor. Approved.

IV. NEW BUSINESS

a. Nominating Committee

Nominations for the 2021 Board appointments were presented by Jamie Johnson (see attached report). A motion was made to approve these appointments by Tony Russo, seconded by Dean Strobel. All in favor. Approved.

V. EXECUTIVE SESSION

At 12:13 p.m., a motion was made by Mark Alger to enter into Executive Session, under Public Officers Law, Article 7, Open Meeting Law Section 105 Paragraph h 9real property). This motion was seconded by Scott VanEtten. All in favor. Approved.

At 12:20 p.m., a motion was made by Mark Alger to close Executive Session, seconded by Dean Strobel. All in favor. Approved.

VI. SAAD DEVELOPMENT PURCHASE CONTRACT

Jamie presented to the board a proposed land purchase contract by Saad Development Corporation to purchase a four-acre parcel of land from the IDA located on County Route 113, for the potential of placing a small warehouse facility on the property. There is a buy-back clause in the contract, in the event that the land is not developed the agency retains the right to buy the property back at the sale price. The agency's attorneys have reviewed and approved the contract. A motion was made to approve Jamie's authority to execute by Mark Alger, seconded by Dean Strobel. Tony Russo abstained from voting. The remainder of the Board was in favor. Approved.

VII. OLD BUSINESS

a. Providence Housing Update

Jamie provided an update to the Board regarding the Providence Housing/Dana Lyon redevelopment project, including information about the grant application that was submitted. The funding was initially denied, as anticipated. However, they did receive designation as a site of importance by NYS, which will provide priority for the next round of funding.

b. NY Troupsburg I, LLC

A public hearing was held on November 23, 2020; there were no comments. The letter of support has been received from the town. There are corrections that need to be made to the decommissioning plan and bond, which will be revisited at the town board meeting on December 30, 2020. A motion was made by Scott VanEtten to approve the final resolution for the NY Troupsburg I, LLC project, subject to approval by the town of Troupsburg. Seconded by Dean Strobel. All in favor. Approved.

c. CPP I & II NYSEG Sublease

A motion was made by Mark Alger to approve the final resolutions for the CPP I & II NYSEG Sublease. Seconded by Scott VanEtten. All in favor.
Approved.

d. Babcock Ladder Environmental Easement

Jamie updated the board on the status of the environmental easement which is required for closing the sale of the Babcock Ladder property to Clark Specialty. No action needed at this time.

VIII. Other Business

a. Solar Discussion

Jill updated the Board regarding various solar projects that we have in the works, as well as discussing the process that the IDA should follow moving forward in regard to site plan approval and any additional municipal approvals. Russ recommended no change to the current policy.

IX. ADJOURNMENT

With no further business to discuss, a motion was made by Tony Russo to adjourn the meeting at 12:59 p.m., seconded by Mark Alger. All in favor.
Approved.

Meeting was adjourned at 12:59 p.m.

Respectfully submitted,

Mark Alger
Secretary

Steuben County IDA 2021 Nominating Committee Report

Board Terms

2020

Michael Doyle
Christine Sharkey

2021

Mark Alger
Dean Strobel

2022

Michael Nisbet
Anthony Russo

Appointed to three-year (3) terms by Steuben County Legislature on a rotating basis.

Annual Appointment of Steuben County Legislative Chair

Scott VanEtten (Expires 12/31/21)

2021 Slate

Christine Sharkey (Expires 12/31/23)
Mike Davidson (Expires 12/31/23)
Scott VanEtten (Expires 12/31/21)

2021 Officers

Mark Alger, Chair
Scott VanEtten, Vice Chair
Anthony Russo, Treasurer
Dean Strobel, Secretary