

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

Minutes of the Regular Meeting March 25, 2021

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 12:05 pm. by Chairman, Mark Alger. Chairman Alger confirmed that there was a quorum present via Zoom meeting.

Present:	Mark Alger	Chairman
	Scott VanEtten	Co-Chair
Board	Dean Strobel	Secretary
	Tony Russo	Treasurer
	Christine Sharkey	Member
	Mike Nisbet	Member
	Mike Davidson	Member
Staff:	James Johnson	Executive Director
	Jill Staats	IDA Staff
	Keri Allison	IDA Staff
	Russ Gaenzle	SCIDA Counsel
Other:	Jim Griffin	Hornell IDA
	Kristie Beach	EFPR Group
	Joe Kehm	EFPR Group

- II. SECRETARY'S REPORT:** A motion to approve the February 28, 2020 Steuben County Industrial Development Agency's Regular Meeting minutes was made by Dean Strobel, seconded by Tony Russo. All in favor. Approved.

III. TREASURER'S REPORT:

- a. The February and March financial reports will be submitted to the board for review at the April meeting, as staff has been focusing on the annual audit and PARIS report, so it was determined that those reports should be held until the next meeting so that adequate time is allowed to prepare and review them.

b. 2020 Annual Audit

Joe Kehm and Kristie Beach presented the 2020 Steuben County IDA audit report to the board. All board members were provided with a copy of this report prior to the meeting for review. The auditors presented a clean financial audit, but it was recommended that the Agency implement an internal controls process related to journal entries, specifically in regard to payroll, given that the agency began utilizing a new payroll service in 2020. This new process has been established and put into place at the time of the meeting. A motion was made to accept and approve the 2020 Annual Steuben County IDA Audit by Mike Nisbet, seconded by Scott Van Etten. All in favor. Approved.

IV. NEW BUSINESS

a. 2020 Board Evaluation

Jamie discussed the results of the 2020 Annual Board Evaluation. No action was taken.

b. 2020 Annual PARIS Report

Jamie presented the final 2020 PARIS reports for both the Steuben County IDA and the Steuben Area Economic Development Corporation to the board. All board members were presented with a copy of these reports prior to the meeting for review. Jamie noted that a thorough performance review will be undertaken in the coming weeks, but that initial data demonstrated a positive economic outlook for most projects. A motion was made to accept and approve the 2020 Steuben County IDA PARIS report by Scott VanEtten, seconded by Chris Sharkey. All in favor. Approved.

c. 2020 NYS ST-62

Jamie presented the 2020 NYS ST-62 to the board. There were no sales tax exemption overages for 2020. A motion was made to authorize the submission of this report by Mike Nisbet, seconded by Dean Strobel. All in favor. Approved.

d. Yort, Inc. Access Agreement

The IDA was approached about updating an access agreement with Yort Inc, the owners of the Philips property, to carry out environmental testing related to the guidelines established by NYSDEC for the property. Jamie noted that a legal review had been carried out, and he had executed the new access agreement which was presented to the board for review. No action was necessary.

e. Eight Point Wind, LLC

Jamie presented the application and initial resolution for the Eight Point Wind, LLC project to the board. The project would construct 25 turbines and a 17-mile transmission line, generating 101.8 mgw of power in the Towns of Greenwood and West Union. A motion was made to accept this application and resolution by Dean Strobel, seconded by Scott VanEtten. All in favor. Approved.

V. OLD BUSINESS

a. NY Arkport Crosset Road Solar, LLC

Jill presented the final resolution to the board for the NY Arkport Crosset Road Solar, LLC project to the board. This project application and initial resolution were approved by the board on October 22, 2020 under the former name ReneSola Power Holdings, LLC. A motion was made to approve the final resolution by Scott VanEtten, seconded by Chris Sharkey. All in favor. Approved.

VI. ADJOURNMENT

With no further business to discuss, a motion was made by Chris Sharkey to adjourn the meeting at 1:00 p.m., seconded by Dean Strobel. All in favor. Approved.

Meeting was adjourned at 1:00 p.m.

Respectfully submitted,

Dean Strobel
Secretary

A full video recording of the meeting can be found at:
<https://www.steubencountyida.com/meetings/>