

Steuben County Industrial Development Agency
7234 Route 54N, P.O. Box 393, Bath, NY 14810
Minutes of the Regular Meeting May 19, 2022

- 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.

Present:	Mark Alger	Chairman
	Scott VanEtten	Vice Chair
	Mike Davidson	Member
	Tony Russo	Treasurer
	Michelle Caulfield	Member
Absent:	Dean Strobel	Secretary
	Christine Sharkey	Member
Staff:	James Johnson	Executive Director
	Jill Staats	IDA Staff
	Stacy Housworth	IDA Staff
	Russ Gaenzle	SCIDA Counsel (via Zoom)
Guests:	Kam Keeley	Three Rivers Development (via Zoom)

- II. **SECRETARY'S REPORT:** A motion to approve the April 28, 2022 Regular Meeting Minutes of the Steuben County Industrial Development Agency as presented in the board materials was made by Mike Davidson, seconded by Scott VanEtten. All in favor. Approved.

III. **TREASURER'S REPORT:**

a) **April 2022 Financial Statements:**

The April 2022 financial reports were reported to the board. A motion to approve the financial statements as presented and included in the board materials was made by Scott VanEtten, seconded by Tony Russo. All in favor. Approved.

IV. NEW BUSINESS

a) Northside Place, LLC Initial Resolution:

Northside Place, LLC is planning to construct 24 single family home rental units at the former Northside Blodgett school located in the City of Corning. This will be a \$9 million investment and a 20-year PILOT as presented in the board materials. Executive Director Johnson explained the PILOT was not going to be structured as a fixed payment PILOT, but rather calculated annually based on the annual tax rate and assessed values. A market analysis was presented as part of the board packet demonstrating demand in the community and IDA counsel confirmed that the project was eligible based on its structure as rental units which will be managed by a property development company.

A motion to approve the Initial Resolution for Northside Place, LLC was made by Mike Davidson, seconded by Scott VanEtten. All in favor. Approved.

b) 2021 Project Performance Report:

Executive Director Johnson reported on the employment analytics of the SCIDA's PILOT beneficiaries. Several projects are still making comebacks from Covid-19 disruptions and labor shortages. According to the report, as presented in the board material, all projects are doing well and are making their way through this recovery period. The payment amounts to individual municipalities were also shared with the board. Executive Director Johnson walked through each project that had not maintained project goals and reviewed the reasoning why before making individual recommendations. A motion to accept the report and approve staff recommendations was made by Scott VanEtten, seconded by Tony Russo. All in favor. Approved.

c) NY Bath I Transfer of Benefits:

Generate Capital is requesting a Transfer of Benefits due to the purchase of NY Bath I Project. A motion to approve the transfer was made by Scott VanEtten, seconded by Tony Russo. All in favor. Approved.

V. Old Business

a) CLCPA Discussion:

Executive Director Johnson discussed the initial scope of the NYS Climate Leadership and Community Protection Act. From the NY.gov website; "The Climate Leadership and Community Protection Act (Climate Act) was signed into law in 2019 as one of the most ambitious climate laws in the world. The law created the Climate Action Council (the Council), which is tasked with developing a Draft Scoping Plan that serves as an initial framework for how the State will reduce greenhouse gas emissions and achieve net-zero emissions, increase renewable energy usage, and ensure climate justice". Executive Director

Johnson and the board agree the scope and timeline seem aggressive. ED Johnson asked the board to send comments and testimony to NYS during the open comment period.

b) Open Meetings Law:

Harris Beach is currently reviewing the complete legislation for the Open Meetings Law. Once their review is complete, SCIDA will adopt an internal policy for future virtual attendance and participation at board meetings.

VI. Other Business:

a) Project Updates:

Executive Director Johnson stated that the RT54 Turning Lane Project is moving forward and is expected to get underway in August. The Village of Wayland is intending on submitting a restore grant to assist with redevelopment of several buildings in downtown destroyed earlier in the year by fire. Staff is also working with Golden Age Cheese on final approval of a STREDC loan in support of an ESD grant received earlier in the year. The two solar projects in Dansville previously discussed with the Board are on hold because the IDA's per MW charge makes the projects financially unfeasible according to the developer.

b) Clean Energy Projects Final Report:

Executive Director Johnson presented the findings of the Authorities Budget Office IDA Clean Energy Projects 2022 report (as presented in the board packet). In Steuben County, the report looked at Bright Hill Solar project and criticized the IDA's lack of information on the value of savings on the PILOT. The report failed to detail that the reason the information was not included was due to the inability of the State at the time to provide assessment guidance which was discussed by the board during the approval process.

VII. ADJOURNMENT

With no further business to discuss, a motion was made by Tony Russo to adjourn the meeting at 1:23 pm, seconded by Scott VanEtten. All in favor. Approved.

Respectfully submitted,

Dean Strobel
Secretary