

**Steuben County Industrial Development Agency**  
**7234 Route 54N, P.O. Box 393, Bath, NY 14810**  
**Minutes of the Regular Meeting June 23, 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
	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:	David Riedman	Riedman Development Corporation
	Ken Hall	Riedman Development Corporation

- II. SECRETARY’S REPORT:** A motion to approve the May 19, 2022 Regular Meeting Minutes of the Steuben County Industrial Development Agency as presented in the board materials was made by Scott VanEtten, seconded by Mike Davidson. All in favor. Approved.

**III. TREASURER’S REPORT:**

**a) May 2022 Financial Statements:**

The May 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 Dean Strobel, seconded by Chris Sharkey. All in favor. Approved.

#### **IV. NEW BUSINESS**

##### **a) Transfer of Benefits UNC Real Estate I, LLC (Upstate Farms Cheese) to BelGioioso:**

Executive Director Johnson presented a letter, as presented in the board packet, requesting a transfer of PILOT benefits from the UNC Project to the BelGioioso Project. Due to conflict of interest with two board members, during the call for motion to accept, Secretary Strobel and Treasurer Russo stepped out of the meeting room.

Executive Director Johnson updated the board on the status of the transaction including staff efforts to assist both Upstate and BelGioioso on the transfer of IDA and ESD Incentives approved under the original transaction. As part of the transfer request, BelGioioso has committed to maintaining the original project commitments and hopes to grow business at the Campbell facility.

A motion to approve the transfer of IDA benefits to BelGioioso was made by Mike Davidson, seconded by Scott VanEtten. All in favor. Approved.

##### **b) Transfer of Benefits Pulteney Plaza Inc. to Sky Corning LLC:**

Executive Director Johnson presented a letter, as presented in the board packet, requesting a transfer of PILOT benefits from the Pulteney Plaza LLC to Sky Corning Project. A motion to approve the transfer of benefits to Sky Corning, contingent on the sale of the property, was made by Scott VanEtten, seconded by Chris Sharkey. All in favor. Approved.

The request included a commitment to maintain the original project commitments once the benefits are transferred.

#### **V. Old Business**

##### **a) Final Resolution – Northside Place:**

David Riedman and Ken Hall of Riedman Development Corporation discussed the Northside Place project in detail with the IDA board. The project originally began in 2019, pre-Covid, and was to be a build for-sale project. Due to current labor shortage, supply costs and market analysis it was decided to turn the project into single-family rentals. The anticipated timeline is 18 months from start to finish, beginning in September. There will be a total of 25 homes, 24 under the PILOT agreement with the first “showcase” house under ownership of Riedman. A motion to approve the Final Resolution was made by Chris Sharkey, seconded by Dean Strobel. All in favor. Approved.

#### **VI. Other Business:**

**a) Open Meetings Law Discussion:**

After hearing from legal regarding the rules and regulations around virtual business meetings, the IDA board recommended all future meetings be held in-person unless there are significant changes in Covid infection rates or until there is further clarification to the newly approved open meetings law.

**b) Project Updates:**

Executive Director Johnson stated that the LP Project is moving forward quickly and the ribbon cutting for the new building will be held on July 12. A motion to allow Executive Director Johnson to sign site access agreements for the project pending legal review was made by Scott VanEtten, seconded by Dean Strobel. All in favor. Approved.

Executive Director Johnson and Deputy Director Staats will be meeting with representatives of Signify (Philips) on the future of the property. Additional remediation works needs to be completed and the pad under the building will be removed in January to determine soil condition.

RT54 turning lane work will begin in August.

8-Point Wind has offered the IDA board a tour of their project and the board accepted. A date will be secured.

**VII. ADJOURNMENT**

With no further business to discuss, a motion was made by Scott VanEtten to adjourn the meeting at 12:43 pm, seconded by Dean Strobel. All in favor. Approved.

Respectfully submitted,

Dean Strobel  
Secretary