

Steuben County Industrial Development Agency
7234 Route 54N, P.O. Box 393, Bath, NY 14810
Minutes of the Regular Meeting November 17, 2022

- I. CALL TO ORDER:** The Regular Meeting of the Steuben County Industrial Development Agency (SCIDA) was called to order at 12:03 pm, by Chairman Mark Alger. Chairman Alger confirmed that there was a quorum present.

Present:	Mark Alger	Chairman
	Michelle Caulfield	Member
	Tony Russo	Treasurer
	Mike Davidson	Member
	Christine Sharkey	Member
	Dean Strobel	Secretary
Absent:	Scott VanEtten	Vice Chair
Staff:	James Johnson	Executive Director
	Jill Staats	IDA Staff
	Stacy Housworth	IDA Staff
	Russ Gaenzle	SCIDA Counsel (via Zoom)
Guests:	Denise O'Toole	Providence Housing
	Mark Greisberger	Providence Housing
	Sam Savarino	Savarino Companies (Providence Housing)
	Ian May	CEO Storflex
	Kam Keeley	President, Three Rivers Development

II. SECRETARY'S REPORT:

A motion to approve the September 22, 2022, Regular Meeting Minutes of the Steuben County Industrial Development Agency as presented in the board materials was made by Mike Davidson, seconded by Chris Sharkey. All in favor. Approved.

III. TREASURER'S REPORT:

a) September and October 2022 Financial Statements:

The September and October 2022 financial reports were reported to the board. A motion to approve both the September and October 2022 financial statements as presented and included in the board materials was made by Chris Sharkey, seconded by Dean Strobel. All in favor. Approved.

b) Year End Estimate:

Executive Director Johnson presented the board with a year-end Profit & Loss statement and discussed several specific line items. This analysis is to capture operational activity and does not include any year end entries, such as Depreciation, sale of land (loss) or GASB.

IV. NEW BUSINESS

a) Storflex Holdings Application/Initial Resolution:

Executive Director Johnson presented the board with the Storflex project application and Initial Resolution. Ian May, CEO of Storflex, spoke to the board about the project and explained that Storflex has grown exponentially in the last year and has outgrown their current facility. They have signed purchase and sale agreement for the SITEL building in the Town of Erwin for their new space and this location will allow for future expansion if needed. Storflex is currently #3 in shelving in North America, serving several different retail operations for shelving and coolers. Storflex plans to expand south and west and will need a facility to accommodate the increase in production.

A motion to approve the application and Initial Resolution as presented in the board packet was made by Tony Russo, seconded by Dean Strobel. Chris Sharkey abstained from this vote due to professional conflict. All others in favor.

Approved.

b) Transfer of Benefits Abundant Solar Power (Troupsburg LLC) Assignment Authorizing Resolution:

A motion to approve the transfer of benefits to new ownership for Abundant Solar Power (Troupsburg LLC) as presented in the board packet was made by Chris Sharkey, seconded by Tony Russo. All in favor. Approved.

Deputy Director Staats explained to the board that this project will have the same contacts under the new ownership for Annual Reporting and PILOT billing.

c) PPP Future Development Wayland Application/Initial Resolution:

Executive Director Johnson presented the board with the PPP Wayland project application and stated that they are proposing a convenience store and gas station on a 5-acre parcel in the Town of Wayland. ED Johnson stated that this retail project would qualify for IDA benefits through the NYS retail provision which allows for assistance to be conveyed to a retail establishment which falls within a distressed census tract. This location falls within tract 9604, which is distressed under federal guidelines.

A motion to approve the PPP Future Development Wayland Application/Initial Resolution as presented in the board packet was made by Mike Davidson, seconded by Michelle Caulfield. All in favor. Approved.

V. OLD BUSINESS:

a) Amend PILOT Schedule – Dana Lyons Housing Project:

Denise O’Toole and Mark Greisberger spoke to the board about this project stating that there has been a direct request from NYS Housing to align the PILOT benefits to a 15-year financing structure. The project owners requested a modification to the current PILOT schedule being proposed from 5 years to 15 years.

A motion to approve the Dana Lyons PILOT schedule as presented in the board packet was made by Chris Sharkey, seconded by Dean Strobel. All in favor. Approved.

b) Canisteo Wind Update:

Executive Director Johnson explained to the Board that Canisteo Wind is working with NYSEDA to obtain a power purchase contract in 2023.

c) Eight-Point Sales Tax Exemption Increase and Extension Authorizing Resolution:

The current sales tax agreement is set to expire in November 2022 and Eight-Point is asking the IDA to extend the benefits through June 2023 and to increase the benefit amount from \$8.9 million to \$9.9 million. A motion to approve the 8-Point Sales Tax Exemption Increase and Extension Authorizing Resolution as presented in the board packet was made by Chris Sharkey, seconded by Tony Russo. All in favor. Approved.

VI. OTHER BUSINESS:

a) December Meeting Date:

The December Board meeting was rescheduled for December 14th at noon due to conflicts with the holidays.

b) RT54 Turning Lane Final Accounting:

Executive Director Johnson presented the RT54 Turning Lane project final accounting to the Board. This project results in the IDA retaining \$12,316.27 for future infrastructure development.

c) Project Updates:

LP Building Solutions – Steel is going up at the LP site and the project is on schedule.

Barron Winds - Phase 2 of the project is in the planning stage.

Northside Place – The project is seeking final approvals and hiring sub-contractors to begin the aggressive building schedule.

Downtown Wayland Fire Restoration – Wayland applied for a Restore NY Grant and expects to hear results by the second week of December

**VII. EXECUTIVE SESSION – PUBLIC OFFICERS LAW, ARTICLE 7 OPEN MEETINGS LAW
SECTION 105, PARAGRAPH 1h REAL PROPERTY:**

A motion to enter into Executive Session for a real estate matter at 12:54pm was made by Tony Russo, seconded by Dean Strobel. All in favor. Approved.

A motion to leave Executive Session and return to the Regular Board Meeting at 1:17pm was made by Tony Russo, seconded by Dean Strobel. All in favor. Approved.

VIII. ADJOURNMENT

With no further business to discuss, a motion was made by Dean Strobel to adjourn the meeting at 1:17pm, seconded by Chris Sharkey. All in favor. Approved.

A full recording of this meeting is available on the Steuben County Industrial Development Agency website at : <https://steubencountyida.com/wp-content/uploads/2022/01/Board%20Meeting%2011%2017%202022.mp4>

Respectfully submitted,

Dean Strobel
Secretary