

**Steuben County Industrial Development Agency**  
**7234 Route 54N, P.O. Box 393, Bath, NY 14810**  
**Minutes of the Regular Meeting, December 14, 2022**

- I. **Call to Order:** The Regular Meeting of the Steuben County Industrial Development Agency was called to order at 12:08pm by Chairman Mark Alger. Chairman Alger confirmed that there was a quorum present.

Present:	Mark Alger	Chair
	Dean Strobel	Secretary
	Michelle Caulfield	Member
	Chris Sharkey	Member
	Mike Davidson	Member
Absent:	Scott VanEtten	Vice Chair
	Tony Russo	Treasurer
Staff:	Jamie Johnson	Executive Director
	Jill Staats	IDA Staff
	Stacy Housworth	IDA Staff
	JC Smith	IDA Staff
	Russ Gaenzle	IDA Counsel

II. **Secretary's Report:**

A motion to approve the November 17, 2022 Regular Meeting Minutes of the Steuben County Industrial Development Agency as presented in the board materials was made by Michelle Caulfield, seconded by Chris Sharkey. All in favor. Approved.

III. **Treasurer's Report:**

The November 2022 financial statements were reported to the board by Executive Director Johnson, as presented in the board packet. A motion to approve the November 2022 financial statements was made by Chris Sharkey, seconded by Michelle Caulfield. All in favor. Approved.

Executive Director Johnson provided the board with an updated year end estimate. The year-end estimate of the Project Costs expense line was increased to \$55,000 to include expenses related to legal work for site development efforts.

IV. **New Business:**

a) **Nominating Committee:**

Member Chris Sharkey presented the Nominating Committee Report to the board. There are two (2) board positions expiring in 2022; Tony Russo, Treasurer and Michelle Caulfield, member. The committee approved the annual appointment of Scott VanEtten, Steuben County Legislative Chair, to the position of Vice Chair. The 2023 officer's positions were also approved by the committee. The nominating

report is included in the board materials. A motion to approve the nominating committee report was made by Chris Sharkey, seconded by Mike Davidson. All in favor. Approved.

**b) Request for Quote – Building Condition Study**

Executive Director Johnson presented the board with three (3) quotes received from Foor and Associates, Hunt Engineers and LaBella. The board agreed that the study will help them make educated decisions about the current footprint, future space needs and what is possible to renovate the current building. All three proposals were from qualified firms and after discussion, the board agreed to move forward with the quote received from Foor and Associates as it most closely aligns with the board's strategic space planning. A motion to accept the quote from Foor and Associates was made by Dean Strobel, seconded by Chris Sharkey. All in favor. Approved.

**V. Old Business:**

**a) Howard Wind Ratification of New Ownership**

The Howard Wind Project, owned by Everpower Wind Holdings, Inc. has been sold to Greenbacker Wind, LLC. This does not change the current IDA benefits to the project. A motion to approve the Authorizing Resolution for Howard Wind ownership transfer was made by Michelle Caulfield, seconded by Mike Davidson. All in favor. Approved.

**b) Canisteo Wind Project Update**

Executive Director Johnson referenced the letter received from Invenergy regarding the construction delays of the Canisteo Wind Project. Invenergy states that the delay is due to grid capacity issues. Invenergy feels they have adequately addressed all concerns and expects a decision by NYSERDA in the second quarter of 2023. If approved, commercial operations could begin in fourth quarter of 2026.

**c) Storflex Final Resolution**

The Final Resolution for the Storflex project was presented to the board for approval. The benefits include a PILOT agreement and sales tax benefits not to exceed \$664,000 on \$8,300,000 worth of new construction purchases. This project is also pending final funding approval from Empire State Development. A motion to approve the Final Resolution was made by Mike Davidson, seconded by Dean Strobel. Chris Sharkey abstained from voting due to a professional conflict. All others in favor. Approved.

**d) LP Corp Sales Tax Increase Request**

LP Corp requested an increase of their sales tax benefit from \$1,040,000 to \$2,040,000 citing rapidly rising inflation and material costs. A motion to approve the sales tax benefit increase was made by Dean Strobel, seconded by Michelle Caulfield. All in favor. Approved.

**e) NY Arkport Crossett Rd Solar Project**

The NY Arkport Crossett Rd project has been purchased by Greenbacker Wind, LLC who has requested a reinstatement of sales tax benefits and a one-year reinstatement of the PILOT schedule to move the project forward into the construction phase. A motion to approve the sales tax extension benefit, PILOT extension and transfer of ownership was made by Mike Davidson, seconded by Chris Sharkey. All in favor. Approved.

**VI. Other Business:**

**a) Board Evaluations, Financial Disclosure and Conflict of Interest**

The annual forms were handed out to the board and need to be returned in January.

**b) Project Updates**

Deputy Director Staats handed out the 2022 Annual Report. The board thanked Jill for her hard work on the piece. Executive Director Johnson thanked JC Smith, IDA Infrastructure Specialist, for his hard work this year on the Bath sewer, Hammondsport sewer and ARC Grant projects. Johnson also thanked Jill Staats and Stacy Housworth for their dedication to the agency. Director Johnson closed by thanking the board for their leadership and guidance through a very successful year.

**c) 2023 Board Meeting Schedule**

The board was provided the 2023 meeting schedule as presented in the board packet.

**VII. Adjournment:**

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

A full recording of this meeting is available at <https://steubencountyida.com/wp-content/uploads/2022/01/Board%20Meeting%2012%2014%202022.mp4>.

Respectfully Submitted,

Dean Strobel  
Secretary