

Steuben County Industrial Development Agency
7234 Route 54N, P.O. Box 393, Bath, NY 14810
Minutes of the Regular Meeting April 27, 2023

- I. **CALL TO ORDER:** The Regular Meeting of the Steuben County Industrial Development Agency (SCIDA) was called to order at 12:00 pm, by Chairman Mark Alger. Chairman Alger confirmed that there was a quorum present.

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

- II. **SECRETARY'S REPORT:** A motion to approve the March 23, 2023, Regular Meeting Minutes of the Steuben County Industrial Development Agency as presented in the board materials was made by Chris Sharkey, seconded by Scott VanEtten. All in favor. Approved.

III. **TREASURER'S REPORT:**

a) **March 2023 Financial Statements:**

The March 2023 financial statements 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 Michelle Caulfield. All in favor. Approved.

IV. NEW BUSINESS:

a) Larry Foor and Associates, Building Conditions Report:

Larry Foor presented the board with the results of the building conditions study performed in February 2023. Larry touched on the assessment of the building's interior and exterior conditions, proposed improvements, and cost analysis of maintenance items. After a board discussion, it was agreed to move forward with maintenance work of the parking lot, carpet, and other life/health maintenance.

b) NY Bath (6105 Scudder Road) LLC Project:

Deputy Director Staats presented the application and initial resolution to the board. The total investment of this project is \$5,000,000 with approximately 35 short-term construction jobs to be created. Estimated benefits include PILOT, mortgage and sales tax savings totaling \$2,074,400 with a benefit-to-cost-ratio of 4:1.

A motion to accept the signed application and approve the initial resolution as presented in the board packet was made by Michelle Caulfield and seconded by Chris Sharkey. All in favor. Approved.

V. Old Business:

a) Baron Winds Sales Tax Extension:

Executive Director Johnson presented the board with the 6-month sales tax extension request made by Baron Winds. Baron Winds cites project delays as the reason for the extension request through September 30, 2023. Although this approval was approved as an administrative action, let the minutes reflect the board recognizes the action as a motion made by Chris Sharkey, seconded by Tony Russo. All in favor. Approved.

b) NY Pulteney I PILOT Start Date Authorizing Resolution:

Deputy Director Staats presented the board with an authorizing resolution for a one-year sales tax and PILOT extension. The board agreed that language stipulating the project should be substantially complete at the end of the extension should be added to the closing documents. A motion to accept the resolution was made by Scott VanEtten, seconded by Tony Russo. All in favor. Approved.

VI. Other Business:

a) Project Performance Updates:

Executive Director Johnson and Deputy Director Staats are currently following up on projects that did not meet project performance in 2022.

b) State Budget Update:

Executive Director updated the board on budget discussions and the major items being negotiated between the Governor and the Legislature.

c) May and June 2023 Board Meeting Dates:

The May 2023 meeting has been cancelled due to a date conflict with the annual NYS EDC Conference in Cooperstown. The board will reconvene on June 22, 2023.

VII. Executive Session: – Public Officers Law, Article 7 Open Meetings Law – Section 105, Paragraph 1f - The employment history of a particular person.

The board entered Executive Session at 1:06pm. A motion to enter Executive Session was made by Scott VanEtten, seconded by Tony Russo. All in favor. Approved.

The board left Executive Session at 1:20pm. A motion to leave Executive Session was made by Scott VanEtten, seconded by Tony Russo. All in favor. Approved.

VIII. Employee Salary:

A motion to change Executive Director Johnson's salary was made by Chris Sharkey, seconded by Michelle Caulfield. All in favor. Approved.

IX. ADJOURNMENT

With no further business to discuss, a motion was made by Scott VanEtten to adjourn the meeting at 1:21 pm, seconded by Tony Russo. All in favor. Approved.

Respectfully submitted,

Mark Alger
Chair