

**Steuben County Industrial Development Agency  
Board of Director's Meeting  
Minutes of the Regular Meeting September 28, 2023**

- I. **Call To Order:** The Regular Meeting of the Steuben County Industrial Development Agency (IDA) was called to order at 12:02 pm by Chairman Mark Alger. Alger confirmed that there was a quorum present.

Present:	Mark Alger	Chairman
	Scott Van Etten	Vice Chair
	Dean Strobel	Secretary
	Tony Russo	Treasurer
	Michelle Caulfield	Member
	Mike Davidson	Member
	Steve Maier	IDA Counsel
	James Johnson	Executive Director
	Jill Staats	Deputy Director
	Russ Gaenzle	IDA Counsel (via Zoom)
Absent:	Chris Sharkey	Member
Guests:	Ryan Silva	NYS Economic Development Council
	Kam Keeley	Three Rivers Development

- II. **Secretary's Report:** A motion to approve the August 24, 2023 meeting minutes of the IDA as presented in the board packet was made by Van Etten and seconded by Davidson. All voted in favor and the motion passed.
- III. **Treasurer's Report:** Russo provided an overview of the August 2023 financials. A motion to approve the financial statements as presented and included in the board packet was made by Strobel and seconded by Van Etten. All voted in favor and the motion passed.

Johnson noted that the Finance Committee will be meeting soon to review the proposed 2024 budget.

IV. **New Business:**

- a) Ryan Silva, Executive Director of New York State Economic Development Council (EDC), provided an overview of the organization's efforts. He highlighted a push to educate legislators on the critical role IDAs play to promote economic development in the state. He also noted EDC's support for legislation to include PILOT payments in the 2% property tax calculation which passed unanimously in both houses of the legislature and now awaits Gov. Hochul's signature.

- b) Riedman/CFA Apartments, LLC:** Johnson explained that the Academy Place apartment project had been provided IDA assistance in 2014. Riedman manages the property and has had to replace all the appliances and now the boiler due to the city's hard water. The project does not see much tenant turnover and the lease renewal structure does not allow for the increases needed to pay for the upgrades and cover current inflationary increases thereby causing financial strain for the facility. Johnson noted that the assessed value of the property is lower than the value resulting from the original, fixed-payment PILOT and therefore the company is seeking a revision to the PILOT schedule to reflect the current assessment. The company is also seeking sales tax assistance for the new boiler to be purchased and other upgrades needed to manage the hard water. Davidson asked about water studies that take place during the project development stage, and Van Etten questioned the new structure of the PILOT schedule. Van Etten made a motion to revise the PILOT with today's assessed value and offer sales tax assistance as proposed. Caulfield seconded the motion. All voted in favor and the motion passed.
- c) Appointment of Nominating Committee:** Johnson noted that the Nominating Committee will be reconvened to review Board appointments for 2024. Due to Chris Sharkey's pending retirement, she will not seek reappointment to the Board which will require a new appointment. In addition, two members will have to be reappointed and Alger will be terming out as Board Chair. Due to these reconfigurations, Alger appointed himself, Caulfield, and Sharkey to serve on the committee per the IDA's bylaws.
- d) Foundry Site – FAST NY application:** Johnson advised members that the Village of Painted Post received a FAST NY grant and an ARC grant to establish shovel-ready criteria and approve a generic environmental impact statement for the former foundry site. The IDA has committed a combined financial and in-kind contribution of \$5,000 toward this project in hopes that there will be agreed-to development criteria for the site.

**V. Old Business:**

- a) Empire Long Distance/Empire Telephone Final Resolution:** Staats reviewed the project and request for property and sales tax assistance and noted that the Board approved the Initial Resolution last month. She advised that a public hearing was held on September 19 with one person commenting in favor of the project. She also noted that the environmental review was completed and a negative declaration provided by the Prattsburgh Planning Board. Davidson made a motion to approve the Final Resolution and Strobel seconded the motion. All voted in favor and the motion passed.

**VI. Project Updates:** Johnson provided updates on several projects.

- a) The IDA worked with STC to submit an ARC application to fund a Route 54 corridor study on future development in Bath.
- b) Staff assisted with applications from the Village of Bath and the Town of Urbana/Village of Hammondsport for NY Forward funding.
- c) Staff joined Empire State Development's Omar Sanders on visits to six craft beverage providers that applied for ESD funding through a new state program.
- d) Providence will likely host an event to kick-off redevelopment of the Dana Lyon building in December. In conjunction with that project, the Waterman Arts Cener will be presenting a business plan to the Board in the coming months in exchange for financial support the Board has already offered to the organization.
- e) An extended bankruptcy hearing for Instant Brands will be held tomorrow. There are two parties interested in the company's assets at this point.
- f) Staff continues to work with the Broome County IDA on a clean tech study. Two consulting companies have submitted proposals which are being reviewed.
- g) Staats noted that planning for a second skilled trades event for students within the BOCES territory has started. She is also working with staff from Bath, Campbell-Savona, and Corning-Painted Post to hold manufacturing career events this school year.

**VII. Adjournment:** Russo made a motion to adjourn the meeting at 12:54 pm, which was seconded by Van Etten. All voted in favor and the motion passed.

Respectfully submitted,  
Dean Strobel  
Secretary