

**Steuben County Industrial Development Agency
7234 Route 54 North
PO Box 393
Bath, NY 14810**

Board Meeting Notice

October 26, 2023

Steuben County Industrial Development Agency will hold a Board Meeting at 12:00 pm on October 26, 2023. This meeting is open to the public and those wishing to view the meeting as it is held may do so by visiting:

[October 26, 2023 Board Meeting link](#)

Sincerely,

Mark Alger
Board Chair

Steuben County Industrial Development Agency
Regular Meeting of the Board of Directors
Agenda
October 26, 2023, 12:00 pm

- | | | |
|----|---|--------------------|
| 1. | Call to Order – Quorum Present | Alger |
| 2. | Secretary’s Report:
September 28, 2023 Minutes | Strobel |
| 3. | Treasurer’s Report:
September 2023 Financials | Russo |
| 4. | New Business:
a) 2024 Budget
b) Discuss November/December Board meeting date | Johnson
Johnson |
| 5. | Old Business:
a) Baron Winds sales tax extension
b) Update on Cleantech proposal | Johnson
Johnson |
| 6. | Project Updates | Johnson |
| 7. | Executive Session:
Public Officers Law, Article 7, Open Meetings Law
Section 105, Paragraph 1g, proposed acquisition of real property | Alger |
| 8. | Adjournment | Alger |

**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 Center 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

SCIDA
Balance Sheet
 As of September 30, 2023

	Sep 30, 23
ASSETS	
Current Assets	
Checking/Savings	
200 · Five Star Bank checking	1,812,809.73
209 · Escrow Project Account	12,316.15
210 · Petty cash	100.00
213 · Five Star CD 225274906	612,700.71
215 · Chemung Canal Trust Company	1,470,313.79
218 · Five Star CD 225343789	1,009,500.00
Total Checking/Savings	4,917,740.38
Total Current Assets	4,917,740.38
Fixed Assets	
100 · Land - B&W Railroad	380,250.00
101 · B&H Railroad	102,653.00
102 · B&H Railroad Equipment	14,250.00
103 · Building - Office	161,544.00
104 · Engine House - Livonia	100,000.00
106 · Land - Railroad	39,979.00
107 · Office Equipment	33,968.35
108 · B&W Railroad	380,250.00
109 · Building Improvements	54,260.00
111 · B & H Railroad	922,522.80
112 · Accumulated Depreciation	-946,831.24
150 · Website Design	30,000.00
Total Fixed Assets	1,272,845.91
Other Assets	
151 · Accumulated Amortization	-30,000.00
180 · Pension Asset	72,419.00
199 · Deferred Outflows of Resources	164,578.00
Total Other Assets	206,997.00
TOTAL ASSETS	6,397,583.29
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
2100 · Payroll Liabilities	883.96
261 · Deferred Inflows of Resources	260,359.00
Total Other Current Liabilities	261,242.96
Total Current Liabilities	261,242.96
Total Liabilities	261,242.96
Equity	
1110 · Retained Earnings	5,400,119.74
1120 · Temp Restricted-Millennium	153,557.41
1125 · Temp. Restricted Infrastructure	12,316.27
Net Income	570,346.91
Total Equity	6,136,340.33
TOTAL LIABILITIES & EQUITY	6,397,583.29

SCIDA
Profit & Loss Budget Performance
 September 2023

	Sep 23	Budget	Jan - Sep 23	YTD Budget	Annual Budget
Ordinary Income/Expense					
Income					
2140 - Administrative Income	495,635.23	130,886.25	914,760.23	1,177,976.25	1,570,635.00
2401 - Interest Income	269.91	708.33	11,641.28	6,375.01	8,500.00
2770 - Miscellaneous Income	0.00	166.66	1,867.25	1,500.02	2,000.00
2810 - Business Development Support	0.00	0.00	75,000.00	75,000.00	75,000.00
2813 - Grant Income Site Development	0.00	16,000.00	0.00	144,000.00	200,000.00
Total Income	495,905.14	147,761.24	1,003,268.76	1,404,851.28	1,856,135.00
Gross Profit	495,905.14	147,761.24	1,003,268.76	1,404,851.28	1,856,135.00
Expense					
6145 - Continuing Education	1,644.35	743.00	5,653.70	6,687.00	8,927.00
6160 - Dues and Subscriptions	107.19	766.00	8,547.77	6,894.00	9,200.00
6180 - Insurance					
6181 - Health Insurance	3,135.75	3,750.00	36,757.50	33,750.00	45,000.00
6182 - Dental Insurance	0.00	186.50	1,685.64	1,678.50	2,238.00
6183 - Allowances	975.50	975.50	8,291.75	8,779.50	11,706.00
6185 - Liability Insurance	1,657.16	833.33	12,602.64	7,499.97	10,000.00
6190 - Disability Insurance	0.00	141.66	1,939.84	1,274.94	1,700.00
6195 - Life Insurance	0.00	112.50	1,254.99	1,012.50	1,350.00
6196 - Workers' Compensation	0.00	145.83	2,961.00	1,312.47	1,750.00
Total 6180 - Insurance	5,768.41	6,145.32	65,493.36	55,307.88	73,744.00
6240 - Miscellaneous Office Expenses	0.00	250.00	405.60	2,250.00	3,000.00
6250 - Postage and Delivery	0.00	250.00	1,045.20	2,250.00	3,000.00
6270 - Professional Fees					
6650 - Accounting	0.00	0.00	9,500.00	9,500.00	9,500.00
6655 - Consulting	0.00	1,250.00	0.00	11,250.00	15,000.00
Total 6270 - Professional Fees	0.00	1,250.00	9,500.00	20,750.00	24,500.00

SCIDA
Profit & Loss Budget Performance
September 2023

	Sep 23	Budget	Jan - Sep 23	YTD Budget	Annual Budget
6276 · Infrastructure Development Fees	0.00		752.82		
6277 · Site Development	6,655.50	20,833.33	6,655.50	187,499.97	250,000.00
6340 · Telephone	352.38	312.50	2,877.45	2,812.50	3,750.00
6350 · Travel & Ent	78.60	666.66	1,055.85	5,999.94	8,000.00
6390 · Utilities	201.09	358.33	1,935.77	3,224.97	4,300.00
6465 · Community Engagement	0.00	541.66	0.00	4,874.94	6,500.00
6495 · Cleaning	230.00	250.00	2,070.00	2,250.00	3,000.00
6505 · Conferences	0.00	541.66	5,231.28	4,874.94	6,500.00
6515 · Copier	183.14	208.33	1,844.18	1,874.97	2,500.00
6535 · Internet access	60.00	65.00	540.00	585.00	780.00
6540 · Legal Services	0.00	375.00	4,000.00	3,375.00	4,500.00
6545 · Maintenance	250.00	4,166.66	14,369.02	37,499.94	50,000.00
6550 · Office Supplies	86.98	397.91	940.14	3,581.19	4,775.00
6560 · Payroll Expenses	24,360.80	27,466.66	255,586.93	247,200.02	329,600.00
6561 · Payroll Taxes	1,926.58	2,145.83	20,083.00	19,312.51	25,750.00
6576 · Project Costs	220.14	2,083.33	8,028.64	18,750.01	25,000.00
6590 · Refuse	36.00	36.00	330.50	329.00	437.00
6595 · Retirement	0.00	0.00	0.00	0.00	36,988.00
6625 · Technology upgrades	202.50	416.66	1,416.25	3,750.02	5,000.00
6645 · Marketing	0.00	2,083.33	8,707.75	18,750.01	25,000.00
6647 · Manufacturing Day Video & Event	0.00	679.41	4,550.00	6,114.77	8,153.00
6651 · Payroll Fees	326.90	223.16	2,929.75	2,008.52	2,678.00
Total Expense	42,690.56	73,255.74	434,550.46	668,807.10	925,582.00
Net Ordinary Income	453,214.58	74,505.50	568,718.30	736,044.18	930,553.00
Net Income	453,214.58	74,505.50	568,718.30	736,044.18	930,553.00

		2021 Actual	2022 Budget	2022 Actual	2023 Budget	2023 Anticipated	2024 Budget	Difference budget 23 to 24
Income								
	2140 · Administrative Income	\$ 1,364,615	\$ 1,222,123	\$ 1,556,703	\$ 1,570,635	\$ 1,137,557	\$ 1,273,000	\$ (297,635)
	2145 · Lease Income	\$ 3,774	\$ 1,775	\$ 18	\$ -	\$ -	\$ -	\$ -
	2401 · Interest Income	\$ 5,534	\$ 8,720	\$ 15,382	\$ 8,500	\$ 12,003	\$ 15,000	\$ 6,500
	2770 · Miscellaneous Income	\$ 3,531	\$ 5,000	\$ 179	\$ 2,000	\$ 2,000	\$ 2,000	\$ -
	2780 · Reimbursed Expenses	\$ 2,773	\$ 1,980	\$ 2,145	\$ -	\$ -	\$ -	\$ -
	2810 · Business Development Support	\$ 75,000	\$ 75,000	\$ 75,000	\$ 75,000	\$ 75,000	\$ 130,000	\$ 55,000
	2812 · Infrastructure Development	\$ -	\$ 750,000	\$ 834,000	\$ -	\$ -	\$ -	\$ -
	2813 · Grant Income Site Development	\$ -	\$ -	\$ -	\$ 200,000	\$ -	\$ 100,000	\$ (100,000)
	Total Income	\$ 1,455,227	\$ 2,064,598	\$ 2,483,427	\$ 1,856,135	\$ 1,226,560	\$ 1,520,000	\$ (336,135)
Expense								
	6110 · Automobile Expense	\$ 11,228	\$ 12,901	\$ 13,751	\$ -	\$ -	\$ -	\$ -
	6145 · Continuing Education	\$ 5,758	\$ 8,927	\$ 3,289	\$ 8,927	\$ 5,000	\$ 5,000	\$ (3,927)
	6160 · Dues and Subscriptions	\$ 9,334	\$ 9,000	\$ 9,422	\$ 9,200	\$ 9,200	\$ 9,200	\$ -
	6180 · Insurance							
	6181 · Health Insurance	\$ 39,103	\$ 36,000	\$ 40,031	\$ 45,000	\$ 46,186	\$ 71,200	\$ 26,200
	6182 · Dental Insurance	\$ 2,272	\$ 1,631	\$ 1,669	\$ 2,238	\$ 2,000	\$ 2,305	\$ 67
	6183 · Allowances	\$ -	\$ -	\$ -	\$ 11,706	\$ 11,706	\$ 11,706	\$ -
	6185 · Liability Insurance	\$ 9,164	\$ 9,434	\$ 10,663	\$ 10,000	\$ 8,200	\$ 10,300	\$ 300
	6190 · Disability Insurance	\$ 1,489	\$ 1,390	\$ 2,098	\$ 1,700	\$ 2,200	\$ 2,200	\$ 500
	6195 · Life Insurance	\$ 1,255	\$ 1,293	\$ 1,255	\$ 1,350	\$ 1,350	\$ 1,390	\$ 40
	6196 · Workers' Compensation	\$ 1,592	\$ 1,640	\$ 1,475	\$ 1,750	\$ 2,961	\$ 3,050	\$ 1,300
	6180 · Unemployment	\$ -	\$ -	\$ 3,528	\$ -	\$ -	\$ -	\$ -
	Total 6180 · Insurance	\$ 54,875	\$ 51,388	\$ 60,719	\$ 73,744	\$ 74,603	\$ 102,151	\$ 28,407
	6240 · Miscellaneous Office Expenses	\$ 518	\$ 5,000	\$ 1,661	\$ 3,000	\$ 600	\$ 3,200	\$ 200
	6250 · Postage and Delivery	\$ 1,309	\$ 3,000	\$ 2,105	\$ 3,000	\$ 3,000	\$ 3,000	\$ -
	6270 · Professional Fees							
	6650 · Accounting	\$ 10,764	\$ 12,000	\$ 10,960	\$ 9,500	\$ 10,450	\$ 11,495	\$ 1,995
	6655 · Consulting	\$ 7,595	\$ 25,000	\$ 8,500	\$ 15,000	\$ 10,000	\$ 15,000	\$ -
	Total 6270 · Professional Fees	\$ 18,359	\$ 37,000	\$ 19,460	\$ 24,500	\$ 20,450	\$ 26,495	\$ 1,995

6276 - Infrastructure Fees	\$	-	\$	750,000	\$	821,684	\$	-	\$	753	\$	-	\$	-
6277 - Site Development	\$	-	\$	-	\$	-	\$	250,000	\$	30,000	\$	200,000	\$	(50,000)
6340 - Telephone	\$	3,335	\$	5,205	\$	3,327	\$	3,750	\$	3,750	\$	3,900	\$	150
6350 - Travel & Ent	\$	724	\$	8,000	\$	750	\$	8,000	\$	3,000	\$	8,000	\$	-
6390 - Utilities	\$	2,519	\$	4,300	\$	3,357	\$	4,300	\$	3,500	\$	4,500	\$	200
6465 - Community Engagement	\$	-	\$	6,500	\$	7,281	\$	6,500	\$	2,000	\$	6,500	\$	-
6490 - CDBG	\$	133,343	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
6495 - Cleaning	\$	2,760	\$	2,843	\$	2,732	\$	3,000	\$	2,760	\$	2,850	\$	(150)
6505 - Conferences	\$	2,801	\$	6,500	\$	7,362	\$	6,500	\$	6,500	\$	8,500	\$	2,000
6515 - Copier	\$	2,890	\$	2,500	\$	2,250	\$	2,500	\$	2,500	\$	2,500	\$	-
6535 - Internet access	\$	540	\$	800	\$	720	\$	780	\$	780	\$	780	\$	-
6540 - Legal Services	\$	(750)	\$	4,500	\$	-	\$	4,500	\$	500	\$	5,500	\$	1,000
6545 - Maintenance	\$	3,747	\$	6,800	\$	5,607	\$	50,000	\$	40,000	\$	50,000	\$	-
6550 - Office Supplies	\$	1,677	\$	4,775	\$	1,238	\$	4,775	\$	2,000	\$	6,000	\$	1,225
6560 - Payroll Expenses	\$	321,682	\$	350,000	\$	348,710	\$	329,600	\$	334,755	\$	433,051	\$	103,451
6561 - Payroll Taxes	\$	23,455	\$	25,000	\$	25,349	\$	25,750	\$	30,000	\$	38,000	\$	12,250
6576 - Project Costs	\$	13,787	\$	100,000	\$	49,183	\$	25,000	\$	25,000	\$	25,000	\$	-
6590 - Refuse	\$	365	\$	412	\$	408	\$	437	\$	437	\$	450	\$	13
6595 - Retirement	\$	18,255	\$	35,000	\$	36,263	\$	36,988	\$	39,489	\$	45,000	\$	8,012
6625 - Technology upgrades	\$	3,045	\$	5,000	\$	2,205	\$	5,000	\$	5,000	\$	7,000	\$	2,000
6645 - Marketing	\$	26,085	\$	35,000	\$	47,065	\$	25,000	\$	20,000	\$	25,000	\$	-
6647 - Manufacturing Day Videos	\$	-	\$	24,528	\$	11,775	\$	8,153	\$	-	\$	3,603	\$	(4,550)
6651 - Payroll Fees	\$	2,546	\$	2,305	\$	2,677	\$	2,678	\$	3,500	\$	3,500	\$	822
Total Expense	\$	664,187	\$	1,507,184	\$	1,490,350	\$	925,582	\$	669,077	\$	1,028,680	\$	
	\$	791,040	\$	557,414	\$	993,077	\$	930,553	\$	557,483	\$	491,320	\$	
	\$	791,040	\$	557,414	\$	993,077	\$	930,553	\$	557,483	\$	491,320	\$	
Asset Capital Purchases														
Land Purchase	\$	-	\$	-	\$	-	\$	-	\$	265,000	\$	1,050,000	\$	
Building Maintenance										39,160	\$	-	\$	
Parking Lot	\$	-	\$	-	\$	-	\$	-	\$	253,323	\$	(558,680)	\$	

Steuben County IDA 2024 Budget

Budget & Financial Plan

Budgeted Revenues, Expenditures, and Changes in Current Net Assets

	Last Year (Actual) 2022	Current Year (Estimated) 2023	Next Year (Adopted) 2024	Proposed 2025	Proposed 2026	Proposed 2027
Revenue & Financial Sources						
<u>Operating Revenues</u>						
Charges for Services	\$ 1,556,703	\$ 1,137,557	\$ 1,273,000	\$ 1,311,190	\$ 1,350,526	\$ 1,391,041
Rentals & Financing Income	\$ 18	\$ -	\$ -	\$ -	\$ -	\$ -
Other Operating Revenues	\$ 77,324	\$ 77,000	\$ 132,000	\$ 135,960	\$ 140,039	\$ 144,240
<u>Non-Operating Revenues</u>						
Investment Earnings	\$ 15,382	\$ 12,003	\$ 15,000	\$ 15,450	\$ 15,914	\$ 16,391
State Subsidies / Grants	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Federal Subsidies / Grants	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Municipal Subsidies / Grants	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Public Authority Subsidies	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Non-Operating Revenues	\$ 834,000	\$ -	\$ 100,000	\$ 103,000	\$ 106,090	\$ 109,273
Proceeds from the Issuance of Debt	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Revenues & Financing Sources	\$ 2,483,427	\$ 1,226,560	\$ 1,520,000	\$ 1,565,600	\$ 1,612,568	\$ 1,660,945
Expenditures						
<u>Operating Expenditures</u>						
Salaries and Wages	\$ 348,710	\$ 334,755	\$ 433,051	\$ 446,043	\$ 459,424	\$ 473,207
Other Employee Benefits	\$ 50,056	\$ 66,403	\$ 91,851	\$ 94,607	\$ 97,445	\$ 100,368
Professional Services Contracts	\$ 19,460	\$ 20,450	\$ 26,495	\$ 27,290	\$ 28,109	\$ 28,952
Supplies and Materials	\$ 1,661	\$ 600	\$ 3,200	\$ 3,296	\$ 3,395	\$ 3,497
Other Operating Expenditures	\$ 248,779	\$ 246,116	\$ 274,083	\$ 282,305	\$ 290,775	\$ 299,498
<u>Non-Operating Expenditures</u>						
Payment of Principal on Bonds and Financing Arrangements	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Interest and other Financing Charges	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Subsidies to Other Public Authorities	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Capital Asset Outlay	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Grants and Donations	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Non-Operating Expenditures	\$ 821,684	\$ 753	\$ 200,000	\$ -	\$ -	\$ -
Total Expenditures	\$ 1,490,350	\$ 669,077	\$ 1,028,680	\$ 853,540	\$ 879,147	\$ 905,521
Capital Contributions	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Excess (Deficiency) of Revenues and Capital Contributions Over Expenditures	\$ 993,077	\$ 557,483	\$ 491,320	\$ 712,060	\$ 733,421	\$ 755,424



353 N. Clark Street, 30th Floor, Chicago, IL 60654

Steuben County Industrial Development Agency
Attn: Executive Director
Fax: (607) 776-3316

Baron Winds, LLC
Federal ID#: 46-0953246

October 4, 2023

To Whom it May Concern,

We are requesting an extension on the ST-60 IDA Appointment of Project Operator or Agent for sales tax purposes on the PILOT project Baron Winds, LLC. Currently the end date is September 30, 2023. We are requesting an additional three-month extension to expire on December 31, 2023 due to a number of project delays. There are further purchases that are required for this project that will be made after the September 30 end date until the requested extension date.

Thank you for your attention to this matter.

Sincerely,

A handwritten signature in black ink that reads 'Mark Brusius'.

Mark Brusius

Vice President of Tax