

2023 STEUBEN COUNTY IDA OPERATIONS & ACCOMPLISHMENTS

In 2023, the IDA approved 4 projects which were expected to leverage \$21.1 million in private investment. One of the projects, NY Bath, LLC had its approval revoked due to lack of activity to advance the project. In addition to these projects, the agency continued its work to expand infrastructure and community development efforts throughout the County while also assisting businesses through technical support and access to partner incentives.

During the past reporting period IDA projects exceeded \$98 million in new private sector investment and generated \$11.1 million in PILOT revenue to municipalities and school districts throughout the County. Active IDA projects supported over 5,600 jobs accounting for over \$790 million in payroll in the County. Active IDA projects have created 972 jobs have.

While new project approval declined year over year, the IDA saw several projects completed including LP Building Solutions, Amazon's regional distribution center, and Alstom's new car shell manufacturing facility. The organization also saw continued investments in renewable energy with both Baron Winds (Phase 1) and Eight Point Wind energizing their projects. Investment into housing also occurred this past year with the construction of new single-family homes at the former Northside Blodgett School site in Corning and the Dana Lyon project securing funding for the redevelopment of the school into workforce housing in the Village of Bath.

Over this past year, the agency began focusing on future capacity needs to expand investment in the county. Details of the agency's major efforts in 2023 are outlined below.

Clean Tech Development –Steuben County became one of the largest producers of solar and wind generation in the state with the completion of the Baron Winds (Phase I) and Eight Point Wind projects. These projects increased renewable generation to nearly 500 MW with an additional 825 MW under development. This clean energy production, combined with the research conducted in the region into next generation, clean technologies, has resulted in a partnership between the Steuben County IDA, Broome County IDA, and other IDA partners to develop a regional economic ecosystem leveraging the various academic, industry, and site specific assets in the Southern Tier. The effort will examine the region's characteristics relative to the development of a long-term economic development strategy to attract investment in the clean energy and clean tech sectors. By undertaking this effort, the Southern Tier IDAs plan to take advantage of the unprecedented federal investments approved through the Inflation Reduction Act into clean energy technology.

Route 54 Corridor – The Route 54 corridor in the Town of Bath has been the epicenter of economic growth in Steuben County for the past two years with over \$30 million of new investment occurring in 2023. Companies such as Amazon, LP Building Solutions, Momentum of Western New York, Finger Lakes Community Health, and Goodrich Auto Works all chose the Town of Bath to grow their businesses resulting in the full build out of both the privately owned Bath Industrial Park and the IDA owned Business Development Park. This prompted the IDA to look for undertook an effort to begin securing additional land for future opportunities along this corridor.

In August, an application was submitted to the Appalachian Regional Commission (ARC) to perform a corridor analysis to identify and assess land for the potential of additional commercial and industrial development along Route 54. This project will assess existing vacant industrial property and adjacent greenfield properties for redevelopment opportunities in anticipation of future business growth. The effort

will deliver a Draft Environmental Impact Statement to include traffic and infrastructure analyses and a proposed site plan layout to maximize the land area for development.

Infrastructure Development – The IDA was able to bring impacted players to the table to formulate financially feasible results for several community infrastructure projects in 2023. These projects will help pave the way for future development opportunities throughout the County.

Hammondsport – Construction commenced on the Village of Hammondsport's \$2.2 million Downtown Business District Wastewater Project in June 2023. Fineline Pipeline of Victor, the project contractor, worked closely with the Village to plan construction with minimal disruption in the downtown area during the busy summer season. Construction should be complete by the end of the year and under the approved budget, with the system coming online in early 2024. Nearly 35 properties representing 60 different small business activities will enjoy long-term project benefits.

Town of Bath –The Town of Bath continues to move forward with development of a public sewer system to address business community needs along NYS Rt 415 and water quality issues in Lake Salubria. Last winter, a substantial funding package was secured to cover the \$8.8 million project cost. This enabled public support needed to complete sewer district proceedings and begin survey and design work. With system design continuing, bidding and construction contracts could be awarded in 2024.

Town of Prattsburgh – Following Hammondsport's model for a business district sewer system, the Town of Prattsburgh has discussed a similar, but smaller, project in its downtown area. The project will help secure Empire Access as a major employer in the town, as well as enable fuller use of various properties along the Main Street district. Town officials helped solve treatment site issues this past year, but inflation issues continue to make this a challenging project to fund. The town will be working on communication, planning, and funding needed to bring this valuable project closer to reality in 2024.