

**Steuben County Industrial Development Agency  
Board of Director's Meeting Minutes  
September 26, 2024**

- I. **Call To Order:** The Regular Meeting of the Steuben County Industrial Development Agency (IDA) was called to order at 12:01pm by Dean Strobel, Chairman, who noted that a quorum was present. The meeting was held at Momentum (T&R Environmental) at 6810 Industrial Park Rd. Bath, NY 14810.

Present:	Dean Strobel	Chairman
	Kelly Fitzpatrick	Vice Chair
	Tony Russo	Treasurer
	Mark Alger	Member
	Michelle Caulfield	Member
	Sarah Creath	Member
	Mike Davidson	Secretary
	James Johnson	Executive Director
	Jill Staats	Deputy Director
	Matt Bull	Dir. of Community and Infrastructure Dev.
	Stephen Maier	IDA Counsel
	Kelly Hortman	IDA Administrative Assistant

Guests: Joshua Ost Local 785

- II. **Secretary's Report:** Davidson presented July 25, 2024, meeting minutes. A motion to approve them as presented in the board packet was made by Alger and seconded by Fitzpatrick. All voted in favor and the motion passed.
- III. **Treasurer's Report:** Johnson presented the CD Renewals as noted in the board packet. A motion to approve was made by Alger and seconded by Fitzpatrick. Russo presented the July/August 2024 financials and 2024 Year End Projections. A motion to approve the financial statements as presented was made by Alger and seconded by Creath. All voted in favor and the motion passed.
- IV. **New Business:**
- a) **Maintenance Proposal** – Johnson reviewed the maintenance proposal, and the job estimate from Hobbs Property Improvement, LLC. A motion to approve as presented in the board packet was made by Caulfield and seconded by Alger. Fitzpatrick recused herself due to a client relationship.
  - b) **Rail Engine Sale** – Johnson discussed the Rail engine that is owned by the Steuben County IDA as part of the organization's ownership of the B&H Railroad. The engine car is not in service, and the IDA was approached by Genesee Valley Rail Museum, which

wanted the engine donated to them. Johnson told the museum a donation would not be acceptable however the IDA would consider selling it at a fair market price. The museum never responded to this proposal, so the item was pulled from the agenda for this meeting.

- c) **JA Palmer, LLC** – Bull presented an application to the board for a project in Wayland to rehabilitate the Main Street buildings which burnt in 2022 to create three commercial spaces with eight upper floor rental units. A motion to accept the application and schedule the public hearing was made by Alger and seconded by Davidson. All voted in favor and the motion passed.

#### V. **Old Business:**

- a) **Finger Lakes Rail Rider ARC Grant Match & Submission**- Johnson discussed the rail rider project on the B&H Rail line, which needs improvements. The IDA is working with the project sponsor to submit an ARC application which would require a \$98,000 match from the organization. Details of the project and the application were reviewed with the board. A motion was made by Alger, seconded by Fitzpatrick to provide the \$98,000 match and submit the application. All voted in favor and the motion passed.
- b) **Restore NY** – Johnson discussed that two projects in Steuben County that were awarded grants, the Dana Lyon Project and the Wayland Project, totaling just over \$3 million in funding. Both projects are projected to start in November. Another round of Restore NY grants has been announced by the state and local municipalities have been notified of the opportunity.
- c) **Clean Tech** – Johnson provided an update on the Clean Tech Strategy. The committee is reviewing peer community comparisons of how similar areas compare to our region for clean tech investment. This is the final phase of the work which will be presented to the region in November
- d) **54 Corridor**- Johnson stated that proposals/bids were received by six engineering firms for the Route 54 Corridor analysis. A recommendation will be made at the October meeting.

#### VI. **Project Updates:**

- a) **Federal Reserve Visit**- The President/CEO of the Federal Reserve Bank of New York will be visiting the Southern Tier and will be in Bath on October 9th with an interest in the local economy and agriculture.
- b) **REDEC Flood Response**- Johnson discussed the Steuben County Redevelopment Loan Fund which provided businesses impacted by the recent flooding access to capital. REDEC is administering the program and expects as many as four applications.

#### VII. **Adjournment:** Alger made a motion to adjourn the meeting at 12:46 pm, which was seconded by Fitzpatrick. All voted in favor and the motion passed.

Respectfully submitted,

Mike Davidson  
Secretary