

**Steuben County IDA
Governance Committee Meeting
September 26, 2024
Minutes**

Present: Mark Alger, Chair
Michelle Caulfield, Member
Sarah Creath, Member
James Johnson, Executive Director
Jill Staats, Deputy Director

Absent: None

Alger called the meeting to order at 11:37 am.

Caulfield motioned to approve the meeting minutes from May 9, 2024. Creath seconded and the motion passed.

Johnson presented an application from JA Palmer LLC for property, mortgage, and sales tax benefits. The company is investing \$1.7 million to rehabilitate three row buildings destroyed in a 2022 fire in the Village of Wayland. The investment will create eight upper-floor apartments and three first-floor commercial spaces. While only short-term construction jobs will be created by JA Palmer, the owner estimates 18 jobs will be created by prospective tenants that have been talking to him about leasing the commercial spaces. With a benefit to cost ratio of 20:1, the project will begin in November and be completed by March 30, 2026. Creath made a motion to recommend that the Board accept the application as presented. Caulfield seconded and the motion passed.

Johnson reviewed other projects in the pipeline.

Caulfield motioned to adjourn the meeting at 11:47 am, which was seconded by Creath and passed.