

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

**Board Meeting Notice**

**June 26, 2025**

**Steuben County Industrial Development Agency** will hold a Board Meeting at 12:00 pm on June 26, 2025. The meeting is open to the public and those wishing to view the meeting as it is being held may do so by visiting:

[Steuben County IDA Board of Directors, Board Meeting June 26,2025](#)

Sincerely,

Dean Strobel  
Board Chair

Steuben County Industrial Development Agency  
Regular Meeting of the Board of Directors  
Agenda  
June 26, 2025, 12:00 pm

1. **Call to Order** – Quorum present Strobel
  2. **Secretary's Report** May 14, 2025, minutes. Davidson
  3. **Treasurer's Report** – April/May 2025 financials Russo
  4. **New Business:** No New Business
  5. **Old Business:**
    - a) Belgioioso Final Approval Johnson
    - b) Steuben County Loan Fund Staats
    - c) Hornell Waste Water Johnson/Bull
  6. **Project/Policy Updates** Johnson
    - a) Small Business Round Table
    - b) Curtiss School
    - c) Dana Lyons School
    - d) Wayland Mainstreet
    - e) Alstom CRISI
    - f) Prattsburgh Wind
    - g) Canisteo Wind
- Next meeting July 24th Weis Vineyard 3 p.m. – 5 p.m.**
7. **Adjournment** Strobel

**Steuben County Industrial Development Agency  
Board of Director's Meeting Minutes  
May 14, 2025**

- I. **Call To Order:** The Regular Meeting of the Steuben County Industrial Development Agency (IDA) was called to order at 12:00 pm by Chair Strobel, who confirmed that there was a quorum present.

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

Absent: None

Guests:	Kamala Keeley	Three Rivers Development
	Ed Valenta	BelGioioso

- II. **Secretary's Report:** A motion to approve April 24, 2025, meeting minutes as presented in the board packet was made by Davidson and seconded by Fitzpatrick. All voted in favor and the motion passed.

III. **Treasurer's Report:**

- a) **Treasurer's Report** – Because the Board Meeting was held earlier in the month, the April financials were not yet completed but will be shared electronically with the board and included in the June board packet for approval.

IV. **New Business:**

- a) **BelGioioso Application** – Johnson presented the BelGioioso Application for Sales Tax Abatement and Initial Resolution as presented in the Board Packet. BelGioioso project manager Ed Valenta presented in depth details of the project which will include a new production line, truck bay and plant modernizations. This project anticipates 4 direct jobs and 22 Ag related jobs- truck drivers, farming, etc. As outlined in the approval matrix for manufacturing projects, the evaluative criteria include private sector investment and the creation and retention of jobs. The project does not provide on-site childcare. Alger motioned to accept the application and approve the resolution, as presented, and Caulfield seconded the motion. All voted in favor and the motion passed.

- b) **IT Policy** – Staff reviewed a proposed cybersecurity and IT policy as presented in the board packet. The policy was reviewed by both Harris Beach Murtha as well as STC Computers. A motion to adopt the IT Policy was made by Alger and seconded by Davidson. All voted in favor and the motion passed.
- c) **Urbana Site Access Agreement** – Bull reviewed the site access agreement for Urbana, which would grant them access to the former B&H railroad ROW for completing flood mitigation and control efforts along Cold Brook, Keuka Inlet and related tributary streams and streambanks that are adjacent to the ROW. A motion to approve the agreement was made by Fitzpatrick and seconded by Alger. All voted in favor and the motion passed.

**V. Old Business:**

- a) **Canisteo Wind Final Resolution** – Johnson reviewed the Final Resolution for Canisteo Wind, which included a separate pilot schedule for the development of a 15.3-mile transmission line. Johnson reported receiving consent resolutions from all impacted municipalities as well as hosting a public hearing with no opposition. The final resolution was presented for approval, which would lead to the initial closing of the project. A motion to approve the resolution was made by Davidson and seconded by Creath. All voted in favor and the motion passed.

**VI. Project/Policy Updates:**

- a) Johnson provided project updates for the following projects- Park Grove Housing (Town of Erwin), NY Forward for the Town of Urbana, HP Hood discussions with the City of Hornell on wastewater, Prattsburgh Wind, and the new Alstom facility.

- VII. Adjournment:** Alger made a motion to adjourn the meeting at 12.39 pm, which was seconded by Creath. All voted in favor and the motion passed.

Respectfully submitted,  
Mike Davidson  
Secretary

**Statement of Financial Position by Fund with Comparison to Prior Year End**  
**Steuben County Industrial Development Agency**  
**For 4/30/2025**

Run: 5/16/2025 at 9:32 AM

Page: 1

SCIDA

	This Year	Last Year	Change
<b>Assets</b>			
Current Assets			
10.0200.020.00 SCIDA Checking xx3375 - Five Star Bank	575,131.43	680,259.75	(105,128.32)
10.0205.020.00 SCIDA Escrow Acct xx9305	53,237.35	9,359.45	43,877.90
10.0209.020.00 SCIDA Project Account xx1901	12,316.16	12,316.16	0.00
10.0210.020.00 Petty Cash	100.00	100.00	0.00
10.0215.020.00 Chemung Canal Trust Company	994,811.29	987,902.05	6,909.24
10.0221.020.00 SCIDA Five Star CD xx5244	643,251.81	643,251.81	0.00
10.0222.020.00 SCIDA Chemung CD	516,857.38	511,582.88	5,274.50
10.0223.020.00 SCIDA Five Star CD xx4101	1,556,570.36	1,556,570.36	0.00
10.0224.020.00 SCIDA Five Star CD xx0785	1,200,000.00	1,200,000.00	0.00
10.0240.020.00 Prepaid Expenses	11,091.73	12,901.73	(1,810.00)
Total Current Assets	5,563,367.51	5,614,244.19	(50,876.68)
Non-Current Assets			
10.0199.030.00 Deferred Outflows of Resources	180,597.00	180,597.00	0.00
Total Non-Current Assets	180,597.00	180,597.00	0.00
Fixed Assets			
Land			
10.0100.010.00 Land - B&W Railroad	380,250.00	380,250.00	0.00
10.0102.010.00 B&H Railroad	102,653.00	102,653.00	0.00
10.0104.010.00 Engine House - Livonia	100,000.00	100,000.00	0.00
10.0106.010.00 Land - Railroad	39,979.00	39,979.00	0.00
10.0108.010.00 Land - Scudder Property	226,735.76	226,735.76	0.00
Total Land	849,617.76	849,617.76	0.00
Buildings			
10.0120.010.00 Building - Office	161,544.00	161,544.00	0.00
10.0122.010.00 B&W Railroad	380,250.00	380,250.00	0.00
10.0124.010.00 Building Improvements	56,476.02	56,476.02	0.00
10.0126.010.00 B&H Railroad	922,522.80	922,522.80	0.00
Total Buildings	1,520,792.82	1,520,792.82	0.00
Equipment			
10.0140.010.00 B&H Railroad Equipment	14,250.00	14,250.00	0.00
10.0145.010.00 Office Equipment	36,632.16	36,632.16	0.00
Total Equipment	50,882.16	50,882.16	0.00
Goodwill			
10.0175.010.00 Website Design	30,000.00	30,000.00	0.00
Total Goodwill	30,000.00	30,000.00	0.00
Depreciation			
10.0180.010.00 Accumulated Depreciation	(1,057,354.64)	(1,057,354.64)	0.00
10.0185.010.00 Accumulated Amortization	(30,000.00)	(30,000.00)	0.00
Total Depreciation	(1,087,354.64)	(1,087,354.64)	0.00
Total Assets	7,107,902.61	7,158,779.29	(50,876.68)
<b>Liabilities and Fund Balance</b>			
Liabilities			
Current Liabilities			
10.0600.060.00 Accounts Payable	223.58	100.00	123.58
10.0601.060.00 Payroll Liabilities - Accrued Payroll	0.00	14,088.11	(14,088.11)
10.0610.060.00 Payroll Liabilities - PR Taxes	2.10	1,059.69	(1,057.59)
10.0611.060.00 Payroll Liabilities - Retirement	23.35	3.35	20.00
10.0613.060.00 Payroll Liabilities - United Way	603.60	299.60	304.00
10.0630.060.00 Escrow Funds Payable	8,457.98	8,457.98	0.00
10.0687.000.00 Compensated Absences - Accrued	7,286.23	7,286.23	0.00
10.0688.060.00 Escrow Funds Payable - Projects	41,000.00	0.00	41,000.00
Total Current Liabilities	57,596.84	31,294.96	26,301.88
Non-Current Liabilities			
10.0680.070.00 Net Pension Liability	177,682.00	177,682.00	0.00
10.0685.070.00 Deferred Inflows of Resources	107,946.00	107,946.00	0.00
Total Non-Current Liabilities	285,628.00	285,628.00	0.00
Total Liabilities	343,224.84	316,922.96	26,301.88

**Statement of Financial Position by Fund with Comparison to Prior Year End**  
**Steuben County Industrial Development Agency**  
**For 4/30/2025**

Run: 5/16/2025 at 9:32 AM

Page: 2

SCIDA

	This Year	Last Year	Change
Fund Equity			
NonSpendable Fund Balance			
Fund Balance			
10.0910.090.00 Temp Restricted - Infrastructure	12,316.27	12,316.27	0.00
10.0915.090.00 Fund Balance	<u>6,829,540.06</u>	<u>5,958,947.29</u>	<u>870,592.77</u>
Total Fund Balance	6,841,856.33	5,971,263.56	870,592.77
Current Year Change in Fund Balance	<u>(77,178.56)</u>	<u>870,592.77</u>	<u>(947,771.33)</u>
Total Fund Equity	<u>6,764,677.77</u>	<u>6,841,856.33</u>	<u>(77,178.56)</u>
Total Liabilities and Fund Balance	<u><u>7,107,902.61</u></u>	<u><u>7,158,779.29</u></u>	<u><u>(50,876.68)</u></u>

# Statement of Activity - MTD and YTD by Department Steuben County Industrial Development Agency

## For 4/30/2025

SCIDA

Income	M-T-D Actual	Y-T-D Actual	Y-T-D Budget	Variance
Administrative Income				
10.2140.100.00 Administrative Income	0.00	19,218.15	1,300,000.00	(1,280,781.85)
10.2141.100.00 Administrative Income - Other Projects	5,000.00	9,000.00	0.00	9,000.00
Total Administrative Income	5,000.00	28,218.15	1,300,000.00	(1,271,781.85)
Business Development Income				
10.2710.100.00 Business Development Support Income	0.00	130,000.00	130,000.00	0.00
Total Business Development Income	0.00	130,000.00	130,000.00	0.00
Other Income				
10.2815.100.00 Grant Income Site Development	0.00	0.00	75,000.00	(75,000.00)
10.2870.100.00 Miscellaneous Income	4,010.00	4,019.00	2,000.00	2,019.00
10.2891.100.00 Interest Income	1,824.39	13,004.42	80,000.00	(66,995.58)
Total Other Income	5,834.39	17,023.42	157,000.00	(139,976.58)
<b>Total Income</b>	<b>10,834.39</b>	<b>175,241.57</b>	<b>1,587,000.00</b>	<b>(1,411,758.43)</b>
Expenses				
Office Expenses				
10.6125.400.00 Continuing Education Expense	0.00	166.79	5,000.00	4,833.21
10.6130.400.00 Dues & Subscriptions Expense	254.41	3,828.36	10,000.00	6,171.64
10.6140.400.00 Miscellaneous Office Expense	0.00	0.00	2,200.00	2,200.00
10.6150.400.00 Postage & Delivery Expense	302.00	809.80	2,000.00	1,190.20
10.6155.400.00 Cleaning Expense	230.00	690.00	2,850.00	2,160.00
10.6160.400.00 Copier Expense	449.28	1,155.01	2,750.00	1,594.99
10.6165.400.00 Office Supplies Expense	124.26	666.04	3,000.00	2,333.96
10.6170.400.00 Payroll Fees Expense	0.00	0.00	1,900.00	1,900.00
Total Office Expenses	1,359.95	7,316.00	29,700.00	22,384.00
Professional Services Expense				
10.6200.400.00 Legal Services Expense	0.00	0.00	5,500.00	5,500.00
10.6205.400.00 Maintenance Expense	0.00	5,682.49	50,000.00	44,317.51
10.6210.400.00 Accounting Expense	6,243.38	22,488.52	43,431.00	20,942.48
10.6220.400.00 Consulting Expense	4,278.75	4,278.75	10,000.00	5,721.25
Total Professional Services Expenses	10,522.13	32,449.76	108,931.00	76,481.24
Salaries & Wages Expense				
10.6560.400.00 Payroll Expenses	32,314.29	125,439.81	411,899.00	286,459.19
10.6561.400.00 Payroll Taxes Expense	2,502.08	9,751.95	31,510.00	21,758.05
10.6599.400.00 Retirement (ERS) Expense	0.00	0.00	42,877.00	42,877.00
Total Salaries & Wages Expenses	34,816.37	135,191.76	486,286.00	351,094.24
Administrative Expenses				
10.6625.400.00 Technology Upgrades Expense	1,330.00	4,586.00	7,000.00	2,414.00
10.6645.400.00 Marketing Expense	667.50	7,041.87	25,000.00	17,958.13
Total Administrative Expenses	1,997.50	11,627.87	32,000.00	20,372.13

**Statement of Activity - MTD and YTD by Department**  
**Steuben County Industrial Development Agency**  
**For 4/30/2025**

SCIDA

	M-T-D Actual	Y-T-D Actual	Y-T-D Budget	Variance
<b>Utility Expenses</b>				
10.6650.400.00 Internet Access Expense	0.00	120.00	800.00	680.00
10.6655.400.00 Telephone Expense	426.63	1,703.39	3,830.00	2,126.61
10.6660.400.00 Utilities Expense	595.10	1,736.76	4,635.00	2,898.24
10.6665.400.00 Refuse Expense	35.00	105.00	375.00	270.00
<b>Total Utility Expenses</b>	<b>1,056.73</b>	<b>3,665.15</b>	<b>9,640.00</b>	<b>5,974.85</b>
<b>Travel Expenses</b>				
10.6700.400.00 Travel & Entertainment Expense	67.20	1,087.19	8,000.00	6,912.81
10.6705.400.00 Community Engagement	0.00	721.72	6,500.00	5,778.28
10.6710.400.00 Conferences Expense	0.00	1,479.51	8,500.00	7,020.49
<b>Total Travel Expenses</b>	<b>67.20</b>	<b>3,288.42</b>	<b>23,000.00</b>	<b>19,711.58</b>
<b>Insurance Expense</b>				
10.6810.400.00 Health Insurance Expense	5,314.59	30,194.03	70,465.00	40,270.97
10.6815.400.00 Dental Insurance Expense	0.00	712.47	5,312.00	4,599.53
10.6820.400.00 Vehicle Allowance Expense	929.04	4,180.68	12,077.00	7,896.32
10.6825.400.00 Liability Insurance Expense	0.00	1,472.00	15,330.00	13,858.00
10.6830.400.00 Disability Insurance Expense	0.00	686.71	2,310.00	1,623.29
10.6835.400.00 Life Insurance Expense	0.00	0.00	1,460.00	1,460.00
10.6840.400.00 Workers' Compensation Insurance Expense	350.68	1,707.68	3,203.00	1,495.32
<b>Total Insurance Expense</b>	<b>6,594.31</b>	<b>38,953.57</b>	<b>110,157.00</b>	<b>71,203.43</b>
<b>Infrastructure Expense</b>				
10.6905.400.00 Project Costs Expense	203.32	562.63	25,000.00	24,437.37
10.6906.400.00 Project Cost Expense - Other Projects	5,000.00	9,000.00	0.00	(9,000.00)
10.6915.400.00 Site Development Expense	0.00	10,364.97	150,000.00	139,635.03
<b>Total Infrastructure Expense</b>	<b>5,203.32</b>	<b>19,927.60</b>	<b>175,000.00</b>	<b>155,072.40</b>
<b>Other Expenses</b>				
<b>Total Expenses</b>	<b>61,617.51</b>	<b>252,420.13</b>	<b>974,714.00</b>	<b>722,293.87</b>
<b>Excess Revenue Over (Under) Expenses</b>	<b>(50,783.12)</b>	<b>(77,178.56)</b>	<b>612,286.00</b>	<b>(689,464.56)</b>



**Statement of Financial Position by Fund with Comparison to Prior Year End**  
**Steuben County Industrial Development Agency**  
**For 5/31/2025**

Run: 6/10/2025 at 1:54 PM

Page: 1

SCIDA

	This Year	Last Year	Change
<b>Assets</b>			
Current Assets			
10.0200.020.00 SCIDA Checking xx3375 - Five Star Bank	517,793.20	680,259.75	(162,466.55)
10.0205.020.00 SCIDA Escrow Acct xx9305	52,240.27	9,359.45	42,880.82
10.0209.020.00 SCIDA Project Account xx1901	12,316.16	12,316.16	0.00
10.0210.020.00 Petty Cash	100.00	100.00	0.00
10.0215.020.00 Chemung Canal Trust Company	996,604.04	987,902.05	8,701.99
10.0221.020.00 SCIDA Five Star CD xx5244	643,251.81	643,251.81	0.00
10.0222.020.00 SCIDA Chemung CD	516,857.38	511,582.88	5,274.50
10.0223.020.00 SCIDA Five Star CD xx4101	1,630,304.88	1,556,570.36	73,734.52
10.0224.020.00 SCIDA Five Star CD xx0785	1,200,000.00	1,200,000.00	0.00
10.0240.020.00 Prepaid Expenses	11,091.73	12,901.73	(1,810.00)
Total Current Assets	5,580,559.47	5,614,244.19	(33,684.72)
Non-Current Assets			
10.0199.030.00 Deferred Outflows of Resources	180,597.00	180,597.00	0.00
Total Non-Current Assets	180,597.00	180,597.00	0.00
Fixed Assets			
Land			
10.0100.010.00 Land - B&W Railroad	380,250.00	380,250.00	0.00
10.0102.010.00 B&H Railroad	102,653.00	102,653.00	0.00
10.0104.010.00 Engine House - Livonia	100,000.00	100,000.00	0.00
10.0106.010.00 Land - Railroad	39,979.00	39,979.00	0.00
10.0108.010.00 Land - Scudder Property	226,735.76	226,735.76	0.00
Total Land	849,617.76	849,617.76	0.00
Buildings			
10.0120.010.00 Building - Office	161,544.00	161,544.00	0.00
10.0122.010.00 B&W Railroad	380,250.00	380,250.00	0.00
10.0124.010.00 Building Improvements	56,476.02	56,476.02	0.00
10.0126.010.00 B&H Railroad	922,522.80	922,522.80	0.00
Total Buildings	1,520,792.82	1,520,792.82	0.00
Equipment			
10.0140.010.00 B&H Railroad Equipment	14,250.00	14,250.00	0.00
10.0145.010.00 Office Equipment	36,632.16	36,632.16	0.00
Total Equipment	50,882.16	50,882.16	0.00
Goodwill			
10.0175.010.00 Website Design	30,000.00	30,000.00	0.00
Total Goodwill	30,000.00	30,000.00	0.00
Depreciation			
10.0180.010.00 Accumulated Depreciation	(1,057,354.64)	(1,057,354.64)	0.00
10.0185.010.00 Accumulated Amortization	(30,000.00)	(30,000.00)	0.00
Total Depreciation	(1,087,354.64)	(1,087,354.64)	0.00
<b>Total Assets</b>	<b>7,125,094.57</b>	<b>7,158,779.29</b>	<b>(33,684.72)</b>
<b>Liabilities and Fund Balance</b>			
Liabilities			
Current Liabilities			
10.0600.060.00 Accounts Payable	(1,228.10)	100.00	(1,328.10)
10.0601.060.00 Payroll Liabilities - Accrued Payroll	0.00	14,088.11	(14,088.11)
10.0610.060.00 Payroll Liabilities - PR Taxes	2.10	1,059.69	(1,057.59)
10.0611.060.00 Payroll Liabilities - Retirement	23.35	3.35	20.00
10.0613.060.00 Payroll Liabilities - United Way	683.60	299.60	384.00
10.0630.060.00 Escrow Funds Payable	8,457.98	8,457.98	0.00
10.0687.000.00 Compensated Absences - Accrued	7,286.23	7,286.23	0.00
10.0688.060.00 Escrow Funds Payable - Projects	41,000.00	0.00	41,000.00
Total Current Liabilities	56,225.16	31,294.96	24,930.20
Non-Current Liabilities			
10.0680.070.00 Net Pension Liability	177,682.00	177,682.00	0.00
10.0685.070.00 Deferred Inflows of Resources	107,946.00	107,946.00	0.00
Total Non-Current Liabilities	285,628.00	285,628.00	0.00
Total Liabilities	341,853.16	316,922.96	24,930.20

**Statement of Financial Position by Fund with Comparison to Prior Year End**  
**Steuben County Industrial Development Agency**  
**For 5/31/2025**

Run: 6/10/2025 at 1:54 PM

Page: 2

SCIDA

	This Year	Last Year	Change
Fund Equity			
NonSpendable Fund Balance			
Fund Balance			
10.0910.090.00 Temp Restricted - Infrastructure	12,316.27	12,316.27	0.00
10.0915.090.00 Fund Balance	<u>6,829,540.06</u>	<u>5,958,947.29</u>	<u>870,592.77</u>
Total Fund Balance	6,841,856.33	5,971,263.56	870,592.77
Current Year Change in Fund Balance	<u>(58,614.92)</u>	<u>870,592.77</u>	<u>(929,207.69)</u>
Total Fund Equity	<u>6,783,241.41</u>	<u>6,841,856.33</u>	<u>(58,614.92)</u>
Total Liabilities and Fund Balance	<u><u>7,125,094.57</u></u>	<u><u>7,158,779.29</u></u>	<u><u>(33,684.72)</u></u>

# Statement of Activity - MTD and YTD by Department Steuben County Industrial Development Agency For 5/31/2025

SCIDA

Income	M-T-D Actual	Y-T-D Actual	Y-T-D Budget	Variance
Administrative Income				
10.2140.100.00 Administrative Income	1,000.00	20,218.15	1,300,000.00	(1,279,781.85)
10.2141.100.00 Administrative Income - Other Projects	0.00	9,000.00	0.00	9,000.00
Total Administrative Income	1,000.00	29,218.15	1,300,000.00	(1,270,781.85)
Business Development Income				
10.2710.100.00 Business Development Support Income	0.00	130,000.00	130,000.00	0.00
Total Business Development Income	0.00	130,000.00	130,000.00	0.00
Other Income				
10.2815.100.00 Grant Income Site Development	0.00	0.00	75,000.00	(75,000.00)
10.2870.100.00 Miscellaneous Income	0.00	4,019.00	2,000.00	2,019.00
10.2891.100.00 Interest Income	75,558.82	88,563.24	80,000.00	8,563.24
Total Other Income	75,558.82	92,582.24	157,000.00	(64,417.76)
<b>Total Income</b>	<b>76,558.82</b>	<b>251,800.39</b>	<b>1,587,000.00</b>	<b>(1,335,199.61)</b>
Expenses				
Office Expenses				
10.6125.400.00 Continuing Education Expense	0.00	166.79	5,000.00	4,833.21
10.6130.400.00 Dues & Subscriptions Expense	233.68	4,062.04	10,000.00	5,937.96
10.6140.400.00 Miscellaneous Office Expense	0.00	0.00	2,200.00	2,200.00
10.6150.400.00 Postage & Delivery Expense	0.00	809.80	2,000.00	1,190.20
10.6155.400.00 Cleaning Expense	460.00	1,150.00	2,850.00	1,700.00
10.6160.400.00 Copier Expense	183.14	1,338.15	2,750.00	1,411.85
10.6165.400.00 Office Supplies Expense	260.49	926.53	3,000.00	2,073.47
10.6170.400.00 Payroll Fees Expense	0.00	0.00	1,900.00	1,900.00
Total Office Expenses	1,137.31	8,453.31	29,700.00	21,246.69
Professional Services Expense				
10.6200.400.00 Legal Services Expense	0.00	0.00	5,500.00	5,500.00
10.6205.400.00 Maintenance Expense	4,892.00	10,574.49	50,000.00	39,425.51
10.6210.400.00 Accounting Expense	2,748.38	25,236.90	43,431.00	18,194.10
10.6220.400.00 Consulting Expense	0.00	4,278.75	10,000.00	5,721.25
Total Professional Services Expenses	7,640.38	40,090.14	108,931.00	68,840.86
Salaries & Wages Expense				
10.6560.400.00 Payroll Expenses	31,426.48	156,866.29	411,899.00	255,032.71
10.6561.400.00 Payroll Taxes Expense	2,434.17	12,186.12	31,510.00	19,323.88
10.6599.400.00 Retirement (ERS) Expense	0.00	0.00	42,877.00	42,877.00
Total Salaries & Wages Expenses	33,860.65	169,052.41	486,286.00	317,233.59
Administrative Expenses				
10.6625.400.00 Technology Upgrades Expense	1,090.00	5,676.00	7,000.00	1,324.00
10.6645.400.00 Marketing Expense	109.74	7,151.61	25,000.00	17,848.39
Total Administrative Expenses	1,199.74	12,827.61	32,000.00	19,172.39

**Statement of Activity - MTD and YTD by Department**  
**Steuben County Industrial Development Agency**  
**For 5/31/2025**

SCIDA

	M-T-D Actual	Y-T-D Actual	Y-T-D Budget	Variance
<b>Utility Expenses</b>				
10.6650.400.00 Internet Access Expense	60.00	180.00	800.00	620.00
10.6655.400.00 Telephone Expense	612.66	2,316.05	3,830.00	1,513.95
10.6660.400.00 Utilities Expense	290.51	2,027.27	4,635.00	2,607.73
10.6665.400.00 Refuse Expense	35.00	140.00	375.00	235.00
<b>Total Utility Expenses</b>	<b>998.17</b>	<b>4,663.32</b>	<b>9,640.00</b>	<b>4,976.68</b>
<b>Travel Expenses</b>				
10.6700.400.00 Travel & Entertainment Expense	59.89	1,147.08	8,000.00	6,852.92
10.6705.400.00 Community Engagement	0.00	721.72	6,500.00	5,778.28
10.6710.400.00 Conferences Expense	2,450.00	3,929.51	8,500.00	4,570.49
<b>Total Travel Expenses</b>	<b>2,509.89</b>	<b>5,798.31</b>	<b>23,000.00</b>	<b>17,201.69</b>
<b>Insurance Expense</b>				
10.6810.400.00 Health Insurance Expense	5,314.59	35,508.62	70,465.00	34,956.38
10.6815.400.00 Dental Insurance Expense	0.00	712.47	5,312.00	4,599.53
10.6820.400.00 Vehicle Allowance Expense	929.04	5,109.72	12,077.00	6,967.28
10.6825.400.00 Liability Insurance Expense	1,831.25	3,303.25	15,330.00	12,026.75
10.6830.400.00 Disability Insurance Expense	0.00	686.71	2,310.00	1,623.29
10.6835.400.00 Life Insurance Expense	1,254.99	1,254.99	1,460.00	205.01
10.6840.400.00 Workers' Compensation Insurance Expense	233.04	1,940.72	3,203.00	1,262.28
<b>Total Insurance Expense</b>	<b>9,562.91</b>	<b>48,516.48</b>	<b>110,157.00</b>	<b>61,640.52</b>
<b>Infrastructure Expense</b>				
10.6905.400.00 Project Costs Expense	86.13	648.76	25,000.00	24,351.24
10.6906.400.00 Project Cost Expense - Other Projects	1,000.00	10,000.00	0.00	(10,000.00)
10.6915.400.00 Site Development Expense	0.00	10,364.97	150,000.00	139,635.03
<b>Total Infrastructure Expense</b>	<b>1,086.13</b>	<b>21,013.73</b>	<b>175,000.00</b>	<b>153,986.27</b>
<b>Other Expenses</b>				
<b>Total Expenses</b>	<b>57,995.18</b>	<b>310,415.31</b>	<b>974,714.00</b>	<b>664,298.69</b>
<b>Excess Revenue Over (Under) Expenses</b>	<b>18,563.64</b>	<b>(58,614.92)</b>	<b>612,286.00</b>	<b>(670,900.92)</b>

**FINAL RESOLUTION**  
*(BelGioioso Cheese, Inc. Project)*

A regular meeting of the Steuben County Industrial Development Agency was convened on Thursday, June 26, 2025.

The following resolution was duly offered and seconded, to wit:

Resolution No. 06/2025 - \_\_\_\_

RESOLUTION OF THE STEUBEN COUNTY INDUSTRIAL DEVELOPMENT AGENCY (i) ACKNOWLEDGING THE PUBLIC HEARING HELD WITH RESPECT TO THE BELGIOIOSO CHEESE, INC. PROJECT ON JUNE 18, 2025; (ii) AUTHORIZING FINANCIAL ASSISTANCE (AS MORE FULLY DESCRIBED BELOW) FOR THE BENEFIT OF BELGIOIOSO CHEESE, INC.; (iii) MAKING A DETERMINATION WITH RESPECT TO ARTICLE 8 OF THE ENVIRONMENTAL CONSERVATION LAW AND 6 N.Y.C.R.R. PART 617; AND (iv) AUTHORIZING THE EXECUTION AND DELIVERY OF A PROJECT AGREEMENT AND RELATED DOCUMENTS WITH RESPECT TO THE PROJECT.

WHEREAS, by Title 1 of Article 18-A of the General Municipal Law of the State of New York, as amended, and Chapter 178 of the Laws of 1972 of the State of New York, as amended (hereinafter collectively called the "Act"), the **STEUBEN COUNTY INDUSTRIAL DEVELOPMENT AGENCY** (the "Agency") was created with the authority and power to own, lease and sell property for the purpose of, among other things, acquiring, constructing and equipping industrial, manufacturing and commercial facilities as authorized by the Act; and

WHEREAS, **BELGIOIOSO CHEESE, INC.**, for itself and/or on behalf of an entity or entities formed or to be formed (collectively, the "Company"), has submitted an application to the Agency requesting the Agency's assistance with a certain project (the "Project") consisting of: (i) the planning, design, renovation, reconstruction and rehabilitation of approximately 25,000 square feet of an existing facility (the "Existing Improvements") located at 8596 Main Street in the Town of Campbell, Steuben County, New York (the "Land", being more particularly identified as tax parcel number 242.00-02-006.000), together with utility and onsite/offsite improvements, and waste water improvements, all to be operated as a cheese manufacturing and distribution facility (collectively, the "Improvements"); and (iii) the acquisition of and installation in and around the Land, the Existing Improvements and the Improvements by the Company of certain items of machinery, equipment and other tangible personal property (the "Equipment"; and, together with the Land, the Existing Improvements and the Improvements, the "Facility"); and

WHEREAS, by resolution adopted by the Agency on May 14, 2025 (the "Inducement Resolution"), the Agency accepted the Application as submitted by the Company and, among

other things, (i) described the Financial Assistance (as defined below) being contemplated by the Agency and (ii) authorized the Agency to hold a public hearing regarding the contemplated Financial Assistance; and

WHEREAS, pursuant to Section 859-a of the Act, on Wednesday, June 18, 2025, at 10:00 a.m., the Agency held a public hearing with respect to the Project and the proposed Financial Assistance being contemplated by the Agency (the "Public Hearing") whereat interested parties were provided a reasonable opportunity, both orally and in writing, to present their views. A copy of the Notice of Public Hearing published and forwarded to the affected taxing jurisdictions at least ten (10) days prior to said Public Hearing are attached hereto as Exhibit A); and

WHEREAS, pursuant to the New York State Environmental Quality Review Act, Article 8 of the Environmental Conservation Law and the regulations adopted pursuant thereto at 6N.Y.C.R.R. Part 617, as amended (collectively referred to as "SEQRA"), the Agency must satisfy the applicable requirements set forth in SEQRA, as necessary, prior to making a final determination whether to undertake the Project; and

WHEREAS, the Agency has received from the Company certain materials for the Project, and further declared itself Lead Agency, determined the Project to be an Unlisted Action as defined pursuant to 6 N.Y.C.R.R. § 617.2(al) of the SEQRA regulations, and conducted an uncoordinated review of the Project pursuant to SEQRA; and

WHEREAS, the Agency desires to adopt a resolution (i) acknowledging that the Public Hearing was held in compliance with the Act, (ii) authorizing the negotiation, execution and delivery by the Agency of a Project Agreement and related documents, and (iii) authorizing the Financial Assistance to the Company; and

WHEREAS, the Project Agreement and related documents have been negotiated and are presented to this meeting for execution.

NOW, THEREFORE, BE IT RESOLVED BY THE STEUBEN COUNTY INDUSTRIAL DEVELOPMENT AGENCY AS FOLLOWS:

Section 1. The Public Hearing held by the Agency Wednesday, June 18, 2025, at 10:00 a.m., concerning the Project and the Financial Assistance was duly held in accordance with the Act, including but not limited to the giving of at least ten (10) days published notice of the Public Hearing (such notice also provided to the Chief Executive Officer of each affected tax jurisdiction), affording interested parties a reasonable opportunity, both orally and in writing, to present their views with respect to the Project.

Section 2. Based upon a review of the Application and related materials submitted to the Agency, the Agency hereby:

- (i) Finds that the Project involves an "Unlisted Action" (as such quoted term is defined under SEQRA). The review is "uncoordinated" (as such quoted term is

defined under SEQRA). Based upon the review by the Agency of certain materials and related documents delivered to the Agency and other representations made by the Company to the Agency in connection with the Project, the Agency hereby finds that (i) the Project will result in no major impacts and therefore is one which may not cause significant damage to the environment; (ii) the Project will not have a "significant effect on the environment" (as such quoted term is defined under SEQRA); and (iii) no "environmental impact statement" (as such quoted term is defined under SEQRA) need be prepared for this action. This determination constitutes a "negative declaration" (as such quoted terms are defined under SEQRA) for purposes of SEQRA.

Section 3. The Agency is hereby authorized to provide to the Company financial assistance in the form of a sales and use tax exemption for purchases and rentals related to the acquisition, construction, reconstruction, renovation and equipping of the Project (collectively, the "Financial Assistance").

Section 4. Based upon the representation and warranties made by the Company in the Application, the Agency hereby authorizes and approves the Company, as its agent, to make purchases of goods and services relating to the Project and that would otherwise be subject to New York State and local sales and use tax in an amount up to approximately **\$4,813,886.00**, which result in New York State and local sales and use tax exemption benefits ("Sales and Use Tax Exemption Benefits") not to exceed **\$385,111.00**. The Agency agrees to consider any requests by the Company for increase to the amount of Sales and Use Tax Exemption Benefits authorized by the Agency upon being provided with appropriate documentation detailing the additional purchases of property or services, and, to the extent required, the Agency authorizes and conducts any supplemental public hearing(s).

Section 5. Pursuant to Section 875(3) of the Act, the Agency may recover or recapture from the Company, its agents, consultants, subcontractors, or any other party authorized to make purchases for the benefit of the Project, any Sales and Use Tax Exemption Benefits taken or purported to be taken by the Company, its agents, consultants, subcontractors, or any other party authorized to make purchases for the benefit of the Project, if it is determined that: (i) the Company, its agents, consultants, subcontractors, or any other party authorized to make purchases for the benefit of the Project, is not entitled to the Sales and Use Tax Exemption Benefits; (ii) the Sales and Use Tax Exemption Benefits are in excess of the amounts authorized to be taken by the Company, its agents, consultants, subcontractors, or any other party authorized to make purchases for the benefit of the Project; (iii) the Sales and Use Tax Exemption Benefits are for property or services not authorized by the Agency as part of the Project; (iv) the Company has made a material false statement on its application for financial assistance; (v) the Sales and Use Tax Exemption Benefits are taken in cases where the Company, its agents, consultants, subcontractors, or any other party authorized to make purchases for the benefit of the Project fails to comply with a material term or condition to use property or services in the manner approved by the Agency in connection with the Project; and/or (vi) the Company obtains mortgage recording tax benefits and/or real property tax abatements and fails to comply with a material term or condition to use property or services in the manner approved by the Agency in

connection with the Project (collectively, items (i) through (vi) hereby defined as a "Recapture Event").

As a condition precedent of receiving Sales and Use Tax Exemption Benefits and real property tax abatement benefits, the Company, its agents, consultants, subcontractors, or any other party authorized to make purchases for the benefit of the Project, must (i) if a Recapture Event determination is made by the Agency, cooperate with the Agency in its efforts to recover or recapture any Sales and Use Tax Exemption Benefits, mortgage recording tax benefits and/or real property tax abatement benefits, and (ii) promptly pay over any such amounts to the Agency that the Agency demands, if and as so required to be paid over as determined by the Agency.

Section 6. Subject to the Company executing the Project Agreement and the delivery to the Agency of a binder, certificate or other evidence of liability insurance policy for the Project satisfactory to the Agency, the Agency hereby authorizes the Company to proceed with the acquisition, construction and equipping of the Project and hereby appoints the Company as the true and lawful agent of the Agency: (i) to acquire, reconstruct, renovate and equip the Project; (ii) to make, execute, acknowledge and deliver any contracts, orders, receipts, writings and instructions, as the stated agent for the Agency with the authority to delegate such agency, in whole or in part, to agents, subagents, contractors, and subcontractors of such agents and subagents and to such other parties as the Company chooses; and (iii) in general, to do all things which may be requisite or proper for completing the Project, all with the same powers and the same validity that the Agency could do if acting in its own behalf; *provided, however*, the Project Agreement shall expire on **December 31, 2026** (unless extended for good cause by the Executive Director of the Agency).

Section 7. The Chairman, Vice Chairman and/or the Executive Director of the Agency are hereby authorized, on behalf of the Agency, to negotiate and execute the Project Agreement, pursuant to which the Agency will appoint the Company as its agent to undertake the Project.

Section 8. The Chairman, Vice Chairman and/or Executive Director of the Agency are hereby authorized, on behalf of the Agency, to execute, deliver and record any mortgage, assignment of leases and rents, security agreement, UCC-1 Financing Statements and all documents reasonably contemplated by these resolutions or required by any lender/financial institution identified by the Company (the "Lender") up to a maximum principal amount necessary to complete the Project, acquire the Facility and/or finance or re-finance equipment and other personal property and related transactional costs (hereinafter, with the Project Agreement, collectively called the "Agency Documents"); and, where appropriate, the Secretary or Assistant Secretary of the Agency is hereby authorized to affix the seal of the Agency to the Agency Documents and to attest the same, all with such changes, variations, omissions and insertions as the Chairman, Vice Chairman and/or Executive Director of the Agency shall approve, the execution thereof by the Chairman, Vice Chairman and/or Executive Director of the Agency to constitute conclusive evidence of such approval; provided in all events recourse against the Agency is limited to the Agency's interest in the Project.



Section 9. The officers, employees and agents of the Agency are hereby authorized and directed for and in the name and on behalf of the Agency to do all acts and things required and to execute and deliver all such certificates, instruments and documents, to pay all such fees, charges and expenses and to do all such further acts and things as may be necessary or, in the opinion of the officer, employee or agent acting, desirable and proper to effect the purposes of the foregoing resolutions and to cause compliance by the Agency with all of the terms, covenants and provisions of the documents executed for and on behalf of the Agency.

Section 10. In the event that the Company does not close with the Agency on the proposed financial assistance within twelve (12) months of the date of the Inducement Resolution, the Agency reserves the right to rescind and cancel this resolution and all approvals made hereunder or under any other Agency resolution or action.

Section 11. These Resolutions shall take effect immediately.

The question of the adoption of the foregoing Resolution was duly put to a vote on roll call, which resulted as follows:

	<i>Yea</i>	<i>Nay</i>	<i>Absent</i>	<i>Abstain</i>
Mark R. Alger	[     ]	[     ]	[     ]	[     ]
Kelly Fitzpatrick	[     ]	[     ]	[     ]	[     ]
Anthony Russo	[     ]	[     ]	[     ]	[     ]
Dean Strobel	[     ]	[     ]	[     ]	[     ]
Mike Davidson	[     ]	[     ]	[     ]	[     ]
Sarah Creath	[     ]	[     ]	[     ]	[     ]
Michelle Caulfield	[     ]	[     ]	[     ]	[     ]

The Resolutions were thereupon duly adopted.

**SECRETARY'S CERTIFICATION**

*(BelGioioso Cheese, Inc. Project)*

STATE OF NEW YORK                    )  
COUNTY OF STEUBEN                ) ss.:

I, the undersigned, Secretary, of the Steuben County Industrial Development Agency, DO  
HEREBY CERTIFY:

That I have compared the annexed extract of minutes of the meeting of the Steuben  
County Industrial Development Agency (the "Agency"), including the resolution contained  
therein, held on June 26, 2025, with the original thereof on file in the office of the Agency, and  
that the same is a true and correct copy of the proceedings of the Agency and of such resolution  
set forth therein and of the whole of said original insofar as the same related to the subject  
matters therein referred to.

I FURTHER CERTIFY, that all members of said Agency had due notice of said meeting,  
that the meeting was in all respects duly held and that, pursuant to Article 7 of the Public  
Officers Law (Open Meetings Law), said meeting was open to the general public, and that public  
notice of the time and place of said meeting was duly given in accordance with such Article 7.

I FURTHER CERTIFY, that there was a quorum of the members of the Agency present  
throughout said meeting.

I FURTHER CERTIFY, that as of the date hereof, the attached resolution is in full force  
and effect and has not been amended, repealed or modified.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of said  
Agency this \_\_\_\_ day of \_\_\_\_\_, 2025.

\_\_\_\_\_  
Secretary

EXHIBIT A

Notice Documents

[See Attached]

# Short Environmental Assessment Form

## Part 1 - Project Information

### Instructions for Completing

**Part 1 – Project Information.** The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

<b>Part 1 – Project and Sponsor Information</b>			
Name of Action or Project: <div style="text-align: center;">Polly-O Plant New Intake/Plant Upgrades</div>			
Project Location (describe, and attach a location map): <div style="text-align: center;">Campbell, NY Tax Map #242.00-02-006.000</div>			
Brief Description of Proposed Action:  <div style="text-align: center;"> <p>The list of projects for this application include a new 3 truck bay milk intake, additional production lines, upgrading whey drying controls and dust mitigation, and upgrading utilities - such as process steam boiler upgrades, product cooling, compressed air, chilled process water and waste water.</p> <p>These projects will increase capacity, efficiency, quality and safety at the Campbell plant.</p> </div>			
Name of Applicant or Sponsor: <div style="text-align: center;">BelGioioso Cheese Inc.</div>		Telephone: <div style="text-align: center;">877-863-2123</div> E-Mail: <div style="text-align: center;">timothy.cronin@belgioioso.com</div>	
Address: <div style="text-align: center;">4200 Main St.</div>			
City/PO: <div style="text-align: center;">Green Bay</div>		State: <div style="text-align: center;">WI</div>	Zip Code: <div style="text-align: center;">54311</div>
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			<div style="display: flex; justify-content: space-around;"> <div>NO <input type="checkbox"/></div> <div>YES <input checked="" type="checkbox"/></div> </div>
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval: <div style="text-align: center;">Town of Campbell - Zoning and Building</div>			<div style="display: flex; justify-content: space-around;"> <div>NO <input type="checkbox"/></div> <div>YES <input checked="" type="checkbox"/></div> </div>
3. a. Total acreage of the site of the proposed action? <div style="text-align: right;">0.11 acres</div> b. Total acreage to be physically disturbed? <div style="text-align: right;">0.21 acres</div> c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? <div style="text-align: right;">104.4 acres</div>			
4. Check all land uses that occur on, are adjoining or near the proposed action: <div style="display: flex; flex-wrap: wrap;"> <div style="width: 50%;"> <input type="checkbox"/> Urban    <input type="checkbox"/> Rural (non-agriculture) </div> <div style="width: 50%;"> <input checked="" type="checkbox"/> Industrial    <input type="checkbox"/> Commercial    <input type="checkbox"/> Residential (suburban) </div> <div style="width: 50%;"> <input type="checkbox"/> Forest    <input type="checkbox"/> Agriculture </div> <div style="width: 50%;"> <input checked="" type="checkbox"/> Aquatic    <input type="checkbox"/> Other(Specify): </div> <div style="width: 50%;"> <input type="checkbox"/> Parkland </div> </div>			

5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?	NO	YES	
If Yes, identify: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Are public transportation services available at or near the site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements?	NO	YES	
If the proposed action will exceed requirements, describe design features and technologies: _____ _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply?	NO	YES	
If No, describe method for providing potable water: _____ _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities?	NO	YES	
If No, describe method for providing wastewater treatment: _____ _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____			





Project:

Polly-O Plan New Intake/Plant Upgrades

Date:

June 26, 2025

## *Short Environmental Assessment Form*

### *Part 2 - Impact Assessment*

**Part 2 is to be completed by the Lead Agency.**

Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed action result in a change in the use or intensity of use of land?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Will the proposed action impair the character or quality of the existing community?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. Will the proposed action impact existing:		
a. public / private water supplies?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. public / private wastewater treatment utilities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action create a hazard to environmental resources or human health?	<input checked="" type="checkbox"/>	<input type="checkbox"/>



### Short Environmental Assessment Form Part 3 Determination of Significance

For every question in Part 2 that was answered "moderate to large impact may occur", or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

- ☐ Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.
- ☒ Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.

Steuben County Industrial Development Agency

June 26, 2025

Name of Lead Agency

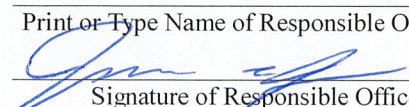
Date

James C. Johnson

Executive Director

Print or Type Name of Responsible Officer in Lead Agency

Title of Responsible Officer

  
Signature of Responsible Officer in Lead Agency

Signature of Preparer (if different from Responsible Officer)



# **Steuben County Downtown Redevelopment Loan Program**

## **In Coordination with Steuben County, Steuben County IDA, and REDEC**

### **Loan Fund Update**

June 2025

#### **Program parameters**

Purpose – To redevelop vacant and/or blighted commercial or mixed-use buildings in downtown areas or community centers located in Steuben County.

Loan Structure – Up to \$30,000 per project with one-half of outstanding balance forgiven when Certificate of Occupancy is received and a tour of the building has been completed.

#### **Approved loans**

Choice Physical Therapy – Corning

- Renovations have been completed and a walk-through will be scheduled.

Family campground at Babcock Hollow (Jellystone) – Bath

- Renovations have been completed and a walk-through will be scheduled. This was approved after last year's flooding following previous loan fund guidance.

A&T Energy Services – Prattsburgh

- Renovations of a former Air Flow building have been completed and a walk-through will be scheduled.

J. A. Palmer – Wayland

- Construction of the three properties after the downtown fire has begun.

Grace Holistic Beauty – Erwin

- Renovations of the former Community Bank building are ongoing.

#### **Loans in the pipeline - \$106,000 available**

Matt and Tracy Gleason – Renovating various properties in the hamlet of Atlanta/Town of Cohocton.

Noah Heyman – Owner of a restaurant in Alfred wants to purchase a vacant former restaurant in Arkport.

A&T Energy Services – The owner will be renovating a vacant property on Main Street in Prattsburgh.