

**Steuben County Industrial Development Agency  
Board of Director's Meeting Minutes  
June 26, 2025**

- I. **Call To Order:** The Regular Meeting of the Steuben County Industrial Development Agency (IDA) was called to order at 12:03 pm by Chair Strobel, who confirmed that there was a quorum present.

|          |                    |  |
|----------|--------------------|--|
| Present: | Dean Strobel       | Chairman                                   |
|          | Kelly Fitzpatrick  | Vice Chair                                 |
|          | Mike Davidson      | Secretary                                  |
|          | Michelle Caulfield | Member                                     |
|          | Mark Alger         | 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:  | Tony Russo         | Treasurer                                  |
|          | Sarah Creath       | Member                                     |
| Guests:  | Kamala Keeley      | Three Rivers Development                   |
|          | Ed Valenta         | BelGioioso (via Zoom)                      |

- II. **Secretary's Report:** A motion to approve May 14, 2025, meeting minutes as presented in the board packet was made by Fitzpatrick and seconded by Alger. All voted in favor and the motion passed.

III. **Treasurer's Report:**

- a) **Treasurer's Report** – Johnson reviewed the April/May Financials, noting that administrative income is running behind due to timing of project activity. Johnson reviewed several projects in progress set to close in 2025 which would meet budgeted income levels for the year. On the expense side, most budget items remain within or under budget. Johnson did however review expenses that were over budget for this point in the year or had any major changes during the month. This included maintenance expenses for the office, technology upgrades, and conference expenses. All these categories are expected to be within budgeted amounts by the end of the year.

IV. **New Business:**

No New Business

V. **Old Business:**

- a) **BelGioioso Final Resolution/Approval** – Johnson presented the BelGioioso Sales Tax Abatement Final Resolution as presented in the Board Packet. Ed Valenta was present to answer any questions. Johnson outlined the final approval for BelGioioso's \$10.4 million modernization project, which will create

four new jobs, many outside agriculture jobs, and yield significant sales tax savings. Alger motioned to accept the resolution to make the SEQRA determination and approve the project and Davidson seconded the motion. All voted in favor and the motion passed.

- b) Steuben County Loan Fund** – Johnson presented the information as included in the board packet. The transformation of a COVID relief fund into the Steuben County Redevelopment Loan Program was highlighted, with successful loan approvals for various businesses and discussions about potential additional funding from the IDA and county. Five loans have been approved for various projects throughout the County. Additional projects are being considered for projects in Atlanta/Cohocton, Arkport and Prattsburgh which would use up the remaining funding.
- c) Hornell Wastewater** – Johnson discussed the challenges facing the Hornell wastewater system serving the Village of North Hornell and Hornellsville. The system, originally built 50 years ago to serve HP Hood, requires \$16.7 million because of the age of the infrastructure. Labella has represented the city in this process and recently submitted a proposal to continue to manage the project and apply for grants. The cost for this work would be \$107,000. Because of the impact this project will have on HP Hood and other businesses along the line Johnson proposed that IDA contribute to the cost with the Hornell IDA and the three impacted municipalities. The IDA would contribute \$21,400 toward the project- \$12,316.27 in 2025 and \$9,083.73 in 2026. A motion to contribute to the cost of Labella's fees was made by Alger and seconded by Fitzpatrick. All voted in favor and the motion passed.

## **VI. Project/Policy Updates:**

- a) Small Business Round Table** - Staats reported on the Small Business Round Table that took place on June 18. Nine businesses participated and other partner organizations attended. The first meeting focused on workforce challenges and service offerings. Plans for future roundtables are in discussions.
- b) FEMA Funding and Bridge Replacement Options**- Johnson outlined the challenges faced with FEMA concerning the funding for a bridge washed away by storm Debbie. He suggested that instead of pursuing a costly rail bridge replacement of \$2.5 million for a freight bridge, the board should consider working with FEMA on a small lump sum request to construct a pedestrian bridge as the likelihood of future rail service is minimal/nonexistent. No motion needed but the board agreed to move forward seeking funding for the pedestrian bridge replacement.
- c) Curtiss School** – Johnson reported on the progress of the Curtiss School project in Hammondsport, which has secured a \$1 million Restore New York grant and an \$800,000 New York Forward grant. The redevelopment will create 24 residential units. This project is moving forward and has an aggressive construction schedule.

- d) **Dana Lyon** – Johnson reported on the Dana Lyon housing project. The historic rehabilitation and repurpose of the Old Dana Lyon School to 49 apartment units is going very well. Providence is pleased with the progress and cooperation they are receiving from the community which has the project on-time with an anticipated completion of early June 2026. A tour of the project will be held on July 9 at 10:30 am for those that wish to attend.
- e) **Wayland Main Street** - Johnson highlighted the Wayland Main Street project to rebuild three buildings destroyed by fire in 2022. The project ran into some unexpected structural damage but is on track to be completed by next summer.
- f) **Alstom CRISI** – Johnson provided an update on Alstom's freight engine project, noting that the company has reduced its offshore component usage and only requires two Buy America waivers. The waivers are set to be approved by Alstom leadership by July 11, 2025, so they can be submitted for review.
- g) **Prattsburgh Wind** - Johnson reported on the progress of wind project in Prattsburgh. The public hearings are set for July and tree clearing is scheduled for this fall with the majority of construction taking place in 2026
- h) **Canisteo Wind** – Johnson reports that this project is also moving forward, with plans to start clearing trees in the fall.
- i) **Park Grove Housing** – Johnson reported that staff have been working with the State to submit final paperwork confirming financing is in place for the project. Assuming the State awards the project funding for public infrastructure, work will start in October.
- j) **IDA Academy** – Johnson presented information on the upcoming NYSEDC IDA Academy taking place in Ithaca on July 29th, highlighting the opportunity for board members to engage and earn training credits. He encouraged attendance and told board members to reach out if they are interested in attending.

**VII. July 24th board meeting:** Johnson announced the July board meeting will be held at Weis Vineyard, 3:00 pm – 5:00 pm to give board members an opportunity to see the investment recently made by the business.

**VIII. Adjournment:** Fitzpatrick made a motion to adjourn the meeting at 1:05 pm, which was seconded by Caulfield. All voted in favor and the motion passed.

Respectfully submitted,  
Mike Davidson  
Secretary