

**Steuben County IDA
Governance Committee Meeting
August 28, 2025
Minutes**

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

Absent: None

Alger called the meeting to order at 11:31 am.

Creath motioned to approve the meeting minutes from May 14, 2025. Caulfield seconded and the motion passed.

Johnson reviewed the Walgreens application, noting that the company requested property tax assistance. Walgreens has deemed the Bath store an at-risk location due to pharmacy reimbursement rates, which are not in line with pharmaceutical expenses. Johnson also noted the store received a substantial increase in assessment a few years ago which increased property taxes. The ten-year PILOT schedule would provide the company with \$297,058 in savings in exchange for 13 FTE employee jobs; a clawback would be included to ensure the company keeps the Bath store open for the full ten years. The cost-benefit analysis showed a 29:1 result. Johnson acknowledged this is a retail project and that it falls under the category of good or service not otherwise provided because it is now the only stand-alone pharmacy in Bath after the closing of Rite Aid. The Village of Bath supports the request for property tax assistance.

Strobel asked if the company is doing anything to increase retail sales, which would provide revenue outside of the pharmacy. Johnson did not have an answer but asked Strobel to discuss it with company representatives at the Board meeting.

Creath asked about use of the pharmacy in Tops. Alger noted the store is not used as much for pharmacy purposes.

Creath motioned to advance the request for assistance to the Board, which was seconded by Caulfield. All voted in favor.

Creath motioned to adjourn the meeting at 11:45 am, which was seconded by Caulfield and passed.