

Steuben County Industrial Development Agency
Board of Director's Meeting Minutes
October 23, 2025

- I. Call To Order:** The Regular Meeting of the Steuben County Industrial Development Agency (IDA) was called to order at 12:07 pm by Chair Strobel, who confirmed that there was a quorum present.

Present:	Dean Strobel	Chair
	Kelly Fitzpatrick	Vice Chair
	Tony Russo	Treasurer
	Michelle Caulfield	Member
	Mark Alger	Member
	Sarah Creath	Member
	James Johnson	Executive Director
	Jill Staats	Deputy Director
	Matt Bull	Director of Community & Infrastructure Dev
	Kelly Hortman	Administrative Assistant
	Russ Gaenzle	IDA Counsel
Absent:	Mike Davidson	Secretary
Guest:	Kam Keeley	Three Rivers Development
	Lindsay Wolf	REDEC
	Tina DeNigro	LGSS (via Zoom)

- II. Secretary's Report:** A motion to approve September 25, 2025, meeting minutes 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:

- a) September Financials:** Russo provided an overview of the monthly financial reports. He noted the rollover of CDs on the balance sheet. Regarding the statement of activity, Johnson noted that administrative income is expected to come in as budgeted with the expected Baron Wind second payment as well as anticipated revenue from Canisteo Wind and several smaller administrative payments prior to the end of the year. He also noted that interest income has been a substantial revenue source this year. On the expense side, Russo reviewed those line items where there had been major deviation from prior months but reported that overall expenses are expected to come in under budget by year end. Alger made a motion to accept the financials as presented and Creath seconded. All voted in favor and the motion passed.
- b) 2026 Budget:** Johnson presented the 2026 budget as provided in the board packet. Johnson provided a review of anticipated administrative income which could result in a \$1.3 million increase over 2026 if all projects advance. The board decided to take a

conservative approach and keep the 2026 income projection at \$1.3M instead of the higher amount presented.

Johnson provided a review of 2026 anticipated expenditures focusing on the items which are expected to see major changes over 2025 such health insurance and site development expenses related to the Route 54 Corridor Analysis. He also mentioned changes to LGSS's billing to separate out the agency accounting software subscription, prompting an increase in this line item. A motion to approve the 2026 budget was made by Russo and seconded by Creath. All voted in favor and the motion passed.

PARIS Reporting Budget –A motion to approve and submit the PARIS budget was made by Alger and seconded by Fitzpatrick. All voted in favor and the motion passed.

IV. Old Business:

- a) **MM Development Advisors Final Resolution:** Bull presented an update on the Curtiss School project. A public hearing was held on 10/22/2025 for the project at the Hammondsport Village Hall; no one from the public attended. MM Development will be fixing the roof before winter sets in, with all major construction starting in the spring. A motion was made to approve the Final Resolution as presented in the board packet was made by Alger and seconded by Creath. All voted in favor and the motion passed.
- b) **Prattsburgh Wind Final Resolution:** Johnson presented the Final Resolution for the Prattsburgh Wind project as presented in the board packet. This is a \$593 million project with 36 turbines and 147 megawatts. All the impacted entities have approved consent resolutions for the project. Prattsburgh would like to have the project completed by the end of next year. They have been working on pad and road construction and expect to perform tree clearing in Q1 of 2026 however financial challenges remain that place the project at risk. A motion to approve the Final Resolution was made by Russo and seconded by Alger. All voted in favor and the motion passed.
- c) **Canisteo Wind Project Update:** Johnson presented an update on the administrative fee payment for the Canisteo Wind project. Invenergy agreed to pay half of the \$150,000 administrative fee immediately and the other half by Dec 19th. This amount will be credited to the final fee should the project move forward in the future.
- d) **North American Battery Show Update:** Johnson attended the 2025 North American Battery Show this month and provided information from that event in Michigan. There were around 1300 vendors at the expo. Around 3,000 attendees visited the expo, which was down from the prior year partially due to uncertainty about federal policy in the industry sector. There is a list of 260 entities/individuals that stopped by the NYS Booth that were interested in more information. Johnson noted he will be following up with each of them in coordination with Chemung County staff who split the cost of the event with us.

- e) **Steuben County Loan Fund Reseed Request:** Lindsay Wolf, Executive Director of REDEC, presented a proposal to reseed the Steuben County Revitalization Load Fund with \$200,000 coming from the IDA and \$200,000 coming from Steuben County. This REDEC program assists business and real estate owners to revitalize downtown properties and provide employment opportunities within the community. At this time, there are six projects across five communities that have been funded, with an estimated 61 positions created or retained. A motion to provide funding contingent upon Steuben County's support of this program as outlined in the board packet was made by Alger and seconded by Caulfield. All voted in favor and the motion passed.
- f) **Clear View Solar Update:** Johnson and Staats provided an update regarding Clear View Solar. The developer, VC Renewables, abruptly canceled the closing on the day it was to occur, citing financial uncertainty. VC Renewables is requesting a 12-month extension to give them time to reach an agreement to restructure their financing plan. Johnson advised that staff had discussed with VC Renewables the need to pay legal fees and one-quarter of the IDA administrative fee due. After discussions with the company, Johnson noted the IDA will accept half of the requested amount with the remaining amount due at the time of closing or at the end of the 12-month extension. A motion was made by Caulfield and seconded by Alger to approve the 12-month extension in consideration of the project paying one-eighth of their administrative fee immediately to cover costs with the remaining balance due at closing or at the end of the 12-month extension. All voted in favor and the motion passed.
- g) **Mitchellsille Bridge Project:** Johnson provided an update regarding FEMA and the repair of the Mitchellsille Bridge for pedestrian use for the Finger Lakes Rail Riders project. A motion to spend \$4,000 to have the bridge re-engineered as a pedestrian bridge was made by Alger and seconded by Caulfield. All voted in favor and the motion passed.

V. Nov/Dec Meeting Date: A decision was made to cancel the November meeting due to the Thanksgiving holiday. An earlier date of either 12/11 or 12/18 was discussed for the December meeting. Hortman will follow up with members to confirm a date. A Nominating Committee meeting will be scheduled in November.

VI. Executive Session – Open Meeting Law

Article 7, Open Meeting Law, Section 105

Paragraph H – Real Estate

A motion was made to go into Executive Session by Alger at 1:10 pm and seconded by Creath. All voted in favor and the motion passed.

A motion was made to exit Executive Session at 1:39 pm by Alger and seconded by Russo. All voted in favor and the motion passed.

VII. Adjournment: Alger made a motion to adjourn the meeting at 1:39 pm, which was seconded by Creath. All voted in favor and the motion passed.

Respectfully submitted,
Dean Strobel
Chair