

Advancing Growth Through Strategic Investment.

Annual
Report
2025

STEUBEN
COUNTY IDA
INDUSTRIAL DEVELOPMENT AGENCY





Executive Director's Message

As we reflect on the accomplishments of 2025, I am proud to share another year of meaningful progress and impact driven by Steuben County Industrial Development Agency (IDA). Our commitment to fostering economic growth and enhancing community well-being has remained steadfast.

In 2025, Steuben County saw positive economic indicators that underscore our efforts. The county's unemployment rate decreased to 4.1%, reflecting a steady job market and increased workforce participation. Local businesses contributed to a 3.2% rise in median household income, and the county's gross regional product grew by 2.5% over the past year. These statistics highlight the tangible progress made in advancing economic stability and opportunity for our residents.

This year, the IDA approved direct benefits for five transformative projects spanning manufacturing, energy generation, and downtown revitalization—each contributing to the vibrancy and resilience of our local communities. We also provided critical support for infrastructure development across Steuben County, helping communities like Prattsburgh, Hornell, and Bath access funding for essential water and sewer upgrades.

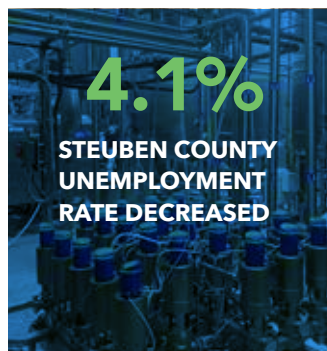
A major highlight was our collaboration with Steuben County and the Town of Erwin to secure \$1 million in state infrastructure funding for a 90-unit housing development scheduled to begin construction in 2026. This project represents a significant step forward in addressing local housing needs and supporting sustainable growth.

In alignment with the Cleantech Study completed in 2024, we continued to advance regional strategies to position Steuben County as a leader in clean energy innovation. Our partnerships with New Energy New York (NENY), NY-BEST, Binghamton University, and Empire State Development have been instrumental in establishing our region as a hub for emerging energy technologies.

Looking ahead to 2026, Steuben County is well-positioned for continued economic expansion. The IDA remains agile and committed to working alongside our business community and regional partners to seize new opportunities and navigate the evolving landscape of federal and state policy.

Together, we are building a stronger, more prosperous Steuben County—one project, one partnership, and one success at a time.

James C. Johnson,
Executive Director





Board Chair's Message

Adaptability and resilience have been the foundation of Steuben County IDA's ongoing success. Over the past year our organization navigated significant change, seeking innovative approaches to foster growth and seizing new opportunities throughout Steuben County.

As the business community responded to federal policy shifts, the IDA remained agile, reassessing investments in public spending while proactively identifying opportunities that policy changes can bring. Our staff has been steadfast in overcoming these challenges while leveraging new possibilities to benefit our communities.

This year, we advanced investments in housing, infrastructure, and workforce development, with downtown revitalization initiatives in Wayland, Hammondsport, Bath, and Erwin supporting both new housing and main street business growth. Additionally, our team continued to support municipal partners, helping to drive infrastructure improvements in Prattsburgh, Bath, and communities served by the City of Hornell wastewater system.

Supporting our existing businesses remained a central focus in 2025. We hosted small business roundtable discussions, collaborated with REDEC to expand lending programs for downtown investments, and saw the annual Try Trades event continue to grow, introducing more students to promising careers in the trades.

Our staff's dedication to economic growth remains unwavering, and I am optimistic about continuing to lead these efforts into 2026.

Dean Strobel,
Chair

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Annual Try Trades event

HP Hood Infrastructure Support



Last year, Steuben County IDA played a pivotal role in supporting HP Hood's expansion by helping the company secure funding to increase milk processing capacity at its Arkport facility. Building on this progress, the IDA continued its partnership with HP Hood in 2025 by facilitating collaborative discussions with the City of Hornell, Village of North Hornell, and the Town of Hornellsville to address critical upgrades needed at the community wastewater facility serving the plant.

A recent infrastructure assessment of the 50-year-old wastewater system, which serves both the plant and neighboring communities, identified \$16 million in necessary investments to modernize the facility and meet current demand. In response, the IDA worked closely with local stakeholders and HP Hood to create a comprehensive investment strategy and submit applications for state funding to support these essential improvements.

If successful, this funding will not only enable HP Hood's continued growth but will also enhance wastewater treatment capabilities for residents, other local businesses, and key community resources such as St. James Hospital.



BelGioioso Invests in Improvements

Since acquiring the former Polly-O dairy plant in 2022, BelGioioso Cheese has been dedicated to revitalizing both the Polly-O brand and its production facility in Steuben County. By sourcing local milk and producing award-winning cheeses, the company has successfully reintroduced the Polly-O name to markets across the United States. This year, the company's commitment to excellence was recognized with seven prestigious awards at the New York State Fair Dairy Competition. **Cheeses crafted in Steuben County earned multiple first-place gold medals, underscoring the focus on quality and freshness.**

Ongoing growth in product demand prompted a \$10.4 million investment in the Campbell facility. The enhancements include the installation of a new three-truck bay milk intake, the addition of new production lines, and upgrades to whey drying controls and dust mitigation systems. BelGioioso also invested in modernizing internal utilities, such as process steam boiler upgrades, improved product cooling, compressed air systems, chilled process water, and wastewater management.

Steuben County IDA provided sales tax assistance and worked with state partners to secure an allocation of Excelsior Tax Credits from Empire State Development to support these advancements, which will further enhance capacity, efficiency, product quality, and safety at their Campbell plant.





Bath NY Forward

In 2025, the **State of New York awarded the Village of Bath a \$4.5 million NY Forward grant dedicated to revitalizing the Liberty Street Corridor.** Throughout the year, significant effort was devoted to strategic planning and gathering public input to ensure that redevelopment initiatives aligned with community needs and expectations. Steuben County Industrial Development Agency (IDA) was selected to serve on the Local Planning Committee, joining forces with local business owners and community leaders to guide the process.

The committee carefully evaluated a range of project proposals, which collectively sought \$5.6 million in funding and aimed to leverage an additional \$2.8 million in external investment to maximize the impact of the New York Forward Corridor enhancements. Proposed initiatives included the introduction of new restaurant and brewery establishments, the development of upper-floor residential units, comprehensive façade improvements, the establishment of a local YMCA branch, upgrades to pedestrian infrastructure and safety, and improvements to public parks.

These transformative projects are currently under review by state officials, with final award announcements expected in early 2026. The collaborative planning and investment efforts undertaken in 2025 have set the stage for meaningful, long-term improvements that will benefit Bath's residents, businesses, and visitors.



Current view of construction

Dana Lyon Redevelopment

In 2025, the Bath community celebrated a major achievement with the redevelopment of the former Dana Lyon School, which had been vacant for 24 years. This year marked the start of construction to convert the building into **49 modern housing units, addressing local housing needs and revitalizing the neighborhood.** Furthermore, the Tri-County YMCA announced its plans to lease the remaining commercial space in the facility, introducing full-time community programming and expanding local resources for residents. These developments represent a significant investment in Bath's future and demonstrate our agency's commitment to continued community growth.



Interior view



Architect rendering

Baron Winds Phase II

Steuben County maintained its position as a statewide leader in wind energy development with the advancement of Baron Winds Phase II. Construction commenced in 2025 on 26 new turbines located in the Town of Fremont. The project will be completed in December and add an additional 117 megawatts of new energy generation to Steuben County, enough to power approximately 94,000 homes each year. Additionally, the project is expected to contribute nearly \$1 million annually in new tax revenue to benefit local municipalities and school districts.

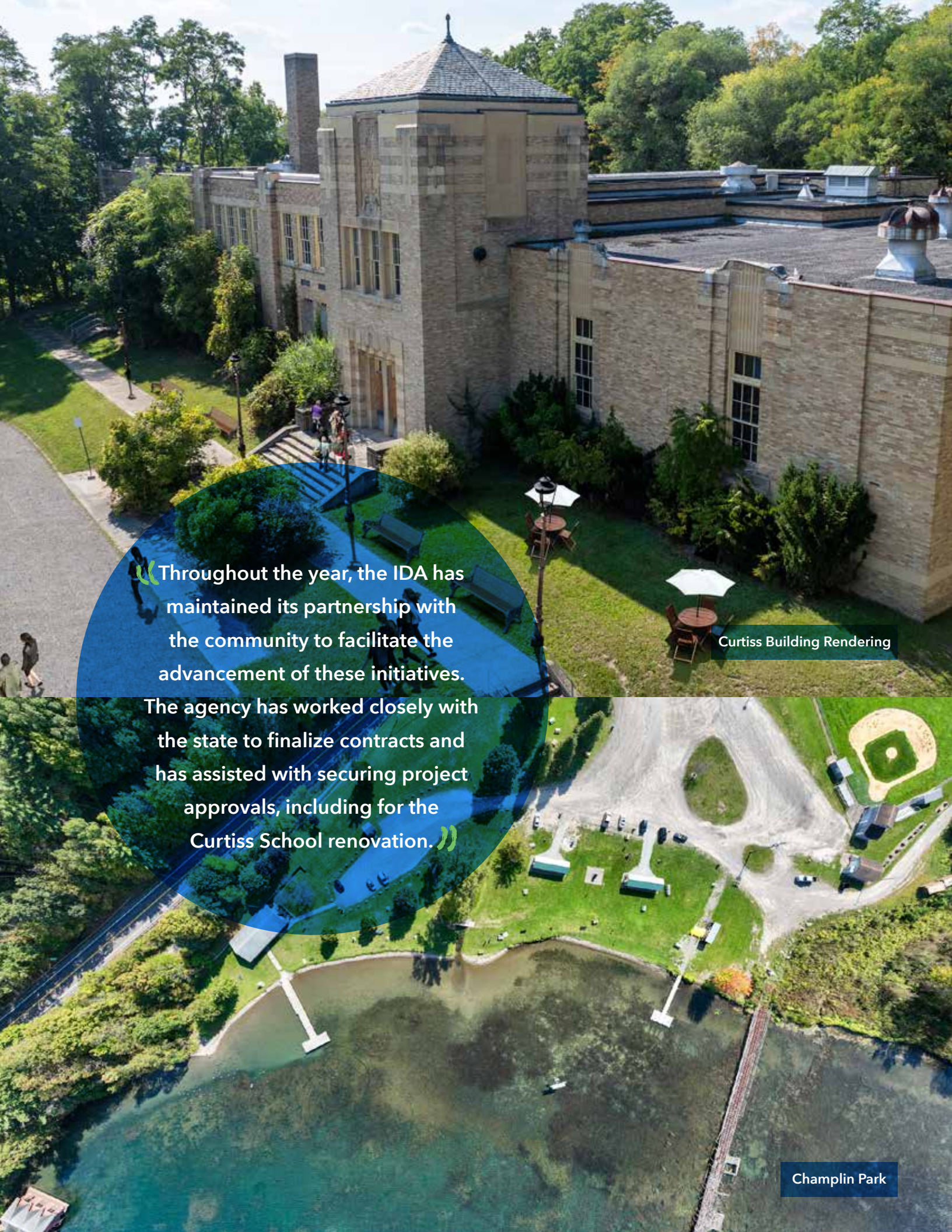


Momentum Environmental Grand Opening

In July, Momentum Environmental marked the grand opening of its new non-hazardous waste processing facility in the Town of Bath. As a vertically integrated provider of environmental and industrial services, Momentum Environmental is dedicated to minimizing landfill waste by efficiently separating materials for recycling. This project was made possible with support from the IDA, underscoring the agency's commitment to advancing sustainable development in the region.



Baron Winds Erecting Turbine



Throughout the year, the IDA has maintained its partnership with the community to facilitate the advancement of these initiatives.

The agency has worked closely with the state to finalize contracts and has assisted with securing project approvals, including for the Curtiss School renovation.))

Curtiss Building Rendering

Champlin Park



Curtiss Building Redevelopment

The Curtiss Building Redevelopment project in the Village of Hammondsport represents a significant investment in preserving local history and revitalizing community assets. Located on the historic site of aviation pioneer Glenn Curtiss' former home, the property later became the Glenn H. Curtiss Memorial High School, which served the community until 2010. After remaining vacant for over a decade, MM Development Advisors, Inc. (MMDA) secured rights to redevelop the site in 2023, with plans to transform it into modern residential apartments.

Steuben County IDA staff played a key role in supporting MMDA by coordinating a comprehensive financing package. **This included two major New York State grant awards: \$1 million from Restore NY and \$885,000 from NY Forward.** Additionally, IDA sales tax assistance was approved earlier this year, enabling MMDA to complete essential roof replacement as an initial step toward full construction.

Construction is scheduled to begin in early 2026, resulting in 24 new apartments – five studios, 15 one-bedroom units, and four two-bedroom units. The redeveloped building will feature a range of amenities, including an elevator, off-street parking, bike storage, modern finishes, energy-efficient lighting and appliances, outdoor recreational space, a fitness room, meeting rooms, and a dedicated mailroom. The project also includes approximately 4,700 square feet of commercial space designed to accommodate retail, office, or other community-focused uses.

The Curtiss Building Redevelopment is a key example of the IDA's commitment to fostering economic growth, enhancing quality of life, and supporting the adaptive reuse of historically significant properties in Steuben County.

Hammondsport-Urbana NY Forward

In collaboration with the Town of Urbana and Village of Hammondsport, the IDA played a pivotal role in securing the county's first NY Forward award from NY State in 2024. As a result of this work, the state selected several projects in 2025 to receive funding representing significant steps toward realizing the community's shared vision for downtown redevelopment and enhancements along the Keuka Lake waterfront.

Reconstruction of Liberty and Mill Streets - \$1,606,000 allocated to improve pedestrian access and address existing drainage issues.

Replacement of Champlin Beach Pier - \$1,357,000 dedicated to increasing public access to Keuka Lake.

Renovation of Historic Curtiss School - \$885,000 invested to transform the building into rental housing and a multi-purpose community space.

Branding, Marketing, and Heritage Trail - \$362,000 to develop a comprehensive branding and marketing plan, as well as establishing a Historic Heritage Trail with wayfinding signage.

Bike-Friendly Coffee Shop and Café - \$172,000 for the creation of a neighborhood café at a former service station, supporting a bike-friendly environment.

Renovation of 31 Shethar Street - \$118,000 to provide additional means of egress, supporting the operation of a restaurant and bar on the lower level.

Throughout the year, the IDA has maintained its partnership with the community to facilitate the advancement of these initiatives. The agency has worked closely with the state to finalize contracts and has assisted with securing project approvals, including for the Curtiss School renovation. These efforts underscore the agency's commitment to expanding housing options, improving public waterfront access, and fostering downtown business growth in Hammondsport and Urbana.



Try Trades

In April, over 500 students participated in the third annual Try Trades event, gaining valuable exposure to careers in the trades and construction industries. Held at the Big Flats Municipal Campus, the event featured 25 exhibitors who provided interactive, hands-on experiences to help students learn about high-demand career paths available throughout the tri-county region.

The Steuben County IDA is proud to serve as a founding partner and continues to play an active role on the event's planning committee, supporting workforce development and career exploration initiatives in our community.



Small Business Roundtables

The well-being and growth of Steuben County's small business community have been a central focus throughout a series of roundtable discussions held in Hammondsport and Erwin, with a third session scheduled for January in Hornell.

Organized in partnership with Steuben County Industrial Development Agency (IDA) and County Legislators Mike Hanna and James Kuhl, these roundtables offer a valuable platform for local business owners to communicate their experiences, challenges, and innovative ideas directly to county leadership.

The primary objective of these discussions is to identify opportunities for additional support, whether through the development of new programs, expansion of existing services, or collaboration with established economic development partners.

By fostering open dialogue with entrepreneurs, the County and IDA are committed to strengthening the local business climate and promoting sustained small business growth throughout Steuben County.

These initial sessions have prompted productive discussions with the three major cell phone providers regarding expanded service in the county,



encouraged new business-to-business connections to strengthen local manufacturing, and highlighted the need for better communication between service providers and the business community they support.



Steuben County Loan Fund

In 2024, Steuben County and Steuben County IDA recognized an increasing demand among downtown property owners for accessible funding to support property improvements. In response, the IDA and Steuben County partnered with REDEC, the region's economic development lending organization, to repurpose a fund initially established to assist small businesses during the pandemic. This collaborative effort transformed the fund into a powerful tool for redeveloping vacant and blighted properties in community centers throughout the county.

By the end of 2025, the loan fund supported six property owners across five Steuben County communities. The program's flexible structure – offering half of each \$30,000 loan as forgivable upon completion of approved improvements – has made it especially appealing. Collectively, **these six projects have leveraged over \$3 million in total investment and returned 34,550 square feet of space to productive use.**

With all remaining funds already allocated to projects in progress, Steuben County and Steuben County IDA have reaffirmed their commitment by partnering with REDEC to reseed the fund. This continued support will help ensure its ongoing impact and momentum in revitalizing our community centers.



Grant Funding to Enhance Tourism

In 2025, the Appalachian Regional Commission (ARC) awarded a \$200,000 grant to support the stabilization of a 2.9-mile segment of the Bath and Hammondsport Rail Corridor, marking a significant step forward for the development of a rail bike tourism business in Steuben County. Steuben County Industrial Development Agency (IDA) collaborated closely with Finger Lakes Rail Riders (FLRR) to secure these ARC funds, which will be matched by an additional \$200,000 in local investment from both the IDA and FLRR. This joint funding initiative will enable the launch of a unique tourism experience, allowing visitors to ride on the historic Bath and Hammondsport rail line.

Earlier this year, FLRR cleared the tracks and right of way in preparation for construction activities. Additional work focused on enhancing track stability and safety is scheduled to continue into early 2026, with the grand opening of the rail bike operation targeted for May 2026. This project exemplifies successful public-private partnership and underscores the agency's commitment to innovative economic development in Steuben County.



Housing Investments to Support Growth

In 2025, Steuben County Industrial Development Agency (IDA) collaborated with Steuben County and the Town of Erwin to secure a \$1 million award from the New York State County Infrastructure Grant Program. This critical funding will facilitate the construction of essential utility infrastructure in the Town of Erwin, supporting the development of a proposed \$33 million housing project led by Park Grove Realty. The development will consist of nine buildings, offering a total of 90 modern residential units and amenities designed to meet the region's growing demand for high-quality housing.

Throughout this initiative, the IDA played a key advisory role and provided grant writing support to help advance the project. By expanding housing options, this development is expected to attract and retain talent, strengthening the region's workforce and driving ongoing economic growth in Steuben County.

The project is anticipated to receive site plan approval in December and begin construction in the spring of 2026.



Community Development
Capacity Building

Throughout the year, the IDA remained committed to advancing the NYS Pro Housing Certification program by actively promoting and delivering technical assistance to local communities. **As a result, twelve municipalities within Steuben County have achieved Pro Housing certification, accounting for 27% of all certifications in the eight-county Southern Tier region.** This designation is essential for accessing numerous state funding opportunities. Agency staff have collaborated closely with municipal officials to guide them through the accreditation process, strengthening local capacity and readiness for development initiatives.

In 2025, these efforts fostered productive partnerships between municipalities and the IDA. Notably, this collaboration supported critical water and wastewater infrastructure projects in the Village of North Hornell and the Town of Hornellsville, as well as broader community redevelopment initiatives throughout Steuben County. These achievements underscore the agency's ongoing commitment to sustainable growth and improved quality of life across the region.



Expansion and Maintenance of
Public Infrastructure

IDA staff continued to strengthen partnerships with representatives from villages, towns, and cities to identify critical infrastructure priorities and advance project development. Efforts included providing technical assistance, guidance regarding the NYS EFC Intended Use Plan, and support for developing funding proposals.

The agency remained actively engaged in a collaborative intermunicipal initiative with the City of Hornell, Town of Hornellsville, and Village of North Hornell to rehabilitate the wastewater collection and treatment system serving these communities and the HP Hood facility in Arkport. Additionally, staff worked closely with state and federal partners, as well as Town of Prattsburgh officials, to secure funding for the Business District Wastewater Project. The team also maintained its involvement with the Town of Bath, supporting the Lake Salubria Wastewater Project as it progressed from concept to implementation in 2025, culminating with the award of a construction contract.

2025 STATISTICS

Active Projects
62

Jobs Reported
6,681

Total Payroll
\$793,552,255

Total Private Investment
\$39,701,758

Benefit to County
\$2,453,583
+
Benefit to Municipalities
\$2,840,969
+
Benefit to Schools
\$7,180,103
=
Total PILOT Revenue
\$12,474,654

Steuben County IDA Staff

- James C. Johnson
Executive Director
- Jill Staats
Deputy Director of Operations
- Matthew Bull
Director of Community and Infrastructure Development
- Kelly Hortman
Administrative Assistant

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BelGioioso Cheese Inc.



STEUBEN COUNTY IDA

INDUSTRIAL DEVELOPMENT AGENCY

Steuben County IDA
7234 Route 54 North
PO Box 393
Bath, New York 14810-0393

Phone: 607-776-3316
Fax: 607-776-5039

Email: scida@SteubenCountyIDA.com
www.SteubenCountyIDA.com