

**Steuben County Industrial Development Agency  
Board of Director's Meeting Minutes  
January 22, 2026**

- I. Call To Order:** The Regular Meeting of the Steuben County Industrial Development Agency (IDA) was called to order at 12:01 pm by Vice Chair Fitzpatrick, who confirmed that there was a quorum present.

Present:	Kelly Fitzpatrick	Vice Chair
	Mike Davidson	Secretary
	Tony Russo	Treasurer
	Mark Alger	Member
	Michelle Caulfield	Member
	James Johnson	Executive Director
	Jill Staats	Deputy Director
	Matt Bull	Dir. of Community & Infrastructure Dev.
	Kelly Hortman	Administrative Assistant
	Russell Gaenzle	IDA Counsel – (via Zoom)
Guests:	Kam Keeley	Three Rivers Development
	Kristie Beach	Kristie M. Beach CPAs, PLLC (Zoom)
	Joe Seman-Graves	Blue Wave – Chauncey Run Project (Zoom)
Absent:	Dean Strobel	Chairman
	Sarah Creath	Member

- II. Secretary's Report:** A motion to approve the December 18, 2025, meeting minutes of the IDA as presented in the board packet was made by Alger and seconded by Russo. All voted in favor and the motion passed.
- III. Audit Presentation:** Kristie Beach of Kristie M. Beach CPAs, PLLC reviewed the financial audit plan and explained members' roles in the process. Statements will be completed by the end of March. A motion to accept the Audit Plan as presented was made by Alger and seconded by Davidson. All voted in favor and the motion passed.
- IV. Treasurer's Report:** Russo reviewed the December 2025 financials and provided a year-end overview to the board. Current assets across the board increased by \$280,000 prior to any audit adjustments. One change on the balance sheet that is expected will be on line 0910, Temp Restricted Infrastructure, which was funding the IDA received from the County for the Amazon turning lane, which came in under budget. The County allowed the funding to remain with the IDA but restricted its use to infrastructure work. These funds were paid out this year to support the Hornell sewer work that the IDA has been involved in. A motion to approve the financial statements as presented was made by Alger and seconded by Russo. All voted in favor and the motion passed.

**V. New Business:**

- a. Chauncey Run, LLC Initial Resolution-** Staats discussed the Chauncey Run, LLC solar project application for sales, mortgage and property tax benefits as presented in the board packet. This is a 5MW project in Hornellsville on Tobes Hill Rd that is expected to start in the spring of 2026. A motion to approve the initial resolution was made by Alger and seconded by Caulfield. All voted in favor and the motion passed.
- b. Financial Disclosure and Other Forms** – Johnson advised members they need to complete several due diligence forms and return them as directed on the forms.
- c. Gunlocke Update** – Johnson provided an update regarding the Gunlocke closing. Gunlocke notified employees that the first round of layoffs is expected around July with a larger number of layoffs in the fall and final closure in March of 2027. HNI will be moving the equipment to its facility in Iowa. The IDA has asked CSS Workforce NY to engage with the employees to provide reemployment assistance. CSS will be hosting an event for staff on February 9<sup>th</sup> at the Gunlocke facility. The building will be marketed by Cushman Wakefield A meeting between the brokerage firm and company is scheduled to take place later in the month to discuss the sale process and timing.

**VI. Old Business:**

**Alstom/FRA Update** – With the assistance of Congressman Langworthy, the original 10-day response time to notify the FRA if a redesign of the project from battery to diesel was possible was expanded to 60 days. Staff are working with Alstom and Norfolk Southern to determine if only the AC traction portion of the project can move forward. This would solve a portion of the technical issues but would still require an internal combustion engine at a higher cost. Once Alstom has a final proposal it will be presented to NS to determine viability at which point a response will be provided to the FRA.

**VII. Project Updates:**

- a) Curtiss School Project:** The project is going very well and continuing to make progress. The roof work is completed, and the developer is working through the final funding agreements in anticipation of a spring start of construction.
- b) Park Grove:** This 90-unit project in the town of Erwin has received all necessary planning board approvals. However, there is a section of Town code which allows the Town to charge a payment in lieu of parkland to support increases in recreation programming as a result of the project. The Town has proposed a \$250,000 fee payable at a rate of \$50,000 for 5 years with an additional \$5,000.00 in perpetuity to Aurene residents to help maintain walking trails. The project owner has engaged the IDA to work through this issue and find a more reasonable amount.

c) **Round Table-** Staats provided an update on to the most recent small business roundtable that was held on January 21 in Hornell. Davidson and Fitzpatrick were also in attendance for the discussion along with town and city officials.

d) **First Manufacturing Exchange** – Johnson discussed the event was held at Corning Community College, where representatives from NYS Department of Labor and the Federal Reserve Bank of New York discussed the economy with manufacturing business from Chemung and Steuben counties. The second session will be held on February 5.

**VIII. Legislative Updates:** - Johnson discussed recent legislative updates from Albany which are included in the board packet.

**IX. Adjournment:** Alger made a motion to adjourn the meeting at 12:56 pm, which was seconded by Davidson. All voted in favor and the motion passed.

Respectfully submitted,  
Mike Davidson  
Secretary