

**Steuben County Industrial Development Agency
Board of Director's Meeting Minutes
April 23, 2026**

- I. **Call To Order:** The Regular Meeting of the Steuben County Industrial Development Agency (IDA) was called to order at 12:02 pm by Chair Strobel, who confirmed that there was a quorum present.

Present:	Dean Strobel	Chairman
	Kelly Fitzpatrick	Vice Chair
	Tony Russo	Treasurer
	Mike Davidson	Secretary
	Michelle Caulfield	Member
	Mark Alger	Member
	Sarah Creath	Member
	James Johnson	Executive Director
	Jill Staats	Deputy Director
	Matt Bull	Director of Community & Infrastructure Dev
	Russ Gaenzle	IDA Counsel
	Kelly Hortman	Administrative Assistant
Guests:	Kamala Keeley	Three Rivers Development
	Ryan Silva	Executive Director NYSEDC (via Zoom)
	Kate Silverstrim-Jensen	Harris Beach Murtha (via Zoom)

- II. **Secretary's Report:** A motion to approve March 19, 2026, 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) **Treasurer's Report** – Russo presented the treasurer's report as presented in the board packet. Executive Director Johnson reported that while we have been running behind on administrative income that this is typical for this time of the year and that we had just received a payment of \$170,000 from the LP project. A motion was made to approve the financials as presented by Alger and seconded by Creath. All voted in favor and the motion passed.
- b) **CD Roll Over Ratification:** Johnson presented the SCIDA renewal of the Five Star CD that matured April 17, 2026. The account was renewed for a 6-month term at a rate of 3.35%. A motion to ratify the renewal as presented in the board packet was made by Davidson and seconded by Alger. All voted in favor and the motion passed.

IV. **New Business:**

- a. **New York Economic Development Council** - Ryan Silva of the New York State Economic Development Council discussed the ongoing New York State budget negotiations, potential

agreements and continued conversations regarding infrastructure projects, regulatory reform, modernization of PARIS reporting, the public procurement process, support for new nuclear energy, and wetland regulations that have created challenges for site development. He noted that a recent ruling has temporarily overturned those wetland regulations.

- b. ST Gateway Property Holdings, LLC** – Johnson presented the ST Gateway Property Holdings, LLC application included in the board packet. The project currently consists of a mixed-use small business and a production hub, with a regional brewery tenant. The proposed redevelopment of the property includes a \$1.4 million investment in interior and exterior improvements, as well as upgrades to internal mechanical systems, including the elevator, to support the entire tenant base. This project owner is requesting sales tax benefits only. The estimated sales tax savings benefit is \$81,650.00. The project is also part of the NY Forward funding initiative. Because the benefits requested are under \$100,000 the agency can approve the request with one board action. A motion to approve the application and resolution was made by Alger and seconded by Caulfield. All voted in favor, and the motion passed.

V. Old Business:

- a) 2025 Job Performance Report** – Johnson provided an overview of the 2025 PARIS reports that showed that the Steuben County IDA had 58 active projects, 4 fewer than in 2024. These projects generated \$246.9 million in new private sector investment, an increase of more than \$207 million over the previous year. Active projects supported 5,665 jobs with a total payroll of \$724.6 million. Although total employment declined by 884 jobs, primarily due to reductions at Corning Inc., overall project performance remains 78 jobs above original commitments. Seventeen companies reported fewer jobs than the prior year, and fourteen failed to meet or maintain their original employment commitments. Business responses and recommended actions were presented by Johnson to the board in the 2025 job performance report. Johnson reviewed each project and provided recommendations, which mostly included continued monitoring and reassessment next year. There was one recommendation for termination of benefits for 2-4 Market Street. The business has struggled since its inception and closed for a variety of reasons including health issues of one of the owners. Although they intended to reopen last year the business never did and the property is now listed for sale. The ownership has requested to have the PILOT remain in place during the sale process however staff recommendation is to proceed with terminating the PILOT because the business is closed with no plans to reopen. Davidson made a motion to approve the report and recommendations as presented, and Russo seconded the motion. All voted in favor and the motion passed.
- b) Power Up Application**- Johnson discussed the recent application made by the Agency for Power Up funding for the construction of the 6.6-mile dedicated line to the Wayland Business Park. The IDA made a commitment of \$1.9 million in combined public and private infrastructure to support the project. No action required.
- c) Try Trades Update:** Staats discussed the success of the Try Trades event, which had 575 students attend, an increase of about 60 students. Twenty-five school groups attended

and 31 exhibitors participated. The event was well-received by students and school districts, and was supported by various entities including the IBEW, CSS Workforce New York, and the Department of Labor. No action required.

Project/Policy Updates:

Gunlocke – Johnson reports that the facility and the land is listed for sale at \$16 million and Agency staff have been working with the company and their brokerage firm on marketing the real estate.

Crystal Pointe Apartments – Johnson reports that staff attended a preconstruction meeting with the developer, and the Town and the project is expected to close the first week of May 2026.

Urbana – Bull reports that the Town of Urbana has hired a contractor to build the new pier, and construction is expected to begin in July 2026.

Curtiss School Project – Johnson reports that the Curtiss School Apartment Project is expected to close in June 2026.

VII. Executive Session – Open Meeting Law -Article 7, Open Meeting Law, Section 105

Paragraph H – the proposed acquisition, sale or lease of real property or the proposed acquisition of securities, or sale or exchange of securities held by such public body, but only when publicity would substantially affect the value thereof.

At 12:52 p.m., Alger made a motion to enter Executive Session, Fitzpatrick seconded, and all voted in favor. The motion passed.

At 1:19 p.m., Alger motioned to leave Executive Session, Creath seconded the motion, and all members voted in favor to leave executive session. No action was taken during executive session.

VIII. May/June Board Meetings: Johnson discussed the upcoming May/June board schedules. There does not appear to be any conflicts currently, so the May meeting will remain at the scheduled date/time.

IX. Adjournment: Alger made a motion to adjourn the meeting at 1:20 pm, which was seconded by Creath. All voted in favor and the motion passed.

Respectfully submitted,
Mike Davidson
Secretary