Steuben County Industrial Development Agency
Board of Director's Meeting Minutes
June 25, 2026

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	Chairman
	Kelly Fitzpatrick	Vice Chair
	Tony Russo	Treasurer
	Mike Davidson	Secretary
	Michelle Caulfield	Member
	Mark Alger	Member
	James Johnson	Executive Director
	Jill Staats	Deputy Director
	Matt Bull	Director of Community & Infrastructure Dev
	Kelly Hortman	Administrative Assistant
	Russ Gaenzle	IDA Counsel
Guests:	Samantha Vanettie-Recore	Invenergy (Canisteo Wind)
	Sean Perry	Invenergy (Canisteo Wind)
	Radim Platos	Bonatrans (via Zoom)
	Andrej Kozma	Bonatrans (via Zoom)
Absent:	Sarah Creath	Member

II. **Secretary's Report –** A motion to approve the April 23, 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 included in the board packet. All line items were within budget however Executive Director Johnson reported that the project cost budget line of $25,000 would be exceeded due to unanticipated expenses related to FEMA engineering services for Mitchellsville Bridge, environmental work at the Phillips site, and engineering costs associated with the BONATRANS Power Up grant application. Johnson discussed with the Board whether to increase the project cost budget or leave it unchanged and allow it to go over budget. The board discussed what additional expenses would be anticipated for the year and what the impacts of not doing anything would be. It was noted that anticipated administrative income for the remainder of the year would offset the additional costs should the budget line be adjusted. A motion to increase the project cost budget by $50,000.00 was made by Alger and seconded by Caulfield. Fitzpatrick voted in opposition; all other members voted in favor, and the motion passed.

A motion to approve the April and May 2026 financial statements, as presented, was made by Fitzpatrick and seconded by Davidson. All voted in favor, and the motion passed.

b) **CDARS Ratification:** A motion to ratify the electronic authorization made in May to roll over the principal and interest from a maturing Chemung Canal CDARS into a new CDARS investment was made by Alger and seconded by Fitzpatrick. All voted in favor, and the motion passed.

IV. New Business

a) Kristie Beach Audit Engagement Letter: A three-year engagement letter proposal from Kristie M. Beach CPAs, PLLC, was reviewed as presented in the board materials. A motion to accept the three-year proposal was made by Davidson and seconded by Fitzpatrick. All voted in favor, and the motion passed.

V. Old Business

a) Termination of Clark Specialty PILOT: A request was made by Clark Specialty to terminate the remainder of its PILOT agreement. The original PILOT payment was structured as a fixed PILOT payment using a higher assessed value than what the property is assessed at now. If the property were to remain under PILOT using the fixed payment schedule the PILOT payment would exceed the annual tax payments by $4,000 next year. The PILOT termination will provide annual tax savings for the company resulting in the request to terminate the agreement. No Board action was required.

b) Chauncey Run Final Resolution: Staats presented the Chauncey Run Final Resolution, as included in the Board Packet. A motion to approve the Final Resolution was made by Alger and seconded by Caulfield. Fitzpatrick voted in opposition; all other members voted in favor, and the motion passed.

c) Canisteo Wind Extension Approval: Samantha Vanetti-Recore and Sean Perry, representing Invenergy (Canisteo Wind), were in attendance to provide information regarding the request for an extension to close with the Steuben County IDA on proposed financial assistance. The extension is requested as the company continues to address federal permitting challenges that have delayed the start of construction on the project.

A motion to approve the extension for 12-month period was made by Fitzpatrick and seconded by Alger. All voted in favor, and the motion passed.

VI. Project/Policy Updates

a) **BONATRANS Project Update:** Andrej Kozma and Radim Platos participated via Zoom and provided a presentation on BONATRANS and the proposed project in Wayland. The new facility will manufacture locomotive wheelsets and is expected to create approximately 107 jobs. A project timeline was presented, with construction anticipated to begin in April 2027 and installation of equipment scheduled for May 2028.

VII. Executive Session

Pursuant to Article 7, Section 105(d) of the Open Meetings Law, regarding discussions of proposed, pending, or current litigation:
At 12:45 p.m., Alger made a motion to enter Executive Session, seconded by Fitzpatrick. All voted in favor, and the motion passed.
At 1:07 p.m., Fitzpatrick made a motion to exit Executive Session, seconded by Alger. All voted in favor, and the motion passed.

VII. **Adjournment –** With no further business to discuss, Alger made a motion to adjourn the meeting at 1:07 p.m., seconded by Fitzpatrick. All voted in favor, and the meeting adjourned.

Respectfully submitted,
Mike Davidson
Secretary