

**Steuben County Industrial Development Agency
7234 Route 54 North
PO Box 393
Bath, NY 14810**

Board of Directors Meeting

September 24, 2026

Steuben County Industrial Development Agency will hold a Board Meeting at 12:00 pm on September 24, 2026. The meeting is open to the public and those wishing to view the meeting as it is being held may do so by visiting:

[September 24, 2026, IDA Board Meeting](#)

Sincerely,

Dean Strobel
Board Chair

**Steuben County Industrial Development Agency
Board of Directors Meeting
September 24, 2026**

Agenda

- | | |
|---|----------|
| 1. Call to Order: Quorum Present | Strobel |
| 2. Secretary's Report: August 27, 2026, Minutes | Davidson |
| 3. Treasurer's Report: August Financials | Russo |
| 4. New Business: Nothing to Report | |
| 5. Old Business: | |
| a. Route 54 Corridor Study Update/Lead Agency Status | Staats |
| b. Staffing Update | Johnson |
| c. Insurance RFP | Staats |
| 6. Project/Policy Updates: | |
| a. Bonatrans/Power Up Update | Johnson |
| b. Pleasant Valley Update | Johnson |
| c. Infrastructure/Community Development Update | Bull |
| 7. Executive Session: Open Meetings Law
Article 7, Section 105, Paragraph D – Discussion regarding
proposed, pending, or current litigation | Strobel |
| 8. Adjournment | Strobel |

Steuben County Industrial Development Agency
Board of Directors Meeting
August 27, 2026

Meeting Minutes

1. Call to Order: The regular meeting of the Board of Directors was called to order at 12:02 pm by Chair Strobel who confirmed that a quorum was present.

Present:	Dean Strobel	Chair
	Kelly Fitzpatrick	Vice Chair
	Mike Davidson	Secretary
	Tony Russo	Treasurer
	Mark Alger	Member
	James Johnson	Executive Director
	Jill Staats	Deputy Director
	Matt Bull	Director of Community & Infrastructure Dev.
	Russ Gaenzle	IDA Counsel/Harris Beach Murtha (via Zoom)

Absent:	Sarah Creath	Member
	Michelle Caulfield	Member

Guests:	Millicent Ruffin	Corning Incorporated
	Kam Keeley	Corning Incorporated

2. Secretary's Report: Davidson presented the meeting minutes from the July 23, 2026, board meeting. Alger made a motion to approve them as presented, and Fitzpatrick seconded. All voted to approve and the motion passed.
3. Treasurer's Report: Russo presented the financial statements from July 2026. He noted that the CD approved for cash out at last month's meeting will not appear on the balance sheet until the August financial statements. He also noted that administrative income is running behind budgeted revenue, but additional income is expected in the coming months. Johnson added that there is a timing issue on a few projects. He advised that grant income for the Route 54 corridor study proposed for 2026 will be received in 2027. Alger motioned to approve the financial statements as presented, and Fitzpatrick seconded. All voted in favor and the motion passed.
4. New Business:
 - a. Cohocton Railroad Property Disposition: Johnson advised the group that a Cohocton resident approached the IDA about purchasing land owned by the B&H line in the village. The resident would not disclose the purpose of the purchase. Property disposition guidelines are very defined and require certain

steps when properties are not sold for economic development purposes. For a private sale like this to take place, a public bid process would need to occur and the IDA would need to secure fair market value for the property. Fitzpatrick inquired about the cost of selling the land and noted that there is no incentive to sell it right now. Other board members agreed that staff should not pursue the sale of the land.

- b. Town of Urbana Railroad Conveyance: Johnson reviewed the status of the railroad conveyance to the Town of Urbana. The conveyance agreement in the packet was shared with the town attorney, but he has not provided feedback on the changes yet.

5. Old Business:

- a. CPMCo/Country Club Final Resolution: Johnson was unable to provide details of the project last month because the announcement had not been made that the LPGA was returning to Corning in May but now noted that the proposed improvements will support the attraction of this major tourism event. He reminded the group that the project is requesting only a sales tax benefit and advised that no one attended the public hearing held earlier in the month. He also noted there was a revised EAF to include land at the country club. Millicent Ruffin from Corning Incorporated provided background on the event and project, noting that it is a strategic investment into infrastructure and the property formally known as the Fun Park will be put back into constructive use. Johnson advised that the final resolution includes three points – a negative declaration pursuant to SEQRA, the designation as a tourism project under GML, and final approval of the project. Alger made a motion to approve the resolution and Fitzpatrick seconded. All voted in favor and the motion passed.
- b. OSC PARIS Response: Johnson advised the board that the Office of the State Comptroller performed its annual PARIS report review of the 2025 submission. Answers to their questions were submitted and accepted by the OSC. No action was required by the Board.
- c. Bonatrans/PowerUp Award: Johnson reminded the group that the state awarded funding for electrical upgrades to the Wayland site. He has been working with NYSEG and the state on a payment schedule, which he expected to be approved by the ESD Board in October. Johnson noted he would like to make the first payment to NYSEG to start the project after understanding ESD's reimbursement plan.

6. Project/Policy Updates:

- a. Data Center Moratorium: Johnson provided an overview of discussion against data center development and reviewed the state's recent moratorium on projects over 50 MW. He advised the group that the IDA is not familiar with any proposed projects in Steuben County.
 - b. Other Updates Provided by Johnson:
 - i. The annual sexual harassment training needs to be completed by board members.
 - ii. The pending budget will include a new position heavy on compliance but with an administrative component too.
 - iii. The closing on Pleasant Valley Winery is scheduled for next week.
7. Executive Session: Johnson called for an Executive Session per Open Meetings Law Article 7, Section 105, Paragraph D to discuss proposed, pending, or current litigation. Alger made a motion to enter Executive Session at 1:05 pm and Davidson seconded. All voted in favor and the motion passed.
- a. Russo made a motion to leave Executive Session at 1:11 pm which was seconded by Alger. All voted in favor and the motion passed. Johnson noted that no action was taken.
8. Adjournment: Alger made a motion at 1:11 pm to end the meeting which was seconded by Davidson. All voted in favor and the motion passed.

Respectfully submitted,
Mike Davidson
Secretary

Statement of Financial Position by Fund with Comparison to Prior Year End
Steuben County Industrial Development Agency
For 8/31/2026

Run: 9/15/2026 at 5:37 AM

Page: 1

SCIDA

	This Year	Last Year	Change
Assets			
Current Assets			
10.0200.020.00 SCIDA Checking xx3375 - Five Star Bank	772,998.98	736,663.49	36,335.49
10.0205.020.00 SCIDA Escrow Acct xx9305	12,170.00	52,348.39	(40,178.39)
10.0209.020.00 SCIDA Project Account xx1901	1,291,984.13	12,316.16	1,279,667.97
10.0210.020.00 Petty Cash	100.00	100.00	0.00
10.0215.020.00 Chemung Canal Trust Company	1,020,674.40	1,009,138.45	11,535.95
10.0221.020.00 SCIDA Five Star CD	692,619.09	673,722.56	18,896.53
10.0222.020.00 SCIDA Chemung CD	540,607.18	531,797.26	8,809.92
10.0223.020.00 SCIDA Five Star CD	1,704,539.08	1,630,304.88	74,234.20
10.0224.020.00 SCIDA Five Star CD	0.00	1,235,901.37	(1,235,901.37)
10.0240.020.00 Prepaid Expenses	0.00	17,660.25	(17,660.25)
Total Current Assets	6,035,692.86	5,899,952.81	135,740.05
Non-Current Assets			
10.0199.030.00 Deferred Outflows of Resources	119,338.00	119,338.00	0.00
Total Non-Current Assets	119,338.00	119,338.00	0.00
Fixed Assets			
Land			
10.0100.010.00 Land - B&W Railroad	380,250.00	380,250.00	0.00
10.0102.010.00 B&H Railroad	102,653.00	102,653.00	0.00
10.0104.010.00 Engine House - Livonia	100,000.00	100,000.00	0.00
10.0106.010.00 Land - Railroad	39,979.00	39,979.00	0.00
10.0108.010.00 Land - Scudder Property	226,735.76	226,735.76	0.00
Total Land	849,617.76	849,617.76	0.00
Buildings			
10.0120.010.00 Building - Office	167,416.00	167,416.00	0.00
10.0122.010.00 B&W Railroad	380,250.00	380,250.00	0.00
10.0124.010.00 Building Improvements	67,735.86	67,735.86	0.00
10.0126.010.00 B&H Railroad	922,522.80	922,522.80	0.00
Total Buildings	1,537,924.66	1,537,924.66	0.00
Equipment			
10.0145.010.00 Office Equipment	36,632.16	36,632.16	0.00
Total Equipment	36,632.16	36,632.16	0.00
Goodwill			
10.0175.010.00 Website Design	30,000.00	30,000.00	0.00
Total Goodwill	30,000.00	30,000.00	0.00
Depreciation			
10.0180.010.00 Accumulated Depreciation	(1,096,381.68)	(1,096,381.68)	0.00
10.0185.010.00 Accumulated Amortization	(30,000.00)	(30,000.00)	0.00
Total Depreciation	(1,126,381.68)	(1,126,381.68)	0.00
Total Assets	7,482,823.76	7,347,083.71	135,740.05
Liabilities and Fund Balance			
Liabilities			
Current Liabilities			
10.0600.060.00 Accounts Payable	100.00	10,014.72	(9,914.72)
10.0601.060.00 Payroll Liabilities - Accrued Payroll	0.00	16,432.64	(16,432.64)
10.0610.060.00 Payroll Liabilities - PR Taxes	2.10	1,231.76	(1,229.66)
10.0611.060.00 Payroll Liabilities - Retirement	2,068.29	1,340.19	728.10
10.0613.060.00 Payroll Liabilities - United Way	418.10	139.60	278.50
10.0630.060.00 Escrow Funds Payable	8,457.99	8,457.98	0.01
10.0687.000.00 Compensated Absences - Accrued	7,644.38	7,644.38	0.00
10.0688.060.00 Escrow Funds Payable - Projects	25,969.21	0.00	25,969.21
Total Current Liabilities	44,660.07	45,261.27	(601.20)
Non-Current Liabilities			
10.0680.070.00 Net Pension Liability	169,065.00	169,065.00	0.00
10.0685.070.00 Deferred Inflows of Resources	36,683.00	36,683.00	0.00
Total Non-Current Liabilities	205,748.00	205,748.00	0.00
Total Liabilities	250,408.07	251,009.27	(601.20)

Statement of Financial Position by Fund with Comparison to Prior Year End
Steuben County Industrial Development Agency
For 8/31/2026

Run: 9/15/2026 at 5:37 AM

Page: 2

SCIDA

	This Year	Last Year	Change
Fund Equity			
NonSpendable Fund Balance			
Fund Balance			
10.0915.090.00 Fund Balance	<u>7,096,074.44</u>	<u>6,841,856.33</u>	<u>254,218.11</u>
Total Fund Balance	<u>7,096,074.44</u>	<u>6,841,856.33</u>	<u>254,218.11</u>
Current Year Change in Fund Balance	<u>136,341.25</u>	<u>254,218.11</u>	<u>(117,876.86)</u>
Total Fund Equity	<u>7,232,415.69</u>	<u>7,096,074.44</u>	<u>136,341.25</u>
Total Liabilities and Fund Balance	<u>7,482,823.76</u>	<u>7,347,083.71</u>	<u>135,740.05</u>

Statement of Activity - MTD and YTD by Department

Steuben County Industrial Development Agency

For 8/31/2026

SCIDA

Income	M-T-D Actual	Y-T-D Actual	Y-T-D Budget	Variance
Administrative Income				
10.2140.100.00 Administrative Income	26,209.67	411,647.81	1,300,000.00	(888,352.19)
Total Administrative Income	26,209.67	411,647.81	1,300,000.00	(888,352.19)
Business Development Income				
10.2710.100.00 Business Development Support Income	0.00	130,000.00	130,000.00	0.00
Total Business Development Income	0.00	130,000.00	130,000.00	0.00
Other Income				
10.2815.100.00 Grant Income Site Development	0.00	0.00	75,000.00	(75,000.00)
10.2820.100.00 ARC Grant Income	0.00	0.00	200,000.00	(200,000.00)
10.2825.100.00 ARC Project Reimbursements	0.00	0.00	101,747.00	(101,747.00)
10.2870.100.00 Miscellaneous Income	20,667.54	20,982.79	2,000.00	18,982.79
10.2891.100.00 Interest Income	48,955.05	158,586.44	120,000.00	38,586.44
Total Other Income	69,622.59	179,569.23	498,747.00	(319,177.77)
Total Income	95,832.26	721,217.04	1,928,747.00	(1,207,529.96)

Expenses

Office Expenses				
10.6125.400.00 Continuing Education Expense	0.00	0.00	5,000.00	5,000.00
10.6130.400.00 Dues & Subscriptions Expense	1,927.00	15,709.05	15,640.00	(69.05)
10.6140.400.00 Miscellaneous Office Expense	0.00	0.00	2,200.00	2,200.00
10.6150.400.00 Postage & Delivery Expense	6.37	322.37	2,000.00	1,677.63
10.6155.400.00 Cleaning Expense	0.00	1,640.00	2,936.00	1,296.00
10.6160.400.00 Copier Expense	185.19	1,666.14	2,833.00	1,166.86
10.6165.400.00 Office Supplies Expense	65.78	2,625.71	3,000.00	374.29
10.6170.400.00 Payroll Fees Expense	28.00	1,040.50	2,080.00	1,039.50
Total Office Expenses	2,212.34	23,003.77	35,689.00	12,685.23
Professional Services Expense				
10.6200.400.00 Legal Services Expense	9,285.15	9,285.15	15,000.00	5,714.85
10.6205.400.00 Maintenance Expense	250.00	3,465.00	30,000.00	26,535.00
10.6210.400.00 Accounting Expense	2,575.00	32,700.00	43,000.00	10,300.00
10.6220.400.00 Consulting Expense	0.00	0.00	10,000.00	10,000.00
Total Professional Services Expenses	12,110.15	45,450.15	98,000.00	52,549.85
Salaries & Wages Expense				
10.6560.400.00 Payroll Expenses	32,288.18	275,825.54	430,376.00	154,550.46
10.6561.400.00 Payroll Taxes Expense	2,513.66	20,050.46	32,924.00	12,873.54
10.6599.400.00 Retirement (ERS) Expense	0.00	15,910.25	64,099.00	48,188.75
Total Salaries & Wages Expenses	34,801.84	311,786.25	527,399.00	215,612.75
Administrative Expenses				
10.6625.400.00 Technology Upgrades Expense	118.00	3,456.00	6,000.00	2,544.00
10.6645.400.00 Marketing Expense	0.00	7,566.28	25,000.00	17,433.72

Statement of Activity - MTD and YTD by Department Steuben County Industrial Development Agency For 8/31/2026

SCIDA

	M-T-D Actual	Y-T-D Actual	Y-T-D Budget	Variance
Total Administrative Expenses	118.00	11,022.28	31,000.00	19,977.72
Utility Expenses				
10.6650,400.00 Internet Access Expense	60.00	480.00	824.00	344.00
10.6655,400.00 Telephone Expense	189.06	3,870.89	4,320.00	449.11
10.6660,400.00 Utilities Expense	409.47	2,789.92	4,774.00	1,984.08
10.6665,400.00 Refuse Expense	35.00	280.00	386.00	106.00
Total Utility Expenses	693.53	7,420.81	10,304.00	2,883.19
Travel Expenses				
10.6700,400.00 Travel & Entertainment Expense	100.05	3,290.44	8,000.00	4,709.56
10.6705,400.00 Community Engagement	0.00	482.22	6,500.00	6,017.78
10.6710,400.00 Conferences Expense	0.00	6,019.48	10,000.00	3,980.52
Total Travel Expenses	100.05	9,792.14	24,500.00	14,707.86
Insurance Expense				
10.6810,400.00 Health Insurance Expense	5,924.47	57,321.80	80,694.00	23,372.20
10.6815,400.00 Dental Insurance Expense	712.47	2,137.41	2,850.00	712.59
10.6820,400.00 Vehicle Allowance Expense	1,149.24	10,179.00	14,940.00	4,761.00
10.6825,400.00 Liability Insurance Expense	2,653.00	13,508.06	23,881.00	10,372.94
10.6830,400.00 Disability Insurance Expense	659.52	2,096.25	2,031.00	(65.25)
10.6835,400.00 Life Insurance Expense	0.00	1,254.99	1,532.00	277.01
10.6840,400.00 Workers' Compensation Insurance Expense	0.00	375.20	2,390.00	2,014.80
10.6845,400.00 Vision Insurance	107.88	107.88	432.00	324.12
Total Insurance Expense	11,206.58	86,980.59	128,750.00	41,769.41
Infrastructure Expense				
10.6905,400.00 Project Costs Expense	17,430.15	39,354.48	75,000.00	35,645.52
10.6915,400.00 Site Development Expense	0.00	50,065.32	91,000.00	40,934.68
Total Infrastructure Expense	17,430.15	89,419.80	166,000.00	76,580.20
Other Expenses				
10.6670,400.00 ARC Project Expense	0.00	0.00	400,000.00	400,000.00
Total Other Expenses	0.00	0.00	400,000.00	400,000.00
Total Expenses	78,672.64	584,875.79	1,421,642.00	836,766.21
Excess Revenue Over (Under) Expenses	17,159.62	136,341.25	507,105.00	(370,763.75)



MAKING CONNECTIONS
CREATING SOLUTIONS

August 24, 2026

RE: New York State Route 54 Industrial Site Analysis – SEQR Lead Agency Determination
7305 State Route 54, Bath, New York (Tax Map No. 144.00-02-006.110) &
7265 State Route 54, Bath, New York (Tax Map No. 144.00-02-033.100)

To All Potential Involved and Interested Agencies:

The Steuben County Industrial Development Agency (SCIDA) is circulating this notice to all identified Involved and Interested Agencies to coordinate the establishment of a Lead Agency for the environmental review of the above-referenced project, pursuant to Article 8 of the New York State Environmental Conservation Law and 6 NYCRR Part 617.

The project sponsor, the Steuben County Industrial Development Agency (IDA), proposes to undertake a master planning effort and prepare the associated SEQRA documentation for the redevelopment of two parcels totaling approximately 87.58 acres owned by the IDA and Yort Inc., the owner of the former Philips Lighting Company property, which consist of 7305 State Route 54 (Tax Map No. 144.00-02-006.110) and 7265 State Route 54 (Tax Map Nos. 144.00-02-033.100). Yort Inc.'s main property once housed a former manufacturing facility that has been demolished and is currently being managed under the NYSDEC Brownfield Cleanup Program.

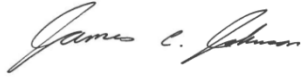
The proposed action includes the preparation of a redevelopment master plan and a Generic Environmental Assessment Report (GEAR) to evaluate the potential environmental impacts associated with the proposed project and establish development parameters for future redevelopment of the site. The master plan is intended to position the property for high-capital investment and high-employment manufacturing and industrial uses within targeted strategic industries. Future redevelopment is anticipated to accommodate up to approximately 885,060 square feet of industrial building space, together with associated parking, access drives, and supporting site infrastructure within designated development areas of the property.

Because the IDA is a property owner and an Involved Agency, and because its participation is central to the advancement of this action, the IDA is proposing to serve as Lead Agency for the coordinated SEQRA review. In accordance with 6 NYCRR Part 617, the IDA will assume Lead Agency status after 30 days if no objections are received, or sooner if consent is provided by all Involved or Interested agencies. Based on Part 1 of the Full Environmental Assessment Form (EAF) prepared for the project, your agency has been identified as a potential *Involved* or *Interested* Agency. Enclosed please find Part 1 of the FEAF and the generic concept site master plan for your review. Any comments you wish to submit regarding the proposed action will be considered by the IDA.

We respectfully request a written response regarding your concurrence or objection to the IDA serving as Lead Agency, along with any comments you may have on the proposed action, be sent to *Jill Staats* at the *Steuben County Industrial Development Agency, 7234 Route 54 North, PO Box 39, Bath, New York 14810*.

Alternatively, you may indicate your consent by signing the statement on the last page of this letter and returning it by mail or email to jstaats@steubencountyida.com.

Thank you,

A handwritten signature in cursive script, appearing to read "James C. Johnson".

James Johnson
Executive Director

Enclosures [FEAF, Concept Plan]

cc:

Town of Bath, Planning Board
Town of Bath Supervisor
Steuben County Planning Department
New York State Department of Transportation
New York State Department of Health
New York Department of Environmental Conservation
New York State Office of Parks, Recreation and Historic Preservation
United States Army Corps of Engineers
Appalachian Regional Commission

STEUBEN COUNTY INDUSTRIAL DEVELOPMENT AGENCY

SEQRA REVIEW OF PROPOSED NYS ROUTE 54 INDUSTRIAL SITE ANALYSIS

My signature below confirms that the potentially involved or interested agency listed below my signature does not object to the Steuben County Industrial Development Agency acting as lead agency for review of this action.

Print Name, Title

Signature

Agency

Date

PROJECT DATA

PARCEL 1:

1. OWNER:

2. ADDRESS:

3. TAX MAP NO.:

4. LOT AREA:

5. EXISTING ZONING:
- YORT INC.

7265 STATE ROUTE 54, BATH, NEW YORK

144.00-02-033.100

±72.42 AC

N/A

PARCEL 2:

1. OWNER:

2. ADDRESS:

3. TAX MAP NO.:

4. LOT AREA:

5. EXISTING ZONING:
- STEBEN COUNTY INDUSTRIAL DEV AGENCY

7305 STATE ROUTE 54, BATH, NEW YORK

144.00-02-006.110

±15.16 AC

N/A

SITE DATA TABLE

ITEM	PROPOSED
TOTAL BUILDING AREA	885,060 SF
TOTAL PAVEMENT AREA	978,883 SF (22.47 AC)
TOTAL PARKING	±1,021 PARKING SPACES
TOTAL IMPERVIOUS AREA	42.79 AC (48.86%)
TOTAL GREEN SPACE	44.79 AC (51.14%)
WETLAND IMPACTS	±6,500 SF



15 FISHERS ROAD; SUITE 200
PITTSFORD, NEW YORK 14534



STEUBEN COUNTY IDA

7234 NY-54, PO BOX 393, BATH, NY 14810

NYS ROUTE 54 INDUSTRIAL SITE ANALYSIS
TOWN OF BATH, STATE OF NEW YORK

CLIENT:

PROJECT:

REVISIONS

NO.	DATE	DESCRIPTION

STAMP

NOT FOR
CONSTRUCTION

PROJECT MILESTONE
CONCEPT MASTER
PLAN

IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE
ACTING UNDER THE DIRECT DIRECTION OF A LICENSED PROFESSIONAL
ENGINEER, ARCHITECT, LANDSCAPE ARCHITECT, OR LAND SURVEYOR, TO
ALTER AN ITEM IN ANY WAY IF AN ITEM BEARING THE STAMP OF A
LICENSED PROFESSIONAL IS ALTERED. THE ALTERING ENGINEER,
ARCHITECT, LANDSCAPE ARCHITECT, OR LAND SURVEYOR SHALL STAMP
THE DOCUMENT AND INCLUDE THE NOTATION "ALTERED BY" FOLLOWED
BY THEIR SIGNATURE, THE DATE OF SUCH ALTERATION, AND A SPECIFIC
DESCRIPTION OF THE ALTERATION.

DRAWN	KBM
DESIGNED	OMH
CHECKED	OMH
SCALE	1" = 150'
DATE	AUGUST 2026
PROJECT	19377.00

DRAWING TITLE

CONCEPT MASTER
PLAN

DRAWING NUMBER
FIG-01
1 OF 1

LEGEND

- PROPERTY LINE
- STORMWATER TREATMENT AREA
- RIVERINE
- WETLANDS (NWI)
- WETLANDS (NYSDEC INFORMATIONAL FRESHWATER WETLAND MAPPING)

N:\STEUBEN CO. IDA\19377.00 RT 54 SITE ANALYSIS\DRAWINGS\SS\19377.00 CONCEPT PLAN.dwg

AUTHORIZING RESOLUTION
(Redevelopment of Former Philips Lighting Company Property)

A regular meeting of the Steuben County Industrial Development Agency was convened on September 24, 2026 at 12:00 p.m.

The following resolution was duly offered and seconded, to wit:

Resolution No. 09/2026 - ____

RESOLUTION OF THE STEUBEN COUNTY INDUSTRIAL DEVELOPMENT AGENCY (THE "AGENCY") DECLARING INTENT TO SERVE AS LEAD AGENCY PURSUANT TO THE STATE ENVIRONMENTAL QUALITY REVIEW ACT ("SEQRA") IN CONNECTION WITH THE PROPOSED PROJECT.

WHEREAS, by Title 1 of Article 18-A of the General Municipal Law of the State of New York, as amended, and Chapter 178 of the Laws of 1972 of the State of New York, (the "Act"), the **STEUBEN COUNTY INDUSTRIAL DEVELOPMENT AGENCY** (the "Agency") was created with the authority and power to promote, develop, encourage and assist in acquiring, constructing, reconstructing, improving, maintaining, equipping and furnishing industrial, manufacturing, warehousing, commercial, research, and recreational facilities as authorized by the Act, and in connection therewith to issue its revenue bonds, and/or enter into straight lease transactions and provide other forms of financial assistance; and

WHEREAS, the Agency proposed to undertake a master planning effort in connection with the redevelopment of two parcels totaling approximately 87.58 acres of real property owned by the Agency and Yort Inc., the owner of the former Philips Lighting Company property (hereinafter referred to as the "Project"), consisting of 7305 State Route 54 and 7265 State Route 54 (the "Property" being more particularly described as tax parcel Nos. 144.00-02-006.110 and 144.02-033.100, respectively); and

WHEREAS, upon consideration of the foregoing, and in furtherance of the Project, the Agency has prepared Part 1 of a Full Environmental Assessment Form and related materials (the "FEAF") relating to the Project and for review by the Agency, including the Agency's proposed acquisition and disposition of fee title to the Property, which all require review pursuant to the State Environmental Quality Review Act ("SEQRA", as codified under Article 8 of the Environmental Conservation Law and regulations adopted at 6 NYCRR Part 617); and

WHEREAS, upon review of the FEAF and related materials, the Agency has identified the Project and related actions as a "Type I Action", as defined pursuant to SEQRA, for which the Agency intends to serve as "Lead Agency" for SEQRA purposes; and

WHEREAS, on or about August 24, 2026, the Agency prepared, filed, published and distributed all requisite notices (the "Notices") to all applicable involved agencies and interested

parties (collectively, the "Involved Agency") indicating its intent to serve as "Lead Agency" for SEQRA purposes; and

WHEREAS, the Agency desires to declare itself lead agency pursuant to SEQRA.

NOW, THEREFORE, BE IT RESOLVED BY THE MEMBERS OF THE STEUBEN COUNTY INDUSTRIAL DEVELOPMENT AGENCY AS FOLLOWS:

Section 1. Based upon the representations made by the Company to the Agency in the Application, the Agency hereby finds and determines that:

(A) By virtue of the Act, the Agency has been vested with all powers necessary and convenient to carry out and effectuate the purposes and provisions of the Act and to exercise all powers granted to it under the Act; and

(B) The Agency has the authority to take the actions contemplated herein under the Act; and

(C) The Agency has either received all requisite consents or no objections have been received within thirty (30) days of disposition of the Notices from any Involved Agency. As such, the Agency hereby accepts the FEAF and declares itself as lead agency for purposes of reviewing the Project pursuant to SEQRA. The Agency authorizes staff and counsel to conduct a coordinated review of a Type I Action, as defined pursuant to SEQRA.

Section 2. The officers, employees and agents of the Agency are hereby authorized and directed for and in the name and on behalf of the Agency to do all acts and things required and to execute and deliver all such certificates, instruments and documents, to pay all such fees, charges and expenses and to do all such further acts and things as may be necessary or, in the opinion of the officer, employee or agent acting, desirable and proper to effect the purposes of the foregoing resolutions and to cause compliance by the Agency with all of the terms, covenants and provisions of the documents executed for and on behalf of the Agency.

Section 3. This Resolution shall take effect immediately.

The question of the adoption of the foregoing resolutions was duly put to vote on roll call, which resulted as follows:

	<i>Yea</i>	<i>Nay</i>	<i>Absent</i>	<i>Abstain</i>
Dean Strobel				
Kelly Fitzpatrick				
Tony Russo				
Mike Davidson				
Michelle Caulfield				
Mark R. Alger				
Sarah Creath				

The resolutions were thereupon duly adopted.

STATE OF NEW YORK)
COUNTY OF STEUBEN) ss:

I, the undersigned Secretary of the Steuben County Industrial Development Agency, DO
HEREBY CERTIFY:

That I have compared the foregoing extract of the minutes of the meeting of the Steuben
County Industrial Development Agency (the “Agency”) including the resolution contained
therein, held on September 24, 2026, with the original thereof on file in my office, and that the
same is a true and correct copy of the proceedings of the Agency and of such resolution set forth
therein and of the whole of said original insofar as the same relates to the subject matters therein
referred to.

I FURTHER CERTIFY that all members of said Agency had due notice of said meeting,
that the meeting was in all respects duly held and that, pursuant to Article 7 of the Public
Officers Law (Open Meetings Law), said meeting was open to the general public, and that public
notice of the time and place of said meeting was duly given in accordance with Article 7.

I FURTHER CERTIFY that there was a quorum of the members of the Agency present
throughout said meeting.

I FURTHER CERTIFY that as of the date hereof, the attached resolution is in full force
and effect and has not been amended, repealed or modified.

IN WITNESS WHEREOF, I have hereunto set my hand and seal of said Agency this ____
day of _____, 2026.

Secretary

PROJECT NAME

Project #

Steuben County IDA Wayland Power Up

Project Cost and Financing SourcesFinancing Uses

Construction / Renovation
Private Onsite Construction
Material Acquisition
Engineering and Permitting
Commissioning Project Closeout

Amount

\$ 7,583,100.00
\$ 1,900,000.00
\$ 5,982,900.00
\$ 1,050,000.00
\$ 2,263,000.00

Total Project Costs

\$ 18,779,000.00Financing Sources

ESD-Grant (#)
Local Match

Amount

\$ 16,879,000.00
\$ 1,900,000.00

Percent

90
10

Total Project Financing

\$ 18,779,000.00100%

Project: Wayland Power Up

Date: 9/21/2026

Short Environmental Assessment Form
Part 2 - Impact Assessment

Part 2 is to be completed by the Lead Agency.

Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	☒	☐
2. Will the proposed action result in a change in the use or intensity of use of land?	☒	☐
3. Will the proposed action impair the character or quality of the existing community?	☒	☐
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	☒	☐
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	☒	☐
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	☐	☒
7. Will the proposed action impact existing:	☒	☐
a. public / private water supplies?	☒	☐
b. public / private wastewater treatment utilities?	☒	☐
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	☒	☐
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	☒	☐
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	☒	☐
11. Will the proposed action create a hazard to environmental resources or human health?	☒	☐
12. Is the potentially affected disadvantaged community identified as having comparatively higher burdens or vulnerabilities by the Disadvantaged Community Assessment Tool ?	☒	☐
13. Will the proposed action cause or increase a pollution burden within a disadvantaged community?	☒	☐

Short Environmental Assessment Form **Part 3** *Determination of Significance*

For every question in Part 2 that was answered "moderate to large impact may occur," or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

The IDA has assessed the impacts of this project and determined that all proposed improvements to upgrade the existing electrical infrastructure to the Wayland Industrial Park will have little or no environmental impact. This determination was made because of the fact that the investments will be upgrading or replacing existing utility infrastructure within current ROWs or on property owned by NYSEG.

No new ground disturbance is anticipated or planned.

☐ Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.	
☒ Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.	
Steuben County IDA Name of Lead Agency	9/21/26 Date
James Johnson Print or Type Name of Responsible Officer in Lead Agency	Executive Director Title of Responsible Officer in Lead Agency
 Signature of Responsible Officer in Lead Agency	 Signature of Preparer (if different from Responsible Officer)

AUTHORIZING RESOLUTION
(POWER UP Project)

A regular meeting of the Steuben County Industrial Development Agency was convened on Thursday, September 24, 2026.

The following resolution was duly offered and seconded, to wit:

Resolution No. 09/2026 - ____

RESOLUTION OF THE STEUBEN COUNTY INDUSTRIAL
DEVELOPMENT AGENCY MAKING A DETERMINATION WITH
RESPECT TO ARTICLE 8 OF THE ENVIRONMENTAL
CONSERVATION LAW AND 6 N.Y.C.R.R. PART 617.

WHEREAS, by Title 1 of Article 18-A of the General Municipal Law of the State of New York, as amended, and Chapter 178 of the Laws of 1972 of the State of New York, as amended (hereinafter collectively called the "Act"), the **STEUBEN COUNTY INDUSTRIAL DEVELOPMENT AGENCY** (the "Agency") was created with the authority and power to own, lease and sell property for the purpose of, among other things, acquiring, constructing and equipping industrial, manufacturing and commercial facilities as authorized by the Act; and

WHEREAS, the New York State Promote Opportunity with Electric Readiness for Underdeveloped Properties ("POWER UP") incentive program provides reimbursable capital grants to industrial development agencies, municipalities, utilities, and other eligible applicants for electric infrastructure upgrades at near-shovel ready industrial campuses under the ownership or control of eligible applicants to create power-ready sites to meet industrial and commercial demands across the State and attract priority sector end-users; and

WHEREAS, Empire State Development, in consultation with the Department of Public Service, administers the POWER UP incentive program and is currently accepting applications; and

WHEREAS, the Agency desires to undertake certain electrical improvements to enhance the electric readiness (the "Electric Improvements") to the Wayland Business Park, a 118-acre shovel-ready site located at 0 NY Route 21, Wayland, New York 14572 (the "Park"); and

WHEREAS, the Agency previously submitted an application and secured an award from the POWER UP incentive program (the "Grant Award") to fund a portion of the Electric Improvements; and

WHEREAS, private on site development will fund the remaining portion of the Electric Improvements (the "Local Match"); and

WHEREAS, pursuant to the New York State Environmental Quality Review Act, Article 8 of the Environmental Conservation Law and the regulations adopted pursuant thereto at 6

N.Y.C.R.R. Part 617, as amended (collectively referred to as "SEQRA"), the Agency must satisfy the applicable requirements set forth in SEQRA, as necessary, prior to making a final determination whether to undertake the Electric Improvements.

NOW, THEREFORE, BE IT RESOLVED BY THE STEUBEN COUNTY INDUSTRIAL DEVELOPMENT AGENCY AS FOLLOWS:

Section 1. Based upon the representations made by the Company to the Agency in the Application, the Agency hereby finds and determines that the undertaking of the Electric Improvements constitutes a "Type II Action" (as such term is defined in SEQRA); therefore, no further action is required under SEQRA.

Section 2. The officers, employees and agents of the Agency are hereby authorized and directed for and in the name and on behalf of the Agency to do all acts and things required and to execute and deliver all such certificates, instruments and documents, to pay all such fees, charges and expenses and to do all such further acts and things as may be necessary or, in the opinion of the officer, employee or agent acting, desirable and proper to effect the purposes of the foregoing resolutions and to cause compliance by the Agency with all of the terms, covenants and provisions of the documents executed for and on behalf of the Agency.

Section 3. These Resolutions shall take effect immediately.

The question of the adoption of the foregoing Resolution was duly put to a vote on roll call, which resulted as follows:

	<u><i>Yea</i></u>	<u><i>Nay</i></u>	<u><i>Absent</i></u>	<u><i>Abstain</i></u>
Dean Strobel	[]	[]	[]	[]
Kelly Fitzpatrick	[]	[]	[]	[]
Tony Russo	[]	[]	[]	[]
Mike Davidson	[]	[]	[]	[]
Michelle Caulfield	[]	[]	[]	[]
Mark R. Alger	[]	[]	[]	[]
Sarah Creath	[]	[]	[]	[]

The Resolutions were thereupon duly adopted.

SECRETARY'S CERTIFICATION
(POWER UP Project)

STATE OF NEW YORK)
COUNTY OF STEUBEN) ss.:

I, the undersigned, Secretary, of the Steuben County Industrial Development Agency, DO
HEREBY CERTIFY:

That I have compared the annexed extract of minutes of the meeting of the Steuben
County Industrial Development Agency (the "Agency"), including the resolution contained
therein, held on September 24, 2026, with the original thereof on file in the office of the Agency,
and that the same is a true and correct copy of the proceedings of the Agency and of such
resolution set forth therein and of the whole of said original insofar as the same related to the
subject matters therein referred to.

I FURTHER CERTIFY, that all members of said Agency had due notice of said meeting,
that the meeting was in all respects duly held and that, pursuant to Article 7 of the Public
Officers Law (Open Meetings Law), said meeting was open to the general public, and that public
notice of the time and place of said meeting was duly given in accordance with such Article 7.

I FURTHER CERTIFY, that there was a quorum of the members of the Agency present
throughout said meeting.

I FURTHER CERTIFY, that as of the date hereof, the attached resolution is in full force
and effect and has not been amended, repealed or modified.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of said
Agency this ____ day of _____, 2026.

Secretary