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

<u>Agenda</u>

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

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

SCIDA

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

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
Income				
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 Developement	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)**

STEUBEN COUNTY IDA
INDUSTRIAL DEVELOPMENT AGENCY

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,

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: YORT INC.
2. ADDRESS: 7265 STATE ROUTE 54, BATH, NEW YORK
3. TAX MAP NO.: 144.00-02-033.100
4. LOT AREA: ±72.42 AC
5. EXISTING ZONING: N/A

PARCEL 2:

1. OWNER: STEUBEN COUNTY INDUSTRIAL DEV AGENCY
2. ADDRESS: 7305 STATE ROUTE 54, BATH, NEW YORK
3. TAX MAP NO.: 144.00-02-006.110
4. LOT AREA: ±15.16 AC
5. EXISTING ZONING: 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

LEGEND

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

McFARLAND JOHNSON
15 FISHERS ROAD; SUITE 200
PITTSFORD, NEW YORK 14534

811 Know what's below. Call before you dig.

CLIENT:
STEUBEN COUNTY IDA
7234 NY-54, PO BOX 393, BATH, NY 14810

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

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

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) Tthe 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:

	Yea	***Nay***	***Absent***	***Abstain***
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	Steuben County IDA Wayland Power Up	
Project #	Project Cost and Financing Sources	
Financing Uses	Amount	
Construction / Renovation	$ 7,583,100.00	
Private Onsite Construction	$ 1,900,000.00	
Material Acquisition	$ 5,982,900.00	
Engineering and Permitting	$ 1,050,000.00	
Commissioning Project Closeout	$ 2,263,000.00	
Total Project Costs	$ 18,779,000.00	
Financing Sources	Amount	Percent
ESD-Grant (#)	$ 16,879,000.00	90
Local Match	$ 1,900,000.00	10
Total Project Financing	$ 18,779,000.00	100%