

STEBEN COUNTY AGRICULTURE, INDUSTRY AND PLANNING COMMITTEE

Wednesday, March 4, 2026

9:30 a.m.

*Legislative Chambers, 3rd Floor, Annex Building
Bath, New York*

****MINUTES****

COMMITTEE:	K. Michael Hanna, Chair Robert V. Nichols	Hilda T. Lando, Vice Chair Michael Volino	Shannon Logsdon
STAFF:	Jack K. Wheeler Rochelle Casselbury Michele Kuhn	Christopher Brewer Curtis Warner Mary Myers Shearing	Tim Rosell Lisa Rodbourn Griffin Bates
LEGISLATORS:	Kelly H. Fitzpatrick Nicholas D. Pelham Joseph Tobia (Zoom)	Justin Eberlin Frederick G. Potter Scott J. Van Etten	Jeffrey P. Horton Deborah Shannon
OTHERS:	Eddie Van Stine, Public Information Specialist James Johnson, Executive Director, Steuben County Industrial Development Agency Michael Nisbet, Executive Director, Hornell Industrial Development Agency Tess McKinley, Executive Director, Steuben County Cornell Cooperative Extension		

I. CALL TO ORDER

Mr. Hanna called the meeting to order at 9:30 a.m.

II. APPROVAL OF MINUTES

MOTION: APPROVING THE MINUTES OF THE FEBRUARY 4, 2026, MEETING MADE BY MRS. LANDO. SECONDED BY MRS. LOGSDON. ALL BEING IN FAVOR. MOTION CARRIES 5-0.

III. DEPARTMENT REQUESTS

A. Buildings & Grounds

1. **RFP** – Mr. Brewer requested authorization to issue an RFP for Engineer and Architect Services for the Renovation of the County Office Building Bathrooms.

MOTION: AUTHORIZING THE COMMISSIONER OF PUBLIC WORKS, IN CONJUNCTION WITH THE PURCHASING DIRECTOR, TO ISSUE AN RFP FOR ENGINEER AND ARCHITECT SERVICES FOR THE RENOVATION OF THE COUNTY OFFICE BUILDING BATHROOMS MADE BY MRS. LANDO. SECONDED BY MRS. LOGSDON. ALL BEING IN FAVOR. MOTION CARRIES 5-0.

2. **Bid/Contract Awards** – Mr. Brewer stated the low bidder did not meet bid specifications and he recommended awarding to the next low bidder, Charles F. Oliver & Son, LLC for \$10,975.00

MOTION: DECLARING BOBCAT OF BATAVIA A NON-RESPONSIVE BIDDER AND AWARDING THE BID FOR A FERRIS ZERO TURN MOWER OR EQUAL TO THE NEXT LOW BIDDER, CHARLES F. OLIVER & SON, LLC FOR A TOTAL PRICE OF \$10,975.00 MADE BY MR. NICHOLS. SECONDED BY MR. VOLINO. ALL BEING IN FAVOR. MOTION CARRIES 5-0.

Mr. Brewer recommended awarding the bid for generator maintenance to the low bidder, Integrated Power for a total cost of \$18,130. He noted this contract will cover maintenance for 21 generators.

MOTION: AWARDING THE BID FOR GENERATOR MAINTENANCE TO THE LOW BIDDER, INTEGRATED POWER, FOR A TOTAL COST OF \$18,130.00 MADE BY MRS. LANDO. SECONDED BY MRS. LOGSDON. ALL BEING IN FAVOR. MOTION CARRIES 5-0.

B. Historian

1. **Accepting Funds from NYS 250th Commemorative Committee** – Mr. Bates requested authorization to accept \$15,000 from the NYS 250th Commemorative Committee.

MOTION: AUTHORIZING THE COUNTY HISTORIAN TO ACCEPT \$15,000 FROM THE NYS 250TH COMMEMORATIVE COMMITTEE MADE BY MRS. LANDO. SECONDED BY MR. VOLINO. ALL BEING IN FAVOR. MOTION CARRIES 5-0. Resolution Required.

2. **America 250 Commemorative Event** – Mr. Bates state on September 5th from 9am – 5pm they will hold a history fair in Pulteney Park which will include music by Singers for Democracy. The local historical societies will set up tents for the history fair. He also would like to try to get the Lexington Minutemen from Massachusetts to provide re-enactment activities. He also is looking at other re-enactors to portray more local historical figures.

Mrs. Lando asked will you be doing anything on the 4th of July? Mr. Bates stated he is not opposed to doing something, and we may plan something small for that day. Mr. Hanna asked do we have any information regarding slavery in Steuben County? Mr. Bates stated yes; we have actual slave sales in our county records.

3. **Creating the Steuben County America 250 Committee** – Mr. Bates stated he would like to create the Steuben County America 250 Committee. This committee will help my office to organize the event. He stated he would like to present this for consideration at next month’s meeting.

4. **Steuben County 230** – Mr. Bates stated this year Steuben County will be celebrating it’s 230th anniversary. A proclamation has been drafted recognizing the 230th anniversary on March 8th.

5. **Hornell Civil War Soldiers Monument** – Mr. Bates stated that Chris Olix has been putting together a project to add four plaques to the Hope Cemetery monument which will recognize soldiers of Hornell who fought in the Civil War. He is asking the county to recognize and support this project.

Mr. Nichols asked how many names are there? Mr. Bates stated there are close to 1,000. Many went to serve and many were killed. Mr. Nichols asked will these plaques list the names of everyone who went, or only those killed? Mr. Bates stated these plaques will only have the names of those individuals negatively affected; killed in action, wounded in action, missing in action, died in service, died from disease, and prisoners of war.

MOTION: RECOGNIZING AND SUPPORTING THE ADDITION OF FOUR PLAQUES TO THE HORNELL CIVIL WAR SOLDIERS MONUMENT LOCATED IN THE HOPE CEMETERY MADE BY MRS. LANDO. SECONDED BY MRS. LOGSDON. ALL BEING IN FAVOR. MOTION CARRIES 5-0. Resolution Required.

C. Planning

1. **Renewable Energy Farmland Summit** – Ms. Myers Shearing announced there will be a Renewable Energy Farmland Summit on March 15th at the NYSAC Conference. This meeting will be held from 3pm to 6pm at the Crowne Plaza in Albany.

2. **Chamber of Commerce Reports** – Ms. Myers Shearing stated she is in the process of sending out the annual reports from the Chambers of Commerce. Mrs. Lando stated she is concerned that the Chambers are not utilizing the funds as we had asked. Do we have criteria for submission of reports?

Mr. Wheeler stated this has been a topic of discussion in terms of how the funds are allocated. With the criteria, we left it pretty broad. We have asked them essentially to report what they used the funds for in the prior year and what they anticipate for the next year. Some of the Chambers have not utilized the funds, or we have not provided funds as they have not submitted reports. Mrs. Lando commented administrative costs were not the intent of the funds. Mr. Wheeler stated he agrees. We have had some discussion about having the Conference and Visitors' Bureau manage funds for the Chambers. The feeling of the Legislature at the time was to fund the Chambers directly. He stated he has been talking with Mr. Peterson to come up with some ideas.

Ms. Fitzpatrick commented we should establish an application program and instead of cart blanche, they would have to tell us the specific events and how the community will benefit prior to receiving funds. The Bath Chamber does a lot of events, but they are not bringing in people from outside the community. Mr. Wheeler stated this is a discussion that comes up every five to ten years. Ms. Fitzpatrick stated she would like to see how the funds are allocated and what activities are offered by the Chambers. Mr. Wheeler stated last year Hornell, Bath, Hammondsport and Corning Chambers received an allocation.

C. County Manager

1. **County Infrastructure Grant** – Mr. Wheeler stated last year the State budget included \$1 million per county for infrastructure (water, sewer, etc.) to support housing development. Last year we made application for Park Grove in Erwin. The county applies on behalf of the entity. This year we are looking at the West Street development in the City of Hornell. They are in a really good spot with development to have this be the project to make application for. We are not aware of any other housing projects in the county at this time. The definition by Empire State Development is that the project should be shovel-ready within a year of application for the County Infrastructure Grant. Mr. Wheeler stated he was looking for consensus from the committee to work with the Hornell IDA and make application for the County Infrastructure Grant on behalf of the City of Hornell.

Mr. Hanna asked for an explanation of the development program. Mr. Nisbet stated in 2023 the City acquired 7.5 acres on West Street. We are in need of single-family housing. We purchased this property and cleared the land. We are in the final stages of having the design done. This will provide for the construction of 10 houses. We need to create a road, as well as access to gas and electric. Mr. Nichols asked what would be the cost to purchase one of these homes? Mr. Nisbet stated \$325,000 for a basic house.

Mr. Wheeler stated something to keep in mind is that if this program continues to be funded by the State, they added a new component this year allowing counties to apply for up to \$500,000 for placemaking projects; still has to be infrastructure related, but it is still an option. This project for the City of Hornell is directly related to housing. In the future, if we run out of housing options, we could still use this new funding component.

Secretary's Note: The committee was in agreement with the County applying for County Infrastructure Funds on behalf of the City of Hornell relative to the West Street housing development program.

2. **NYSEG Memorializing Resolution**

MOTION: MEMORIALIZING THE NEW YORK STATE PUBLIC SERVICE COMMISSION TO IMMEDIATELY REVIEW ELECTRIC DELIVERY CHARGES, DEMANDING IMPROVED COST CONTROLS AND TRANSPARENCY REGARDING THE ESCALATING COST OF ELECTRICITY MADE BY MRS. LANDO. SECONDED BY MR. VOLINO. ALL BEING IN FAVOR. MOTION CARRIES 5-0. Resolution Required.

IV. **OUTSIDE AGENCIES**

A. Cornell Cooperative Extension

1. **Update** – Mrs. Lando asked Ms. McKinley to provide an update.

- *Strategic Plan* – working on 2026-2028 Strategic Plan and that should be done in March/April.
- *Snap Ed* – this program was defunded by the Federal Government. There were 13 staff in 6 counties. Because of the defunding, the State did give a small amount of funding to continue the program through September 2026. Because of that funding, we have 3 staff working to provide education, etc. She noted they are advocating that the State pay for SNAP Ed; that would cost the State \$20 million per year to help people in poverty eat healthy. If it is not funded, we have applied for other grant funds to continue to employ our 3 staff.

B. Steuben County Industrial Development Agency

1. **Update**

- *Park Grove Housing Project* – this project is moving forward; however, they did have an issue with DEC and wetlands. They are waiting for engineering reports.
- *LP* – they are looking at a 40,000 square foot expansion which will double the size of their production space.
- *Gunlocke* – CSS Workforce held a day-long services fair for employees. Out of 130 employees, 84 attended. They will follow-up with a job fair onsite in early May. Additionally, we have been in conversation with the real estate team about their expectations for the building and they have signed an exclusive contract with JLL, which is a major site selection firm and real estate firm. They will be marketing the facility and we will work very closely with them to continue to move that forward.
- *Curtiss School* – The roof has been replaced and construction should start soon.
- *Annual Report* – working on annual report for the State. Mr. Johnson stated he will come back to committee in April or May and provide an update on all 62 projects.

Mr. Nichols asked what the status of the solar and wind projects is. With the new administration not loving those how is that funding going forward? Mr. Johnson stated NYSID (New York State System Independent Operators) controls the grid and requires each project that is going through an interconnection to go through a grid study. We monitor that and saw that the most recent grid study, either 265 or 295 dropped out in Steuben County. There are multiple reasons why that can happen, but he believes it has to do with cost and permitting. Some of the small solar projects are trying to move forward, as is Prattsburgh Wind, but the cost for labor and materials has increased 30 percent. Based on a recent NYSERDA report, there is a real concern within the Legislature and at the Governor’s Office that the costs are skyrocketing because of policies on both sides of the equation. Our State Association and the New York State Economic Development Council are really promoting and supporting the administration taking a hard look at CLCPA.

Mrs. Logsdon asked are there any updates on the property near I-390 in Wayland? Mr. Johnson stated nothing that he can speak about.

Mrs. Lando asked what is the status of Philips? Mr. Johnson stated DEC is requesting additional work. There are hotspots in the wetlands behind our building and another area behind Shirley’s Lumber. They are projecting everything will be done in 2028. They have an interim site management plan that was approved by DEC. The question with that plan is can some of that land be developed. If something can, then we have a path forward to start looking at development sooner than 2028. That is a question that has been asked and if the answer is no, then we are looking at 2028.

MOTION: TO ADJOURN MADE BY MRS. LANDO. SECONDED BY MRS. LOGSDON. ALL BEING IN FAVOR. MOTION CARRIES 5-0.

Respectfully Submitted by

Amanda L. Chapman
Deputy Clerk
Steuben County Legislature

****NEXT MEETING SCHEDULED FOR****
Wednesday, April 1, 2026
9:30 a.m.

Please send agenda items to the Clerk of the Legislature's Office
NO LATER THAN NOON
Wednesday, March 25, 2026