

The Regular Meeting of the City of Hornell Industrial Development Agency was held December 18, 2025 at 8:00 am at 40 Main Street, Hornell, NY.

PRESENT: David Parmley, Chairman
John Buckley, Vice Chairman
Ed Flaitz, Treasurer, CFO
John Carbone, Secretary
Richard Andolina Jr., Assistant Treasurer

ALSO

PRESENT: Michael Nisbet, CEO, Executive Director
John Dagon, Agency Counsel
Shawn Griffin, Attorney
Elizabeth Hughes, Attorney
Michelle Burch, Administrative Assistant
Erin Ferris, Administrative Assistant

MINUTES

Chairman Dave Parmley called the meeting to order at 8:02 am. Chairman Parmley reported that there was a quorum for the meeting as required by the by-laws.

Secretary John Carbone presented the minutes of the November 20, 2025 meeting. A motion was made by Mayor John Buckley, seconded by Rick Andolina Jr. to approve the minutes of the November 20, 2025 meeting. Carried All.

Treasurer Ed Flaitz presented the financial statements for November that had been emailed to the Board prior to the meeting. A motion was made by John Carbone, seconded by Rick Andolina Jr. to approve the financial report as presented. Carried All.

COMMITTEE REPORTS

Audit Committee- Secretary John Carbone reported that the Audit Committee had paid bills in November from the operating account in the amount of \$138,596.20. A motion was made by Mayor John Buckley, seconded by Ed Flaitz to approve the Audit Committee report as presented. Carried All.

Personnel Committee – No Report

Governance Committee – No Report

EXECUTIVE DIRECTOR REPORT

430 Canisteo Street- Executive Director Nisbet reported the downstairs boiler is operational and the expansion tank has been replaced. Erin Ferris is working with National Fuel to request installation of an additional meter on the opposite side of building to allow easier access for running gas line to the air handler which services the upstairs of the property. If National Fuel does not approve the additional

meter, gas line can be run from the existing meter. The air handler currently provides only air conditioning to the upstairs; adding a gas line will allow heating of the upstairs rentable spaces, enabling CHIDA to bill tenants accurately and allow tenants to control their own heat. A light manufacturing company from Alfred, has expressed interest in downstairs space, and plans to contact CHIDA in January for a potential long-term lease. Several renovations may be required including installing a small overhead door if company decides to lease property. John Dagon stated CHIDA took ownership of property on Quitclaim Deed. John Dagon has received recorded deed for property and has sent in for abstract for property to prove title is clear.

Railhead- Executive Director Nisbet reported David Woolever, Chad Giglio and Michael Bradley have signed the Letter of Intent for property located at 30 Park Drive. Chad Giglio and Michael Bradley intend to assume the Lease and PILOT, contingent upon Giglio-Bradley Group LLC establishing a business within 2 years and David Woolever relinquishing his equity in the 30 Park Drive property which is noted and agreed upon in the Letter of Intent. Chad Giglio and Michael Bradley expect to close on Railhead property located at 40 Park Drive in near future and 30 Park Drive Assumption of Lease and PILOT will be dated to coincide with closing date of 40 Park Drive.

40 Main Street Upstairs Apartment- Executive Director Nisbet discussed work being done upstairs by Giglio's Plumbing to make apartment rentable, including turning water back on after previous leak repair, replacing bathroom tub and installing stackable washer/dryer unit. A prospective tenant has expressed interest in apartment.

PEF Lease- PEF has requested to continue leasing on a month-to-month basis. Executive Director Nisbet has requested 6-month notice if tenant plans to vacate. Once PEF relocates, office space is in good condition and able to be leased with no major improvements required.

117 Main Street- Executive Director Nisbet updated Board regarding the party interested in relocating restaurant to property remains interested. CHIDA waiting on required estimates from interested party. The building currently has the water shut off due to leak, furnace needs replaced, and air conditioning system will need to be upgraded to support restaurant needs if interested party decides to proceed. If interested party decides to lease property, CHIDA will be responsible for repairing water leak and replacing furnace; any additional work required will be the responsibility of the potential lessee. Mayor John Buckley recommended establishing a deadline for prospective project to proceed. Local realtor has confirmed to CHIDA additional parties are interested in the property. CHIDA will send letter to current interested party setting a deadline of February 26, 2026 to require firm commitment to proceed with project.

Executive Director Nisbet requested an Executive Session for matters pertaining to real estate and legal matters. A motion was made by John Carbone, seconded by Ed Flaitz to go out of regular session and enter into Executive Session under Public Officers Law, Article 7, Open Meetings Law, Section 105, paragraph D at 8:16 am. Carried All.

The Executive Session terminated at 8:52 am and a motion was made by John Carbone, seconded by Rick Andolina Jr., to reconvene the meeting at 8:53 am. Carried All.

Old Business

Executive Director Nisbet requested a motion to approve the sale of +/- 2.7 acres of vacant real property located on Ice House Road (Tax Parcel No. 166.00-03-009.200) to Eric Biscaro, or an entity to be formed on his behalf for \$22,000.00, contingent upon the execution of a Right of Way Agreement between Eric Biscaro and adjoining property owner, Gray Manufacturing, as well as Eric Biscaro beginning construction at the Ice House Road property within one year of the execution of the contract of sale, with the option to extend up to two years from execution of the contract, upon approval by the Board. A motion was made by John Carbone, seconded by Ed Flaitz to approve sale of the Ice House Road property upon satisfaction of the contingencies. Carried All.

RESOLUTION AUTHORIZING THE CITY OF HORNELLS INDUSTRIAL DEVELOPMENT AGENCY (THE "AGENCY") TO (i) APPROVE THE SALE OF +/- 2.7 ACRES OF VACANT REAL PROPERTY LOCATED ON ICE HOUSE ROAD (TAX PARCEL NO. 166.00-03-009.200) TO ERIC BISCARO FOR TWENTY-TWO THOUSAND DOLLARS (\$22,000.00), SUBJECT TO EXECUTION OF A RIGHT OF WAY AGREEMENT BETWEEN ERIC BISCARO AND GRAY MANUFACTURING AND THE REQUIREMENT THAT ERIC BISCARO COMMENCE CONSTRUCTION AT THE PROPERTY WITHIN ONE YEAR OF THE EXECUTION OF THE CONTRACT OF SALE, WITH THE OPTION TO EXTEND THE COMMENCEMENT DATE FOR UP TO AN ADDITIONAL YEAR UPON APPROVAL BY THE BOARD; AND (ii) NEGOTIATE, EXECUTE AND DELIVER A PURCHASE AND SALE AGREEMENT BETWEEN THE AGENCY AND ERIC BISCARO AND ANY RELATED DOCUMENTS NECESSARY TO EFFECTUATE THE SAME.

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

	<i>Yea</i>	<i>Nay</i>	<i>Absent</i>	<i>Abstain</i>
David Parmley	[X]	[]	[]	[]
John Carbone	[X]	[]	[]	[]
Ed Flaitz	[X]	[]	[]	[]
John Buckley	[X]	[]	[]	[]
Richard Andolina Jr.	[X]	[]	[]	[]

The Resolutions were thereupon duly adopted.

New Business- No Report

There being no further business, the meeting was adjourned at 8:54 am upon motion from Ed Flaitz, seconded by Rick Andolina Jr. Carried All.

Respectfully Submitted,
John Carbone, Secretary