

The Regular Meeting of the City of Hornell Industrial Development Agency was held May 21, 2026 at 8:00 am at 40 Main Street, Hornell, NY.

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

ALSO

PRESENT: Michael Nisbet, CEO, Executive Director
Elizabeth Hughes, Attorney, via telephone
Michelle Burch, Administrative Assistant
Erin Ferris, Administrative Assistant
Heinz Pollinger, Hornell American Legion

MINUTES

Chairman Dave Parmley called the meeting to order at 8:00 am. Chairman Parmley reported that there was a quorum for the meeting as required by the by-laws.

Veterans Memorial at James Street Park – Pollinger reported banners were installed at James Street Park last year. Veterans Memorial Wall planned for Park Drive entrance, with a goal of completion by July 4th. The American Legion, Amvets, and VFW working with the City on the proposed project to include a wall with military emblems, a railroad-style depot, a sidewalk to the wall, and lighting. Hornell DPW will extend the sidewalk to the wall, after wall installed. Initial work being donated: Parks and Cheresnowsky are providing digging, Southern Tier Concrete is donating blocks, Hunt donating materials for the depot, and Pollinger has the plaques, military signs, and letters. Simmons Rockwell is donating \$100 for every car sold this month. The wall is estimated at \$10,000, with fundraising to follow. The long-term 2–3 year plan includes additional monuments: a Civil War monument, a ship anchor dedicated to the USS Canisteo, POW/MIA monument, additional wall off Duane Street, and a static display pending government approval. Hunt Engineering is preparing design plans for the depot, which will include plaques and posted train times. HPG will host the groundbreaking ceremony.

Secretary John Carbone presented the minutes of the April 23, 2026 meeting. A motion was made by John Buckley, seconded by Rick Andolina, Jr. to approve the minutes of the April 23, 2026 meeting. Carried All.

Treasurer Ed Flaitz presented the financial statements for April that had been emailed to the Board prior to the meeting. A motion was made by John Buckley, seconded by John Carbone 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 April from the operating account in the amount of \$31,914.97. A motion was made by Rick Andolina, Jr., 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

Alstom Master Lease Update – Executive Director Nisbet reported the Alstom Master Lease is moving forward. Attorney Hughes updated that negotiations are still underway, and Harris Beach has been in contact with Alstom and Community Bank, N.A. CBNA is awaiting real estate documents and comments from company in regards to Master Lease.

430 Canisteo St Update – Executive Director Nisbet reported CHIDA is currently in negotiations with a prospective long-term tenant; the proposal is being reviewed by the President of the company, with no final decision to date. The building will require some upgrades for the tenant, which was included in the proposed price to the company. Options are still being explored to attempt to separate utilities, if unable to do so, tenants will be billed for utilities.

Ice House Rd Land to Biscaro – Executive Director Nisbet reported sale of Ice House Rd property (Tax Parcel No. 166.00-03-009.200) is moving forward. A right-of-way agreement has been reached with the prospective buyer and the neighboring company and the survey for the property is complete.

Shawmut Park New Access Rd – Executive Director Nisbet stated CHIDA consulting engineer is working directly with the NYSDOT, Erdman Anthony engineering company and future construction company. The grant application has been submitted to Appalachian Regional Commission (ARC) and is in the process of being entered into the Pathways grant portal for further review. Nisbet reported the Erdman Anthony contract has not been signed to date; CHIDA is awaiting requested waiver before signing design engineering contract to remain compliant with grant regulations.

Executive Director Nisbet requested an Executive Session to consult with legal counsel. A motion was made by John Buckley, seconded by Ed Flaitz to go out of regular session and enter Executive Session under Public Officers Law, Article 7, Open Meetings Law, Section 105, paragraph D at 8:24 am. Carried All.

The Executive Session terminated at 9:40 am and a motion was made by John Carbone, seconded by John Buckley to reconvene the meeting at 9:40 am. Carried All.

Old Business – No Report

New Business – No Report

There being no further business, the meeting was adjourned at 9:40 am upon motion from John Buckley, seconded by Ed Flaitz. Carried All.

Respectfully Submitted,
John Carbone, Secretary