**Schuyler County Industrial Development Agency**
**216 N. Franklin Street - Watkins Glen, NY 14891**
**Meeting Minutes – September 9, 2026**

The meeting of the Schuyler County Industrial Development Agency was called to order at 5:03 pm by Mark Taylor, Vice Chair.

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| **Roll Call:** | Mark Taylor | Vice Chair |
| | Laury Ward | Secretary |
| | Hon. Carl Blowers | Schuyler County Legislature |
| | Kai D'Alleva | Member |
| | Carl Taber | Board Emeritus |
| **Staff:** | Judy McKinney Cherry | CFO/CEO |
| | Michell Krossber | Office Manager |
| | Wendy Shutter | Economic Development Specialist |
| **Absent/Excused:** | Erin Shawkey | Treasurer |
| | Chad Hendrickson | Chair |
| **Guests:** | Shawn Rosno | Schuyler County Administrator |

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**Roll Call - Confirmation of Quorum**

**Conflict of Interest:** No conflicts were reported.

**Introduction of Guests**:

**Public Comment:** None

**Meeting Minutes – August 2026**
Laury Ward made a motion to approve the August 2026 meeting minutes as written. The motion was seconded by Carl Blowers. The motion carried, unanimously.

**Financial Report – July 2026**
Judy McKinney Cherry reviewed the July 2026 Financial Reports. We're right in line for budget. The Seneca Harbor Marina Restaurant 2025 revenue share payment (the required share of revenue over $400,000) was passed through, at the highest amount we've seen of any of our tenants! The 2026 Village Marina Dock lease payment (based on 2025 revenues) was received and passed through as well. We have an overall reduction in bottom line due to depreciation and aging-out leases; however, our operating cash is up from this time last year.

Laury Ward made a motion to accept the July 2026 financial reports. The motion was seconded by Carl Blowers. The motion carried, unanimously.

**New Business**
**Dug Road Solar Opportunity**
Judy McKinney Cherry reported the research findings on the large, decommissioned landfill in the Town of Dix. It had historically been used by all four villages and several towns during the 60's & 70's. A commission board with representatives from each of the jurisdictions was created when it closed in the 80's. As of at least 2017, there is known seepage of waste materials. The wells around the site have been tested but the results of those tests are unknown. The Health Department has reported that they are willing to help clean up the site, but the landfill commission does not want to sell it. To date, it is not capped properly and is not up to current standards. The solar developer that is interested in the site is willing to fix this. Instead, the commission asked the developer to consider the landfill site in Irelandville; however, the Dix site already has the necessary electrical lines. We are unsure what the reluctance from the commission is. Wendy Shutter reported that she attended their board meeting and noted that the members seemed excited that they were at the end of the monitoring period, as they can then decommission the board. Once the board is decommissioned, any developer would need to get permission from each of the taxing jurisdictions separately. The developer needs a letter of intent to be able to get a community host agreement in place. The site is currently not being mowed.

This site is exactly what the IDA would like to see utilized for a solar installation – on a landfill, no viewshed issue, utilizing a non-performing asset, with existing power line access. The site is currently not a taxed parcel because it belongs to the town. It could be earning tax revenue. The DEC is currently working with the developer. Judy will reach back out to NYSEG for follow up.

Judy asked the Board how/if they'd like her to proceed. The board would like Judy to continue to pursue this. They are unsure why the commission would not want to develop the site for the community.

**SCIDA Authorizing Resolution #9/2026-04: Lucky Hare Brewing Co. Sublease & Equipment Extension**
At the August meeting, the board approved the extension of the Lucky Hare Brewing Co. Sublease and Equipment Lease Extension for eight (8) months, to make up for the lost time at the beginning of the lease. The extension will carry the same terms and royalties. No changes to the lease other than the end dates for both lease extensions.

Laury Ward made a motion to approve the SCIDA Authorizing Resolution #9/2026-04, to extend the existing Lucky Hare Brewing Co. Seneca Harbor Marina Restaurant Lease and the Restaurant Equipment lease for eight (8) months to make up for lost time at the start of the leases. The motion was seconded by Kai D'Alleva.

The question of the adoption of the foregoing resolution (9/2026-04) was duly put to vote on roll call, which resulted as follows:

| | Yea | Nay | Absent | Abstain |
|---|---|---|---|---|
| Chad Hendrickson | [ ] | [ ] | [ X ] | [ ] |
| Mark Taylor | [ X ] | [ ] | [ ] | [ ] |
| Laury Ward | [ X ] | [ ] | [ ] | [ ] |
| Carl Blowers | [ X ] | [ ] | [ ] | [ ] |
| Erin Shawkey | [ ] | [ ] | [ X ] | [ ] |
| Kai D'Alleva | [ X ] | [ ] | [ ] | [ ] |

The resolution was thereupon duly adopted.

## ONGOING BUSINESS

**Haentges Holdings, LLC Mixed Use Project - Update:**
The state has been gracious in keeping the grant in play. Our attorney is in contact with the developer's attorney. The bank is holding up the closing. The state would like to do a groundbreaking as soon as possible, before the end of the year, but not before closing. This would likely occur sometime in October. This will be the first and only NYFWD project to hold a groundbreaking.

**Camp Monterey – Update:**
Judy McKinney Cherry thanked Wendy Shutter for installing additional security cameras at Camp Monterey.

She reported that there continues to be significant interest in the site – a resort, a poultry related business (both layers and broilers), and a hemp decording company. The decording company is currently working with Cornell University and the state to get a capital stack together. This project would not be a large employer but would create some jobs at the site. A company from Dubia that manufactures communication equipment is also interested but they've asked for a 34/5 electric line be brought in and need it quickly. No matter what, it would be at least a full year to be able to get started. Judy will reach out to Homeland Security to vet the company.

Regarding the wastewater treatment equipment study, ESD has sent the incentive proposal, which has been signed and returned. There were some minor changes needed in the LaBella proposal. They're working to adjust their proposal, and they'll be ready to start! Once the study is completed, how can we ensure that no additional damage is done to the site? We don't want it to get worse after the study is completed. The camera coverage has been expanded but is still being vandalized. The board asked about hiring security personnel but that would be very costly. The DEC has reported that anyone trespassing over the age of 18 is being arrested if they touch the building(s). The public is allowed to walk on the site.

Judy McKinney Cherry reported that we have posted the 2026 Board Vacancy Notice in the Watkins Glen Review & Express, for the required three weeks. All applications are due at the close of business on Friday, September 25th. As a reminder, we need someone who understands housing capital stacks.

Judy McKinney Cherry reported that the Public Hearing for the UTEP Updates for Childcare was held directly before this meeting. The Mayor of the Village of Montour Falls and the Superintendent of the Odessa-Montour School District attended. No public comments were shared. Reminder: This change is required to meet the legal guidelines. The state passed the policy that IDAs must now consider childcare when deciding on projects; however, it doesn't create approval or rejection if it is or isn't part of a business' plan. The board discussed how this would be implemented. The IDA would need to consider the number of jobs/employees a project would create. We don't want to overstress existing childcare facilities. As previously discussed, the IDA won't create a rating system for this consideration; instead, decisions on projects will be made on a case-to-case basis. Most of our projects don't create a large number of jobs for employees with families. However, if we had a project like Micron with a large number of employees, childcare would be a great need. Judy will update the UTEP and bring back to the board for a final look.

**A.B.O./PAAA-**
No updates. We will submit our approved 2027 budget into PARIS by October 31, 2026.

**Committee Reports**
**Finance Committee:** Did not meet. No report. The Finance Committee will meet to review/approve the 2027 Budget on October 14th at 4:00 pm, directly before our October Full Board Meeting.

**Governance Committee:** The Governance Committee met on Tuesday, September 8, at 4:00 pm to review/compile the 2026 CEO Annual Performance Review. We will enter into Executive Session to review the results with the full board at the end of this meeting.

**Audit Committee:** Did not meet. No report.

**BROADBAND**
No updates. No report.

**Executive Session**
A motion was made by Carl Blowers to enter into Executive Session, pursuant to the Allowable OML List Item #6: The medical, financial, credit or employment history of a particular person or corporation, or matters leading to the appointment, employment, promotion, demotion, discipline, suspension, dismissal or removal of a particular person or corporation; to discuss the results of the 2025 Annual CEO Performance Review. The motion was seconded by Laury Ward. The motion carried, unanimously.

The Board entered into Executive Session at 5:40 p.m.

**OUT OF Executive Session**
A motion was made by Carl Blowers to leave Executive Session. The motion was seconded by Kai D'Alleva. The motion carried, unanimously.

The Board came out of Executive Session at 5:49 p.m.

**ADJOURNMENT:**
A motion was made by Carl Blowers to adjourn the September 9, 2026 meeting. The motion was seconded by Kai D'Alleva. The motion carried, unanimously.

The meeting adjourned at 5:50 pm.

Respectfully Submitted,



Laury Ward, Secretary
*mak 09/10/2026*