

Schuyler County Industrial Development Agency
216 N. Franklin Street - Watkins Glen, NY 14891
Meeting Minutes – April 8, 2026

The meeting of the Schuyler County Industrial Development Agency was called to order at 5:00 pm by Chad Hendrickson, Chair.

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

Roll Call - Confirmation of Quorum

Conflict of Interest: No conflicts were reported.

Introduction of Guests: Chad Hendrickson introduced the guests in attendance.

Public Comment: No public comments were made.

Meeting Minutes – March 2026

Carl Blowers made a motion to accept the March 2026 minutes, as written. The motion was seconded by Mark Taylor. The motion carried, unanimously.

Financial Report – February 2026

CCTC CD Matured - Erin Shawkey asked the Board how they'd like to proceed with the CCTC CD that matured on 4/6. While Visions currently has the best rates, a quick run of numbers shows there isn't much of a difference in earnings by renewing it at CCTC (3.55% vs. 3.65%). We currently have a lot of funds invested in Visions; renewing at CCTC will help keep funds diversified.

Carl Blowers made a motion to renew the CCTC CD at CCTC, for 3.55% for 6 months. The motion was seconded by Laury Ward. The motion carried, unanimously.

February 2026 Financial Reports - Erin Shawkey reviewed the February 2026 Financial Reports. Expenses and Net Income are below budget due to timing (SCOPED Admin fee paid in February instead of January). Restricted balances are off from budget, also due to timing, as a few of the PILOT payments were made in either January or March. All February PILOT payments have been satisfied and will balance YTD in March.

Mark Taylor made a motion to accept the February 2026 financial reports. The motion was seconded by Laury Ward. The motion carried, unanimously.

New Business

Resolution #2026-03: Request Transfer of State Property to SCIDA*

Judy McKinney Cherry reviewed the proposed Camp Monterey Resolution. She made a special note that this request is NOT related to advanced energy. Currently, there are three (3) developers with interest in Camp Monterey, and neither are energy related. This will help us to move a quality project forward much faster.

Currently, the property is shared jointly by NYS DEC (land), NYS DOC (buildings), NYS ESD (charged with finding suitable usage), Schuylker County, and the Town of Orange. Because there are so many groups involved, it will take 8-12 months to transfer ownership to any interested party. Most developers will move on before that, as time to market is more important to developers than the incentive they may be offered. Time is money! What the IDA hopes to do is purchase the property, which would allow the IDA to make the decision for the sale of the property and remove the need for the other four (4) parties to convene and decide. This would reduce the turnaround time for the sale of the site to a developer. The plan would be to complete a dual closing, with all paperwork for the sale to the IDA and the sale to the developer to occur at the same time.

This resolution is not a sales or purchase document; it just gives Judy permission to begin a real discussion with the state to determine what it would take to transfer the ownership of Camp Monterey to the IDA. It would give the Chair and the CEO permission to negotiate, NOT to complete a sale. Any sale would be brought to the board for discussion and decision. Judy read the resolution aloud. A very important step needed is the subdivision of the property. Currently, the Camp Monterey site consists of 25 acres within a 283-acre parcel. The 25-acre portion must be subdivided out before any sale could occur.

Carl Blowers made a motion to move the resolution forward for a discussion. Mark Taylor seconded the motion. The motion carried, unanimously.

The Board held a discussion. Topics of the discussion included:

- Town willingness and subdivision rules: The site would need to complete SEQOR. The Town has already stated their high interest in repurposing this site and their willingness to help support and incentivize. There are no subdivision rules and no planning board for the Town of Orange. Once the 25-acres have been subdivided out, the remaining 258 acres will remain property of the DEC.
- SCIDA Liability: If the property is transferred, the IDA would be required to hold liability coverage on the property. (We don't have the exact quoted amount in hand today, but it is less than Judy had expected.) The buildings are structurally sound. There has been extensive damage done, including the removal of all copper pipes and electrical wiring, along with the recent damage done to the wastewater treatment equipment. If it becomes the property of the IDA, a fence could be installed and the cost of fencing in the site could potentially be added to the ESD grant request.
- Taxes and Maintenance: SCIDA is tax exempt so there would be no taxes due if ownership was transferred. There is no maintenance needed, as the site will ultimately need demolition work completed. There is 3-phase electric available, but it is not currently active. Natural gas is near the site but is not run directly to the site. Internet is not currently available on the site. The \$5 million reimbursable grant is still available.
- Security Issues: If the site is transferred to the IDA, we would then be responsible for security needs. Currently, SCOPED remotely monitors the site and notifies the police of any issues. The DEC has done a lot of work to secure the property, including blocking driving entrances with logs and boulders, resecuring door access, and hanging signage. Wendy reported that what they've done has already begun to help because there has been much less activity.
- Timeline: How long would the IDA be responsible for the site? Until the CEO could put together a package to vote on! It will take a while to get all the details worked through.

The question of the adoption of the foregoing resolution (2026-03) 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

Camp Monterey Facilities Assessment – Update

Judy and Wendy are actively working with the engineering firm to be sure we have the correct scope of work before we can proceed with the wastewater review. Since the original plan to review the system, the equipment has been damaged, stolen, or otherwise removed. We need to determine if this study can even be completed with the shape the equipment is in now.

OTHER

Haentges Holdings, LLC PILOT (Montour Falls dentist office project) Update: The owner is using a non-New York bank for financing and that bank is unfamiliar with the NYS's requirements and the PILOT terms and process. They're currently working to educate themselves on NYS processes. This is still in the works!

Thank You from SCOPED: Judy thanked the SCIDA Board members that participated in and represented the IDA during SCOPED's AEDO accreditation review process. The reviewers were most impressed with the work we've completed and the diversification of activities, including our Ag, DRI, Camp Monterey, etc. projects. They've provided some initial directives, including the need to update the Strategic Plan so it aligns with the county's Comprehensive Plan, and to focus on housing needs. They suggested we handle housing like REDI Sites - identify the sites, get pre-permitting completed, and once a package is ready, invite developers! This aligns with the circular need <housing - workforce - company>. We can't have one without the other. The results of the process (either yes or no – not a leveled or phased process) won't be known until it's received in writing 6-8 weeks from now. The purpose of accreditation is that it acts like an ISO1300, showing companies that you have clean processes and procedures in place, which allows a developer to feel it's safe, predictable, and lower-risk. If approved, accreditation is good for three years. They will circle back to be sure we've implemented their suggestions.

SCOPED Continuous Learning Committee: Barstool University/Talk on Tap Upcoming Events:

Erin Shawkey, a member of SCOPED's Continuous Learning Committee, shared two upcoming events, "Truth in Public Records" and "Silent Movies." Both events will be held at Two Goats Brewing, with "Truth in Public Records" occurring tomorrow, Thursday, April 9th, 6-7pm.

A.B.O./PAAA-

Judy thanked Michell for helping to enter the information into PARIS. We submitted our clean 2025 audit. All submissions were completed by the deadline.

Committee Reports

Finance Committee: Did not meet. No report.

Governance Committee: Did not meet. No report.

Audit Committee: Did not meet. No report.

BROADBAND

Mark Taylor gave a PowerPoint presentation on the updates provided by STN about their fiber installation projects. There are two (2) active projects that will bring internet access to 635 homes in Beaver Dams and 813 homes in Tyrone. Anyone living along those lines will have access and ability to hook up to internet services. They started the installations in Beaver Dams in October and plan to be done by April 1st. They will then move their resources to begin the installation of 56.5 miles of fiber to Tyrone on April 1.

They are working with the Beaver Dams and Tyrone Fire Departments. The fire departments are providing STN a safe and secure location with good power to house their equipment and, in return, STN is providing them with free internet access. It is a great shared service! Marketing has begun via traditional and digital outreach, including direct mailing, social media, billboards, etc.

STN will own the fiber into the home and the modems. They will then lease the capability to an ISP provider (Empire, etc.), who will be responsible for providing services, billing, etc. The customer can choose their preferred provider and a plan that fits their needs and/or budget (plans range from 100 MBS for \$40 to 5,000 MBS for \$150). The project is projected to be completed by December 31st.

New to her role, Erin Shawkey asked what the IDA's connection to this project was. The IDA sees broadband access as key to development and marketing, that someone can live and work remotely but still have fiber access. It also sends a message to the community that we see this as a critical need. If we have additional sites that we feel lines should be added, we can provide that information to Jeff at STN for review and consideration.

Executive Session

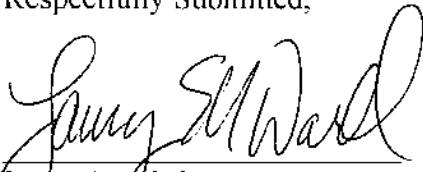
Not needed at today's meeting.

ADJOURNMENT:

Erin Shawkey made a motion to adjourn the April 8, 2026 meeting. The motion was seconded by Mark Taylor. The motion carried, unanimously.

The meeting adjourned at 5:56 pm.

Respectfully Submitted,



Laurry Ward, Secretary

mak 04/09/2026