

**Schuyler County Industrial Development Agency
216 N. Franklin Street - Watkins Glen, NY 14891
Meeting Minutes – August 13, 2025**

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

Roll Call:	John Terry	Chair
	Chad Hendrickson	Vice Chair
	Margaret Lawrence	Treasurer
	Laury Ward (virtual)	Secretary
	Hon. Carl Blowers	Schuyler County Legislature
	Mark Taylor	Member
Staff:	Judy McKinney Cherry	CFO/CEO
	Michell Krossber	Office Manager
Absent/Excused:	Kevin Murphy	Board Emeritus
Guest:	Chris Desrochers	Schuyler County Deputy Administrator
	Carl Taber	Community Member
	Steve Berry	Community Member
	Fred Bonn	NYS Parks Regional Director
	Tim Perfetti	NYS Regional Director/NYS Comptroller
	Joshua Haentges, DDS	Haentges Holdings, LLC
	Henry “Hank” Cesari	Architect for Haentges Holdings, LLC

Roll Call - Confirmation of Quorum

Conflict of Interest: No conflicts were reported.

Introduction of Guests

Public Comment: No comments were made.

Meeting Minutes – July 2025

Correction is needed: Under the *Discussion of Projects* section, “his property on 4th Street” should be “his property on N. Franklin Street.” Michell will make the correction.

Mark Taylor made a motion to accept the July 2025 minutes after the address correction is made. The motion was seconded by Chad Hendrickson. The motion carried, unanimously.

Financials

No financial reports were presented. (*We covered the June financials at the July 2025 meeting.*)

New Business

Fred Bonn, NYS Parks Regional Director- Sentry Bridge at Watkins Glen State Park

Fred Bonn presented the plans for the Sentry Bridge repair at Watkins Glen State Park. To help address community feedback and concerns about the design of the new bridge (a steel structure that replaces the existing stone one), he noted that due to erosion and the resulting ecological and safety concerns, the existing bridge cannot be repaired and must be replaced. While a different aesthetic design, the new bridge is engineered to meet safety standards and remedy the likelihood of future erosion. The South wall of the Gorge is no longer stable enough to support the weight

of a bridge. The new design style shifts all of the weight of the bridge to the North wall, which is stable enough to support the full structure. As a result, it is impossible to face the new bridge with stone due to the weight. Please share these facts with anyone concerned about the new look. He noted that this \$7 million project is being completed entirely by local contractors and engineers, keeping the financial investment local and their commitment to a successful outcome personal. The new bridge is scheduled to open in October/November 2025, and a Grand Opening scheduled for July 2026.

Tim Perfetti, Regional Director (Southern Tier), NYS Comptroller

Mr. Perfetti represents ten counties under the NYS Comptroller's Office. His role is to be a resource to each county, as a direct link to the Comptroller's Office. He noted that his office and the Audit office are two entirely separate departments, and that his office is available to help with stress monitoring (helping before something becomes a problem). The office does pay attention to municipalities that don't complete their AFRs, and those who do not complete these will be addressed. If a municipality is afraid or uncertain how to complete their requirements, please have them reach out to Tim – his office will help to get them up to date before it's too late. While all counties can contact the Comptroller through the website, that process takes 10-14 days; Tim can help to speed up that process. He discussed the status of the NYS Pension program (as it stands post-pandemic) and noted that it is currently in good standing (93.7% covered). He discussed the Office of Unclaimed Funds' new website. He noted the new process for funds of less than \$250, for whom the owner can be identified, will be mailed directly. He plans to share relevant information with IDAs and asked if any of the data is incorrect, to please let him know so it can be corrected. He feels the area is beautiful and the work the IDA does is meaningful and impactful. He would like to bring the Comptroller here to spotlight this area.

Initial Project Resolution #2025-04 – Haentges Holdings, LLC

Joshua Haentges, DDS, and his architect, Henry "Hank" Cesari presented their PILOT project. This project is part of the approved Forward NY Grant in Montour Falls. While originally awarded \$685,000 in grant funding, the project has since doubled in size so they will look to request an increase in the award amount (*outcome unknown*). Dr. Haentges currently operates four dental offices and is now looking to build the largest dental office in Schuyler County (5,500 sq. ft.), on the vacant lot at the corner of South Street and Route 14 in Montour Falls. They plan to construct a new building, on a slab, which will include a dental office with six (6) dental chairs, and four (4) 850 sq. ft. market rate apartments above. The plan also includes an elevator, which will be a draw for people wishing to rent an apartment, whether to meet mobility needs or those who wish to not carry heavy items upstairs. Their plan includes room to accommodate future growth. They will be looking to employ three (3) full-time dentists, 3-4 hygienists, and office staff, and plan to hire a management company to manage the property. The from-the-ground-up construction will create 30+ construction jobs and take 8-12 months to complete. Their goal is to create a destination clinic, where people are willing to drive for comfort and professionalism and, while here, their clients will patron local establishments.

Judy noted that today we are just approving the acceptance of the application, not the actual PILOT. If the Initial Project Resolution is approved today, we will get a public hearing scheduled in the Village of Montour Falls as soon as possible. After, the process will require attorney review, which usually takes 3-5 weeks.

Margaret Lawrence abstained from the vote, due to her family relationship to the contractor (John Franzese).

Carl Blowers made a motion to accept the application and approve the Initial Project Resolution 2025-04. The motion was seconded by Chad Hendrickson.

The Board held a discussion, including clarifying that the abated sales tax amount was based on purchasing \$747,000 in taxable items (based on John Franzese's proposal), and that the NY FWD grant is reimbursable at the completion of the project. It was also noted that the bank is ready to close; however, the PILOT needs to be approved and in-place before closing, to be eligible for the full Total Financial Assistance of \$374,608 (based on the property being assessed at \$1.3 million).

The question of the adoption of Resolution 2025-04 was duly put to vote on roll call, which resulted as follows:

	Yea	Nay	Absent	Abstain
John Terry	[X]	[]	[]	[]
Carl Blowers	[X]	[]	[]	[]
Margaret Lawrence	[]	[]	[]	[X]
Laury Ward	[X]	[]	[]	[]
Mark Taylor	[X]	[]	[]	[]
Chad Hendrickson	[X]	[]	[]	[]

The Resolution were thereupon duly adopted.

CEO Annual Performance Evaluation - Schedule Executive Committee Review

John has received all but two complete forms. Please submit those ASAP. Once he has received all submissions, he will summarize the review. The Board will plan to go into Executive Session at the September 10, 2025 meeting (OML Purpose #6, Matters of Employment) to finalize the review process.

SCIDA PILOT & Lease Summary – August 2025

Michell updated the previous PILOT & Lease Summary Report template. The previous template had formatting issues that had become a challenge. The new summary has an updated look, larger font, non-pertinent information has been removed, and each project has its own page, with their individual due date listed. Michell ran the new report by the County Treasurer to be sure it would work for their needs, and they reported back that it would be more helpful for them. This has been sent out to all ATJs, and no concerns have been raised. Termination letters for PILOTs expiring in the next two years are ready to go and are all up to date.

ONGOING BUSINESS

Camp Monterey Facilities Assessment – Update

All parties have signed the reimbursement agreement. Judy has a call scheduled with ESD next week, to determine the next steps. The discussion will include the application process and determine who should submit the application (the County, IDA, etc.). We will request a retroactive reimbursement for the water review study that has already been completed.

LSE MUSCA Solar PILOT - Update

Our attorney and their attorney had several conversations. It was determined that LSE Musca is still the legal entity, they just had an internal change within their LLC, which included new principals. They've reported that there was no official sale. Our attorney agrees.

A.B.O./PAAA-

We've begun working on the 2026 Budget. The approved budget needs to be submitted to PARIS in October.

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 stated that there are several NYS Connect projects coming up and most will have a deadline. Would the IDA be interested in writing a letter of support for any fiber installs/accessibility projects for specific demographics, such as disadvantaged populations, children, etc.? Yes, if there is an appropriate project. Mark will review these to see if there are any projects with an opportunity for the IDA to support and will report back.

Executive Session

Not needed at today's meeting.

Adjournment:

A motion was made by Margaret Lawrence to adjourn the August 13, 2025 meeting. The motion was seconded by Chad Hendrickson. The motion carried, unanimously.

The meeting adjourned at 6:27 pm.

Respectfully Submitted,

A handwritten signature in blue ink, appearing to read "Laury Ward", written over a horizontal line.

Laury Ward, Secretary

mak 08.14.2025