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

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

Roll Call:	Chad Hendrickson	Chair
	Mark Taylor	Vice Chair
	Erin Shawkey	Treasurer
	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:	None	
Guests:	Shawn Rosno	Schuyler County Administrator
	Scott Burnside	Community Member
	Richard Thiel	President, Lucky Hare Brewing Co.
	Ian Conboy	Vice President/Head Brewer, Lucky Hare Brewing
	Denise Purrazzi	General Manager, Lucky Hare Brewing Bar & Grill
	Terry Stewart	Owner/Operator, True Love
	Beren Argetsinger	Owner, Ravines Wine Cellars
	Jennifer Vaughn	LaBella Associates

Roll Call - Confirmation of Quorum

Conflict of Interest: No conflicts were reported.

Introduction of Guests: Guests in attendance introduced themselves.

Public Comment:

Richard Thiel, President, Lucky Hare Brewing Co.

Mr. Thiel thanked the Board for the opportunity to lease the Seneca Harbor Marina Restaurant, where he operates the Lucky Hare Brewing Bar & Grill. He provided the Board with a summary of revenues and sales tax payments for the two years they have operated out of the site, noting the increase in revenue to Schuyler County in both sales tax and revenue shares. He made note of the building issues. Originally built as a seasonal bait shop, they have encountered many issues in trying to operate the site as a year-round, full-service bar & restaurant. He provided a formal, written request asking for an extension to the existing lease end date. Due to reasons beyond his control, the lease (originally scheduled to be signed in January 2024) was delayed and he did not gain possession of the building until May 2024. There was an additional delay, also outside of his control, in obtaining his operating license. Usually, a 4 – 6-month period to get a new operation built-out, operational, and fully staffed – they were able to complete that in 100 days and opened in late August 2024. Mr. Thiel is asking the Board to consider an extension to the existing lease through the end of the 2027 summer season, in place of the summer season 2024 he was unable to be operational for.

Terry Stewart, Owner, True Love & Beren Argetsinger, Interested Party

Mr. Stewart thanked the board for the opportunity to assume the True Love lease in 2020 and is excited to celebrate the 100-year anniversary this September. In looking to the future, he'd like to develop a succession plan. The existing True Love sublease ends in 2033, as it aligns with the County and IDA's 25-year lease agreement. Beren Argetsinger would like to know the plan for the Seneca Harbor Marina subleases at the end of

2033, when the existing County-IDA lease expires. Mr. Argetsinger is asking for the County and the IDA to consider extending their lease for another 20(+) years, so the future of subleases can be better determined.

Meeting Minutes – June 2026

Laury Ward made a motion to approve the June 2026 meeting minutes as written. The motion was seconded by Kai D'Alleva. The motion carried, unanimously.

Financial Report – May 2026

Erin Shawkey reviewed the May 2026 Financial Reports. May income includes the Finger Lakes Railway lease payment and administrative fee, as well as the Seneca Harbor Marina Restaurant administration fee and equipment rental. Expenses include the monthly equipment depreciation and the 2026-2027 insurance renewal. Restricted income/expenses are the two (2) passthrough lease payments to the County. While the aging leases have reduced, the IDA has seen a 14% increase in cash funds since this time last year. Laury Ward thanked Erin for her work as the IDA's Treasurer.

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

New Business

Application Modification – Follow Up from Governance Committee:

The SCIDA Governance Committee met on Tuesday, July 7th and discussed the UTEP Policy changes. The IDA must now consider a business' plan for childcare for their employees into project decision-making.

The committee focused on four items:

- Adding the language into the UTEP: This is prescribed and the wording will be provided by our attorney.
- Determining the evaluation criteria: The committee proposed creating a rubric, similar to the Solar PILOT rubric, with varying levels (Level 0-doing nothing, Level 1-offering vouchers, Level 2-partnering/investing in existing Schuyler County childcare centers, Level 3-creating a new space and subcontracting childcare services, and Level 4-building and managing a new center). The levels would not disqualify a project but would be used for informational purposes in the evaluation of a project.
- Scoring Policy: Similar to the Solar PILOT rubric, these would not be given an official score, it would only be used for informational purposes.
- Deviations: If an official score isn't tied to the rubric/selection process, no deviation would occur. If no deviation exists, we don't have to define it.

Judy McKinney Cherry reviewed the proposed language additions to the UTEP and application, which were provided by the IDA's attorney. The Governance Committee feels supporting childcare is an important economic driver, as businesses have lost employees that are unable to secure low-cost, available childcare services. We want to encourage and support this initiative, as it will be beneficial to employees and employers.

Further discussion was held on how this will impact employers, employees, taxing jurisdictions, and the public. Ideas were shared, including that the IDA can incentivize, perhaps by reducing PILOT payments equal to the investment into childcare services. This reduction should not fall below the base level payment amount. However, this option would require the approval of all affected taxing jurisdictions. Concern was shared on unionized employment and collective bargaining agreements, as well as the regulations required for childcare.

Shawn Rosno, County Administrator, shared his experience with an onsite childcare program. That program was open to the employees, as well as to the public. They didn't see any union issues arise (this offer was like family insurance vs. individual insurance, or an employee gym that can be used or not).

The board gave staff permission to proceed with the public hearing to add the wording to our UTEP and application. Further discussion will be held in the future on the best approach to implementation. We will need the attorney to review whatever plan is selected, to ensure it's legality.

Camp Monterey Facilities Assessment/Wastewater Treatment Follow-Up: Jennifer Vaughn, LaBella
Wendy Shutter provided a recap from last month's meeting. We applied and have been awarded a grant from ESD to study the viability of the wastewater treatment system and do a buildings condition assessment at Camp Monterey. Some questions arose at the last meeting, so Ms. Vaughn is here to answer those questions.

Jennifer Vaughn, LaBella Associates, provided answers to outstanding questions. Part of the review will include a discussion with the DEC to determine what levels will be required to be met, determining the existing state of the equipment, and what it may take to get the equipment up to the level required by the DEC. Additionally, the review will include a review of the structural integrity, existing condition, and what type of treatment is feasible with the existing equipment. Originally designed for human waste, the review will also help to determine what type of business could be supported (light manufacturing) or what it may take to upgrade to the needs of a larger manufacturer. The cost of repairs will be the responsibility of the new owner.

Ms. Vaughn provided a summary of the proposal:

- Structural building assessment – The study will be a base level review that will determine whether the buildings are structurally sound or if they should be demolished.
- Wastewater Treatment – Will include a regulatory review with DEC. The report will provide an understanding of the existing data.
- Review of the collection systems – If no drawings exist, they would need to subcontract for a ground penetrating radar and will use cameras to see existing systems. If water is present now, it will show that damage does exist within the system. **The board shared that there is existing documentation that lists where the manhole locations are.*
- Electrical evaluation – Review of the operating electronics.
- The total fee for the review will be $100,055, which includes expenses for subcontractors (CCTV & ground penetrating radar), if needed. The full review should take about 6 months from start to final report delivery.
- The final report will include the condition of the buildings and equipment, as well as photos and documentation of inspection reports, DEC potential discharge, recommended upgrades, and the estimated cost for those repairs.

Judy noted that she provides all reports to prospective companies, so they are aware of the likely cost from the start of discussions. Having the results of this report will help with marketing the site.

Discussion was held regarding the likely estimated cost of repairing the system. When it was built 20 years ago, the cost was around $2.5 million. Now, building a new system of the same size is around $50 million. Funding is available for a new owner, up to $5,000,000. Knowing the cost of repairs needed will matter during those discussions.

The board asked if the six-month to complete the study will fit our timeline with the state. The MOU allows for an automatic extension while the systems and buildings are under review. Additionally, any buildings found to be condemnable will need to be demolished.

Judy reminded the board that they do have grant approval which will reimburse a portion of this study. We would need to pay upfront – but are eligible for a percentage of the cost reimbursement.

The question was raised about if someone didn't want to utilize the wastewater treatment system. They must have something because there is no public waste removal available to the site. If we want to put something there, we have to do the study and plan to get the system back operational.

Once the wastewater system condition is determined, the site still needs to be surveyed and the state will need to subdivide out the 25-acre parcel (it's currently part of a 200-acre parcel).

Once the final report is received, we can then determine what the best steps for moving forward would be. If the damage is unrepairable, we can have an informed discussion if we should move forward or let the property go.

Mark Taylor made a motion to proceed with the wastewater treatment and building conditions assessment at Camp Monterey. The motion was seconded by Carl Blowers.

The question of proceeding with the wastewater treatment and building conditions assessment at Camp Monterey 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 motion was thereupon duly moved.

ONGOING BUSINESS

Haentges Holdings, LLC Mixed Use Project - Update: No update/still pending funding.

OTHER:

Judy McKinney Cherry notified the board that a hemp decorticating company has shared interest in looking at Camp Monterey. Additionally, she's been contacted by a dog training company that has interest as well.

Judy McKinney Cherry shared that the solar company that was looking to install the solar array on the decommissioned landfill is still interested. Currently, they need to determine if there is the capacity to take the power of a 4.99MW array. Judy is trying to connect with the Landfill Commission to get a letter of intent and is working with NYSEG to confirm their plans for moving the substation and upgrading the capacity. The NYSEG project must be completed first, as the current capacity is not sufficient to install the requested array.

Judy McKinney Cherry shared that the state has reached out to her regarding their concerns on two (2) of the Montour Falls New York Forward projects – the four (4) townhouse project and the mixed-use dental office project. The state is concerned that these projects are not moving forward and Judy has a fear that the state may rescind the funding. She has a meeting scheduled with them this Friday. She has reached out to both property owners – the dental office owner stated he's been in contact with the state and was given additional time. The four (4) townhouse project has changed their scope. Judy will continue to work with the property owners and the state to keep these projects on the table and (hopefully) moving forward.

A.B.O./PAAA-
No updates/No report. Judy notified the Board that Chemung Canal Trust Co. did make some changes to their collateral policy, which she has signed. Our current cash balance is below their overage amount.

Committee Reports
Finance Committee: Did not meet. No report.

Governance Committee: The committee met on Tuesday, July 7, 2026 at 4:00 pm to review the needed UTEP changes. The report from that meeting was provided earlier today.

Audit Committee: Did not meet. No report.

BROADBAND
No updates/No report.

Executive Session
Not needed at today's meeting.

ADJOURNMENT:
Erin Shawkey made a motion to adjourn the July 8, 2026 meeting. The motion was seconded by Laury Ward. The motion carried, unanimously.

The meeting adjourned at 6:52 pm.

Respectfully Submitted,

Laury Ell Ward

Laury Ward, Secretary
mak 07/10/2026