

**Schuyler County Industrial Development Agency
216 N. Franklin Street - Watkins Glen, NY 14891
Meeting Minutes – September 10, 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	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:	Carl Taber	Community Member
	Unanimous Virtual Attendee	Assumed Community Member

Roll Call - Confirmation of Quorum

Conflict of Interest: No conflicts were reported.

Introduction of Guests: John Terry introduced our guest, Carl Taber, former SCIDA Chair.

Public Comment: No comments were made.

Meeting Minutes – August 2025

The address of the Haentges project needs to be changed from “South and 14th Street,” to “South Street and Route 14.” Michell will make this correction.

Mark Taylor made a motion to accept the August 2025 minutes, after the address is corrected. The motion was seconded by Laury Ward. The motion carried, unanimously.

Financials

Margaret Lawrence reviewed the July 2025 Financial Reports, detailing income/expenses and passthrough payments for the month of July. Not a lot of activity for the month.

Laury Ward made a motion to accept the July 2025 financial reports. The motion was seconded by Carl Blowers. The motion carried, unanimously.

Margaret Lawrence noted that we have a CCTC CD that matures tomorrow, 9/11/25. Discussion was held on the best option for these funds. As local CD rates are dropping, there may be higher earning potential investing these funds into a Money Market account, or by investing in a national bank (Goldman Sachs, etc.) CD. The Board feels that CCTC has been good to us, and has worked with us in the past to get the highest possible rate. The Board directed Michell to review national rates and request a matching rate from CCTC. Michell will work with Margaret to renew this most appropriately.

New Business

Haentges Holdings, LLC – Update

There is no resolution for vote tonight, as anticipated. Most PILOT applications that are submitted have already completed the Planning Board approval process; however, this project has not yet been approved by either the village or county planning board, which is a requirement for us to proceed with the Authorizing Resolution. The

owner of the property being purchased has engaged his attorney and all parties are trying to expedite this process as quickly as possible.

1. The Montour Falls Site Plan application and EAF will be sent to the Chair of the Village Planning Board by COB on the 15th to be considered at their regularly scheduled meeting on the 17th.
2. The Schuyler County Planning Board will schedule a meeting with the County Planning Board on 9/24, if they can achieve quorum.
3. The IDA will hold a Special Meeting for approval of the Authorizing Resolution on 9/29 at 1:00 pm, contingent on the County Planning Board approval.

Michell will send the attendees a confirmation and reminder ahead of the Special Meeting.

2026 Board Vacancies

Last year, the Board requested that the search to fill vacancies begin in September (instead of October), to ensure that we align better with the County meeting schedule and to allow time for the sitting members to address any issues that may arise with the process. This year, we have three vacancies: the existing vacancy, and both John Terry and Margaret Lawrence will term out at the end of December. The Board is looking for candidates that have experience in financing and housing (mixed use and construction is preferred), to best meet the needs of our projected projects, as well as to help fill the financial talent vacancy.

Judy reviewed the vacancy process. Once we determine the date for applications to be received by, staff will post a Legal Notice in the WG Review & Express, asking for a letter of interest and resumes of any interested candidates. Judy reviewed the current "Interview Questions" and asked for feedback.

Currently, the interview form asks three questions:

- Why are they interested?
- What is the most important duty of SCIDA?
- How will they ensure no conflict of interest arise?

The Board asked for the following to be added:

- What other boards they are on now or have been on previously?
- How long was their tenure on those boards?
- Did they ever leave a board mid-term? If so, why?
- How will their skills best align with SCIDA's goals?

The board feels, with three vacancies, they need to try their best to ensure the candidates they select will be long-serving members. The board confirmed their intent to nominate candidates with housing and financial talents. Judy noted that three of the seven applications for the Pro-Housing grants submitted from across the region were projects located in Schuyler County. Those applications are ranked as #1, #3, and #7. It is very likely that Schuyler County will be getting housing support from this round of applications.

Looking ahead, Laury Ward will term out at the end of 2026. Mark Taylor will term out at the end of 2027. Carl Blowers, although there is no term on the IDA Board, will term out from his role as the Chair of the Legislature at the end of 2026. The bylaws state that his role will be "replaced by the Chair of CDNR, or a designee of their choosing."

The Board directed staff to move forward with the vacancy process. Staff will post a Public Notice, and also send press releases and social media posts. The deadline for applications will be close-of-business on Friday, October 10th. Staff will compile the applications and present them to the Board at the October meeting. The Board will then decide which candidates should move on to the interview process. The Board would also like to participate in the interview process/help to narrow down candidates before submitted to the county. The board

is hoping to present the nominees to the legislature by their November meeting, in case any issues arise. If we wait too long, there will only be four board members remaining in January.

Margaret and Judy have had a conflict arise for October 8th so we will need to reschedule the October meeting. Most members are available to meet the following Wednesday, October 15th. Michell will make the calendar and website adjustments. At the October meeting, the board will vote on the 2026 budget and will review the compiled list of nominees.

Equipment Repair Request – Lucky Hare Brewing Co.

In your packet are a correspondence from Lucky Hare Brewing Co. regarding some costs they've incurred for the equipment, the active Equipment Lease, and a listing of the IDA's to-date investment for the purchase and repairs of the equipment. Currently, the IDA has not recouped their investment. In the lease, it details that the IDA is responsible for the repair/replacement of the equipment for the first 30 days (which has been satisfied). After that initial period, any repairs would then be the responsibility of the leasee. The board feels they need to stick to the lease terms. Having the equipment available at start-up was an upfront cost savings and they don't have sufficient cash flow to assist with the repairs at this time. The issue with the hole in the wall regards the physical building; they could ask the county for assistance with that portion of the request. The Board directed Judy to notify Lucky Hare that the IDA will not be able to assist with these expenses.

OTHER:

Judy notified the Board that she received correspondence from the Chamber CEO, Nigar Hale, with concerns that the public restrooms at the Seneca Harbor Marina Park were in terrible condition over the Labor Day weekend. Judy showed Nigar the active lease and explained that the maintenance of the restroom facilities is the responsibility of the leasee. Judy spoke with Marian, who stated she had seen the rooms earlier in the day and they were okay, but would be sure to address it with their hired cleaning crew. There was a lot of traffic over the holiday weekend.

Judy notified the Board that SCOPED will be starting their 2026 Strategic Planning process. SCOPED has received a lot of interest in filling vacant store fronts. Staff are in the process of reaching out to our towns & villages to attempt to identify each areas most important sites. SCOPED will then market the sites on LoopNet; however, only if the property owner(s) sign a binding contract for the exact cost and length of advertising, so they can avoid any last minute pull-outs (as has occurred in the past).

The Board asked if there were any upcoming PILOT applications anticipated. The Flats on Broadway Project, if approved for the CFA funding, will be a \$10 million project and they will likely be looking for a PILOT. The Wind Project is likely still around three-years out.

ONGOING BUSINESS

Camp Monterey Facilities Assessment – Update

Judy has been pushing on ESD to get the ETP grant application process started. The application must be completed through someone in the Finger Lakes Region. Judy has sent several reminders and included several parties on the correspondence. In the contract, it states that ETP monies can be used to demolish condemned buildings and install necessary infrastructure. We only have one year to find a use for the site, or it will be returned to state forest. SCOPED is still pushing to have the site be utilized for advanced energy.

Executive Session

Carl Blowers made a motion to enter into Executive Session, for purpose #4. *Discussion regarding proposed, pending, or current litigation.* The motion was seconded by Chad Hendrickson. The motion carried, unanimously. The Board entered Executive Session at 5:48 pm.

Mark Taylor made a motion to leave Executive Session. The motion was seconded by Carl Blowers. The motion carried, unanimously. The Board left Executive Session at 6:00 pm.

A.B.O./PAAA-

The 2026 budget has to be submitted by October 31st. The budget will be presented and voted on at the October 15th meeting.

Committee Reports

Finance Committee: The Finance Committee will meet on October 15th at 4:00 pm to review the draft 2026 budget, directly before the full IDA Board meeting. Current members are John Terry and Margaret Lawrence.

Governance Committee: Did not meet. No report.

Audit Committee: Did not meet. No report.

BROADBAND

Mark Taylor reported that, as of last month, there has been a total of \$52.6 million in broadband investments awarded. To date, investments have been made across NYS for: low-income areas (the nearest one in Tompkins County), municipality infrastructure improvements (such as Newark Valley), and a \$1 million county collaboration project in Albany. At this time, the federal government has not shown signs that they will be pulling this funding. There is hope that NYS will be able to find matching funds and increase the total investment to over \$600 million.

Mark presented how the website works. While the map shows all of NYS, you can search by area/county. You can zoom in on individual land areas to see the added lines and dedicated funding in each location.

<https://nam12.safelinks.protection.outlook.com/?url=https%3A%2F%2Fnysesd.maps.arcgis.com%2Fapps%2Fdashboards%2Fd101f7f1804247018ea75e3aa2f91120&data=05%7C02%7Cadmin%40flxgateway.com%7C7f6529e7a6174ba9b59508dd09974ac%7C596ee0edc1c043e78c62a9f9d7552f56%7C0%7C0%7C638931264107140997%7CUnknown%7CTWFpbGZsb3d8eyJFbXB0eU1hcGkiOnRydWUsIlYiOiIwLjAuMDAwMCIsIlAiOiJXaW4zMlIsIkFOIjoiTWFpbGlldUIjoyfQ%3D%3D%7C0%7C%7C%7C&sdata=OQAKRc%2BHVBLCxwcESy5SJ97E%2F0WZw%2BlnzQV7NWRWuyU%3D&reserved=0>

Judy noted that SCOPED has submitted proposals to various agencies and, while robust in most of the information, these were all lacking sufficient information on the available fiber. Can this website be used for that purpose? This website only tracks NYS ConnectAll investments/STN lines and doesn't include the Empire Network installations. The FCC should have a map that could be utilized.

Executive Session

The Board will enter Executive Session at the October 15th meeting to review the 2025 Annual CEO Review results. The compiled results will be sent to Judy ahead of the October meeting, so she has a chance to review.

Adjournment:

A motion was made by Margaret Lawrence to adjourn the September 10, 2025 meeting. The motion was seconded by Mark Taylor. The motion carried, unanimously.

The meeting adjourned at 6:10 pm.

Respectfully Submitted,



Laury Ward, Secretary

mak 09.12.2025