

**Schuyler County Industrial Development Agency
216 N. Franklin Street - Watkins Glen, NY 14891
Meeting Minutes – July 16, 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
	Margaret Lawrence	Treasurer
	Laury Ward	Secretary
	Mark Taylor	Member
	Chad Hendrickson	Vice Chair
Staff:	Judy McKinney Cherry	CFO/CEO
	Michell Krossber	Office Manager
Absent/Excused:	Hon. Carl Blowers	Schuyler County Legislature
	Kevin Murphy	Board Emeritus
Guest:	Shawn Rosno	Schuyler County Administrator
	Carl Taber	Community Member

Roll Call - Confirmation of Quorum

Conflict of Interest: No conflicts were reported.

Public Comment: No comments were made.

Meeting Minutes – May 2025

Margaret Lawrence made a motion to accept the May 2025 minutes, as written. The motion was seconded by Laury Ward. The motion carried, unanimously.

Financials

Margaret Lawrence reviewed the April, May, and June 2025 financial statements, noting the highlights of each:

- April 2025 income includes Capriotti Properties PILOT application fee. Expenses include professional audit and attorney fees.
- May 2025 income shows the interest earned on the CD we partially cashed out and renewed, as well as a PILOT application fee from Haentges Holdings (the Montour Falls dentist). Expenses include legal fees. Annual sublease payments were received from Finger Lakes Cycle Boats & Lakeside Trolley, which were passed through to the county (95% paid to the county, 5% retained as admin fees).
- June 2025 income includes some interest earnings and the Capriotti Properties Mortgage Exemption Fee. A new income line item has been added, the Finger Lakes Railway Lease Income line. The Finger Lakes Railway PILOT payment requires a payment of 3% of revenues from the prior year and is now evenly split between 5 IDAs (we receive 1/5 of the full payment). At the directive of our attorney, it is illegal to pay anything over what is due for the actual property tax. Going forward, all municipalities will be made whole (100% of taxes due), and the IDA will retain any extra payment as lease income.

No financial reports will be presented at the August meeting, since we covered the June financials today. We believe we will not need to cash out the CD that is maturing in September (as we had previously thought may be needed for operations), but we will continue to monitor financial needs and confirm closer to September.

A motion was made by Mark Taylor to approve the April, May, and June 2025 financial statements. The motion was seconded by Laury Ward. The motion carried, unanimously.

New Business

CEO Annual Performance Evaluation

Our 2024 Annual Confidential Board Review showed concern that we didn't have a regular process for reviewing the performance of and/or providing feedback to the CEO. As a result, we created this document (which aligns with the Annual Board Review form), to be completed annually, to help remedy that concern.

Please complete the review form and return it to John Terry at or before the August 13th meeting. The Executive Committee will convene, review, and send a summary report to the SCOPED Board Chair.

“Big Beautiful Bill” Webinar Recap

Judy attended a BBB webinar today that discussed the accounting impact of the BBB on high-dollar earners and businesses. While there are concerns about the impact it will have on our schools, charities, hospitals, and county funding and programs, one positive takeaway is the reworking of Opportunity Zones, specifically in rural areas. Further details are needed but this could ultimately be a benefit to Tyrone, Orange, Montour, Catherine, and/or Cayuta. SCOPED is currently working on a joint venture project in Cayuta and are hopeful to bring in a railcar manufacturer from France. They're also working with a company with a possible interest in growing cherry tomatoes at the Camp Monterey site. Unfortunately, another foreign company SCOPED was working with has opted to hold off on expansion into the US due to the current political uncertainty.

Discussions on Various Schuyler County Active Projects

The Board held a discussion about various sites and activities in Schuyler County:

- SCOPED is working with John Franzese on a possible housing project in Montour. He was thinking of four apartments but we're trying for a grant that could allow for a 20-unit project.
- The "It's Greener Now" gravel pit will be getting their permit. While the community doesn't want it, the only way to not approve a permit is for legal reasons, which were not proven. The board has a concern about the increased volume of trucks on the roads, their historically poorly maintained equipment, and that they didn't follow the rules under their first permit. They did fix the reports they were required to. The board asked about eminent domain. While the IDA does have the authority to do so, the property owner has protected himself by completing an assessment of the rocks/gravel underneath and the IDA would need to pay an exorbitant amount (billions of dollars) to be able to move forward.
- The Esses housing project has been abandoned due to lack of funding and project fatigue. WGI has purchased the land and currently has no intention of building on the site.
- The Seneca Nation had an interest in purchasing the WGI site for a potential casino or other development, but the seller was anxious to move and they didn't have enough time to make a well-thought-out offer. The Board asked Judy to reach back out to them and see if they had any interest in the golf course site instead.
- The Board asked about our current litigation. There's been no movement at this time. We've submitted all evidence, and are prepared for any next steps, if necessary. Mr. Lilly has sold the Great Escape and we're aware that there have been two offers on the Glen Mountain Market property. His property on N. Franklin Street needs a lot of structural repairs. Both properties have apartments and retail space.
- The Atlas Pizza building is on the market.
- 712 N. Franklin (old ESB bank) is for sale but will need to install a bathroom on the first floor and an elevator for ADA compliance. That cost alone will be around \$100,000.
- The site across from Tai Elephants is undergoing repairs but we're unsure of the plans.
- The church needs a lot of repairs and there is no parking. Suggestion was made to create a kid's gaming site – they don't drive and don't care what the building looks like. The Great Escape Gaming shop at the Arnot Mall has been successful.
- The Board feels we need a brand name hotel (Radison, Hampton Inn, or other) for name recognition and to be able to compete for year-round conferences and events that would help to create a steady income. Several developers have had an interest in building a hotel here, but the challenge is that the footprint is too small to make money. Some have discussed building up (a hotel with parking underneath).
- Hop Notch Brewing is permanently closed. The owner also owns the property headed toward Montour (where the trailers have been removed). It is unknown what they plan to do with the site; but there's concern that removing the trees could create a potential landslide.
- The Taichi Restaurant is open and we've had great feedback from the community. Their prices are a little high, but they serve incredibly fresh ingredients, including salmon and avocado.
- The Board shared their interest/hope for an Indian and/or Greek restaurant.

ONGOING BUSINESS

Camp Monterey Facilities Assessment – Update

The agreement has just been signed by the county. Now the IDA will sign. This will then be sent to ESD for their approval, and then to the Dept. of Corrections for final signature. The contract includes up to \$5 million in reimbursements for activities such as the assessment of the facilities and removal of condemned buildings. We will hold off on the Phase II Wastewater Review portion until after the contract has been signed by all parties.

Once all parties have signed the agreement, we will have just one year to find a buyer/developer for the Camp Monterey site. If we do not find a use for the property, the DEC will return it to the state forest.

Update from STN Presentation

The cost to run internet cable from the existing STN lines on Rt. 16 to the Camp Monterey property (a 1.25 mile buildout), will cost approximately \$86,000.

Board Feedback Needed: LSE MUSCA Solar PILOT

The board recalls a previous issue with LSE MUSCA selling to another solar company without permission. At that time, they were notified that they needed to request a transfer of the PILOT to the purchasing company and that the PILOT could not be transferred without IDA approval. We have just discovered that they have sold again and did not notify or request a transfer of the PILOT to the new owners. The board feels that they were notified of the appropriate process for this and would like our attorney to contact them, notify them that they are in default for the true tax amounts due, and require them to reapply and pay the appropriate application fee(s). It was noted that the solar site in Orange is owned by a bank and is operational at this time.

Lucky Hare Brewing Co. at the Seneca Harbor Marina Restaurant

Judy thanked Shawn Rosno and his B&G team for their attention and care at the Marina Restaurant. We know there always seems to be something that needs attention there! The B&G staff have been instrumental in LHBC's success!

A.B.O./PAAA-

No updates/No report.

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 reported that Sullivan County received a \$29 million award for their broadband expansion.

Executive Session

Not needed at today's meeting.

Adjournment:

A motion was made by Chad Hendrickson to adjourn the July 16, 2025 meeting. The motion was seconded by Laury Ward. The motion carried, unanimously.

The meeting adjourned at 6:28 pm.

Respectfully Submitted,



Laury Ward, Secretary

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