

**Schuyler County Industrial Development Agency
216 N. Franklin Street - Watkins Glen, NY 14891
Meeting Minutes – June 10, 2026**

The meeting of the Schuyler County Industrial Development Agency was called to order at 5:01 pm by Chad Hendrickson, Chair.

Roll Call:	Chad Hendrickson	Chair
	Mark Taylor	Vice Chair
	Erin Shawkey	Treasurer
	Laury Ward	Secretary
	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:	Hon. Carl Blowers	Schuyler County Legislature
Guests:	Scott Burnside	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:

Scott Burnside, Community Member, noted that there are several vacant lots in Montour Falls and asked what can be done to develop those sites into community assets, like Corning's Market Street. Several vacant sites were identified, including the IGA space, the Shephard Niles building, and the vacant lot where the Farmers' Market is held. Sentiment was shared by the IDA Board that they, too, would like to get these sites developed. Discussion was held that there has been interest in developing these sites on various occasions, but they did not come to fruition. The community must decide what they would like to see happen in the village and property owners must be on board. Then a business that fits that model would need to be identified (most businesses don't want to change their plans to fit the village's narrative). It was noted that Corning has a BID (Business Improvement District), as well as support from Corning, Inc., which helps them to maintain their downtown. To be able to develop Montour Falls, (1) property owners need to be willing to sell at a reasonable price, (2) the community needs to be open to development, and (3) be flexible to a developer's business plan.

Meeting Minutes – April 2026

Mark Taylor and Erin Shawkey noted that titles on Page 1 need to be corrected. Chad is the Chair, Mark is the Vice Chair, and Erin is the Treasurer. Michell will make these corrections.

Mark Taylor made a motion to approve the April 2026 meeting minutes after the corrections to the titles are made. The motion was seconded by Laury Ward. The motion carried, unanimously.

Financial Report – March & April 2026

Erin Shawkey reviewed the April 2026 Financial Reports. Income is ahead of budget for the month and year. Expenses are right on budget for the month; however, year to date expenditures are slightly over, due to the timing of the legal expenses. (These costs were included in the annual budget but not allocated by the month.) Restricted income/expenses balance to zero. Operating accounts show a 4.36% increase since this time last year. Assets have reduced due to equipment depreciation and the amortization of the leases (GASB requirements).

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

New Business

Application Modification:

In 2024, the NYS Assembly passed a law that IDA's must now include childcare planning when considering financial assistance projects. At the direction of our attorney, we did not make this immediate change, allowing time for adjustments and modifications. The state has now provided prescribed procedures that we must incorporate into our UTEP (Uniform Tax Exemption Policy). Along with consideration of job creation and investment, we now must also consider the business' plans for childcare services for their employees. Questions must be added to the application, such as whether they will offer on-site childcare or if they will subsidize childcare costs, and we now must consider this when deciding on projects. We are in a childcare desert so any new business with employees that have families and need childcare will impact on the availability of local childcare. We must hold a Public Hearing before we can update our UTEP. As this is now law, we don't have a choice other than to include it in the application; however, we will still provide the community with an opportunity to ask questions and to share their feedback. After the Public Hearing, the Board will have to take action to update the UTEP.

Discussion initiated on exactly how the IDA would take the responses into consideration. When considering projects, deviations can be made but must include specific criteria and reasoning. The Governance Committee will meet to discuss this more in-depth and bring their recommendations back to the Board at the July meeting.

ONGOING BUSINESS

Camp Monterey Facilities Assessment – Update

We have an interested party, which is not energy related. We've had a few companies interested in the site over the past few years but, without the buildings/site being ready, we've struggled to get anything concrete (such as the metal roofing manufacturer looking for a NYS site), who did not have the time to wait for the site to be in usable condition. Judy had a meeting with the state agencies (ESD, DEC, and DOCCS) and their legal representatives regarding the transfer of ownership to SCIDA. ESD will continue the discussions, on the IDA's behalf, to determine what is needed, any restrictions, etc. This process will take several months.

As a result of the vandalism to the wastewater treatment system, there are now missing parts and no power to the equipment, making the wastewater study nearly impossible to complete. The active MOU states that the IDA will do a review of the wastewater treatment equipment and the buildings, and that any condemned buildings would be demolished. Judy shared her concern that, without the wastewater equipment functioning properly, we don't be able to get the actual information we need to be able to determine the functionality of the system. An independent architect that visited the site unofficially said that most of the buildings are in good shape, except for a couple of the smaller, stand-alone outbuildings.

We do have an updated proposal from La Bella. What makes sense for the IDA financially? This is state property – we do not own it! We're currently in negotiations with the state about securing grant reimbursement to complete the building and wastewater study. At this point, we've been told the IDA could get reimbursed for at least 40% of their cost but potentially 60%; however, there is no written guarantee. We do know that any needed demolition cannot be included in the reimbursement request, as those funds can only be used to reimburse for studies. Unfortunately, without all the equipment in working order and no power to test the full wastewater operating system, accurate results would be challenging to determine. Wendy will follow up on the reimbursement request.

Discussion was held on what the IDA's plans for the site are. If the IDA is just the passthrough, they won't be making any income off the site, so investing without the ability to recapture doesn't make wise use of funds. If the IDA was planning to maintain ownership and lease the site out, the financial investment could make more sense. Many IDAs do land leases. If the site is transferred there will be prescribed rules. If we wish to retain ownership, we will have to prove that we can find a suitable leaseholder.

Discussion was held regarding the possibility of the County investing. We can submit an application to apply for a portion of their existing economic development funds; however, their rubric is based primarily on jobs created so it would be a stronger application if we had an actual employer on deck. The main goals are to get the property back on the tax rolls (or at least a portion of it with a PILOT) and create jobs for Schuyler County.

The Board asked if La Bella would be willing to meet with them to discuss the proposal further. Judy asked the Board to read the full proposal and provide questions ahead of time. The Board agreed that they will review the proposal and submit questions to Judy by June 24th. The questions will be provided to La Bella so they will be best able to answer those questions at the July meeting. Having an engineer explain the terminology in the proposal and provide an estimate on the cost of rebuilding would be very helpful. If it will cost millions of dollars, it just won't be worth the IDA's investment. Determining the feasibility will help us determine how we'd like to move forward. Wendy Shutter will ask their representative to attend the July meeting.

Haentges Holdings, LLC Mixed Use Project - Update:

As a reminder this project, one of the NY Forward projects planned in Montour Falls, has already passed through planning committee and was just pending final financing. The owner had a letter of commitment provided to them, but the bank then changed their mind. They now have commitment from a local bank and will be moving forward. This project will fill one of the vacant lots in Montour Falls!

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

No updates/No report

OTHER:

The census tracts that had previously been awarded Opportunity Zone status [Census Tract 9503 (Orange & Tyrone) & 9505 (Catherine, Cayuta, Montour, and Odessa)] have been resubmitted for consideration under the new permanent program. With a goal of redeveloping rural or distressed areas, any companies who invest in these zones would remain tax-free on any net gains for 10 years, no matter the profit level. At this time, very few applications have been submitted to the state so we're hopeful to retain this designation permanently. Discussion was held on what defines "big rural?" Population, location, or both? Judy will research and bring that answer back to the Board. Any business involving liquor, tobacco, marijuana, casinos, or adult entertainment are not eligible under this program. Data centers were discussed. While eligible under this program, data centers cannot be supported in Schuyler County. There is no site with sufficient power, broadband, or water for cooling needs. Additionally, these businesses do not create jobs nor provide career ladders, and the shelf life of servers is very short so the need to be rebuilt would be within the first 5 years. A data center would not be a viable project for Schuyler County.

Judy thanked the SCIDA for their participation in and support of SCOPED during the AEDO Site Visit. SCOPED was awarded accreditation! They are the second agency in New York to earn this designation. The reviewer's report was very complementary to the agency's efforts. They made a few recommendations, including focusing on recruiting a small-to-medium manufacturer, housing, the need for more and sustained funding, and consideration of hiring a deputy director. A press release will be out soon.

Southern Tier Central is hosting a Leadership Training at Corning Community College tomorrow. They gave a presentation to the Council of Governments and to a small group here in the FLX WORKS space a week or so ago. An important takeaway from the training was that ARC funds can be used as a match for state grants.

Executive Session

Not needed at today's meeting.

ADJOURNMENT:

Erin Shawkey made a motion to adjourn the June 10, 2026 meeting. The motion was seconded by Laury Ward. The motion carried, unanimously.

The meeting adjourned at 6:06 pm.

Respectfully Submitted,

A handwritten signature in blue ink that reads "Laury M. Ward". The signature is written in a cursive style and is positioned above a horizontal line.

Laury Ward, Secretary
mak 06/11/2026