

Schuyler County Industrial Development Agency
216 N. Franklin Street - Watkins Glen, NY 14891
Meeting Minutes – January 14, 2026

The meeting of the Schuyler County Industrial Development Agency was called to order at 5:00 pm by Chad Hendrickson, 2025 Board Vice Chair/2026 Chair.

Roll Call:	Chad Hendrickson	Vice Chair
	Laury Ward	Secretary
	Hon. Carl Blowers	Schuyler County Legislature
	Mark Taylor	Member
	Erin Shawkey	Member
	Kai D'Alleva	Member
Staff:	Judy McKinney Cherry	CFO/CEO
	Michell Krossber	Office Manager
	Wendy Shutter	Economic Development Specialist
Absent/Excused:	Carl Taber	Board Emeritus
Guest:	Timothy Dunlap	Community Member
	Bridgette Searles	Community Member
	Sarah Agan (Virtual)	Community Member
	Joyce Hexum (Virtual)	Community Member
	Heidi Pike (Virtual)	Community Member
	Mark Rondinaro (Virtual)	Community Member
	Stacy <i>Unknown Last Name</i> (Virtual)	Community Member
	"iPhone 8"- <i>Unidentified</i> (Virtual)	Unknown/Guest

Roll Call - Confirmation of Quorum

Conflict of Interest: No conflicts were reported.

Introduction of Guests: Guests identified themselves and their reason for attending (some with concerns about using Camp Monterey as a nuclear site and some are attending to listen).

Public Comment:

Timothy Dunlap, Hector, NY: Shared his concern. Watkins Glen is known as a tourist town. Currently, there's already two salt plants, the Industrial Park (weight limit/wear on roads), and that the town is against garbage haulers. He feels that Schuyler County should not be looking to bring in heavy industrial (as we have a limited electrical grid) and, instead, should focus on projects for light industrial. He feels that although "Evergreen Nuclear Facility" is a catchy name, there is no need for a nuclear power plant at Camp Monterey.

Joyce Hexum would like to submit a letter about advanced energy from a professor at Cornell.

Meeting Minutes – December 2025

Mark Taylor made a motion to accept the December 2025 minutes, as written. The motion was seconded by Laury Ward. Erin Shawkey and Kai D'Alleva abstained. The motion carried.

Financials

Judy McKinney Cherry reviewed the November 2025 Financial Reports. We are on budget for the month of November and ahead of budget year-to-date. YTD is better than budgeted primarily due to good interest earnings, the new Finger Lakes Railway lease and increased PILOT admin fees, and by not proceeding with the wastewater treatment study as budgeted in 2025. Restricted accounts are lower than budgeted, due to the tax rate adjustment which lowered in March 2025.

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

New Business

Introduction of newly appointed board members

Chad Hendrickson introduced our newly appointed board members, Kai D'Alleva and Erin Shawkey.

Kai D'Alleva, Superintendent of Watkins Glen School District, is looking forward to learning from the group and learning about what the IDA does.

Erin Shawkey, Financial Advisor at Edward Jones in Watkins Glen, feels that "those who can volunteer, should volunteer." She is excited to share her skills towards efforts to create a community for all of our children to return for.

The remaining board members introduced themselves and provided details about their background/experience.

Board Orientation

Judy McKinney Cherry reviewed the 2025 SCIDA Board Handbook and provided a brief orientation to the board and attendees. (A more personalized, full orientation was provided to Erin and Kai last week.) Judy reviewed "What a Good Board Does" file and noted the tabs to find meeting schedules, board contacts, budget, and sample board packets. She provided an overview of the Policies and Procedures section, noting that there are several state and internal policies we must follow, as well as specific guidelines on budget and reporting requirements. She reviewed the Annual Confidential Board Summary process and shared that, in her experience, the SCIDA board is thoughtful in completing this process, showing that there's always room for improvement. Special attention was paid to the Allowable Reasons for Entering into Executive Session and ABO reporting requirements, including the Annual Report.

Judy reviewed how the UTEP (Universal Tax Exemption Policy) guides our process(es) surrounding business support. SCIDA can provide conduit bond financing, Sales and/or Mortgage Tax Abatement, and PILOTs on real estate. While each PILOT has its own specific requirements, generally the process holds the property value at the stating value and slowly increases by percent into a full tax payment, usually at 15 years. During that time, no taxing jurisdiction loses any money (all are made whole), but the increase from the site improvements isn't fully realized until the PILOT reaches maturity/terminates. Solar installations have a specific rubric that is followed, offering incentives to place arrays on less valuable land (considering slope, viewshed, agricultural land rating, soil quality, location on site, etc.). The PILOT & Lease Summary is provided annually for budgetary purposes and impacted taxing jurisdictions are notified two years before the PILOT termination date to allow for future budget projections. The summary is located on our website and updated annually.

Timothy Dunlap, Community Member, asked for a copy of the board orientation book. Michell will have that ready for pickup by tomorrow afternoon.

2026 Election of Officers*

Laury Ward made a motion to nominate Chad Hendrickson as the Board Chair. The motion was seconded by Carl Blowers. The motion carried, unanimously.

Chad Hendrickson made a motion to nominate Mark Taylor as the Board Vice Chair. The motion was seconded by Laury Ward. The motion carried, unanimously.

Erin Shawkey made a motion to nominate Laury Ward as the Board Secretary. The motion was seconded by Chad Hendrickson. The motion carried, unanimously.

Mark Taylor made a motion to nominate Erin Shawkey as the Board Treasurer. The motion was seconded by Chad Hendrickson. The motion carried, unanimously.

Annual Reaffirming of the CEO (SCIDA Resolution #2026-01)*

Mark Taylor made a motion to reaffirm Judy McKinney Cherry as the 2026 CEO of SCIDA. The motion was seconded by Laury Ward.

The question of the adoption of the foregoing resolution (#2026-01) 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 resolution was thereupon duly adopted.

Confirmation of Bank Account Signers (SCIDA Resolution #2026-02)*

Laury Ward made a motion to remove John Terry and Margaret Lawrence as account signers effective 12/31/2025 (end of term), and to affirm Chad Hendrickson, Erin Shawkey, Carl Blowers, and Judy McKinney Cherry as financial account signers until otherwise changed. The motion was seconded by Mark Taylor.

The question of the adoption of the foregoing resolution (#2026-02) 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 resolution was thereupon duly adopted.

Annual Sexual Harassment Training

Michell reminded the board that Sexual Harassment Prevention Training is required to be completed each year. If this is completed through a current employer, please send a copy of your certificate of completion for our records/compliance. If not, there is an online option available and/or staff can set up a time for in-person training, whichever is preferred. Most members complete this through their employer, except Laury Ward. Laury will do the online training and will submit a copy of her certificate by the end of the month.

New Business/Other: 2025 Grant Updates

Wendy Shutter, SCOPED's Economic Development Specialist, reported that SCOPED has supported the ARC of Chemung-Schuylers on their application for a National Public Transit Grant. If accepted, which looks promising, it would provide a much-needed Saturday bus route! This grant could also allow users a full year of free transit, as well as to help support Dial-A-Ride to operate on-demand. SCOPED will support and will play a role on the transit board. Our current system is used as a model for how to successfully handle rural transit.

Wendy reported on the status of the three grants submitted under the CFA in 2025 (the Flats on Broadway project, the Canal project, and the Montour Falls housing project on Rt. 14). Unfortunately, none of the three projects were selected for funding because neither project met the minimum threshold of \$2.5 million for infrastructure build-out. Capriotti Properties (the new Flats on Broadway owner) will apply for an HCR Grant, which could help to support building a 36-unit, market rate apartment building in Montour Falls. Judy reminded the board and guests that these apartments would be market rate, not low-income; however, market rate in Montour Falls does align closely to the affordable/low-income rate for the state.

New Business/Other: Solar Installation on Landfill Site

Judy McKinney Cherry reported that there is a solar developer currently interested in installing a solar panel array on the old landfill site in Montour. Per the DEC, if the array doesn't puncture the landfill liner, there are no issues and no special requirements to install on a decommissioned landfill. The current owner of the 40-acre site is listed as "The Joint Sanitary Landfill Commission of Schuylers County." Per Carl Blowers, that is not an agency affiliated with the county legislature. The Board suggested that perhaps David Scott, Supervisor for the Town of Montour, may be able to help connect us to the right person/people. It was noted that the Reading landfill has not been decommissioned yet, as there is some remediation needed first.

ONGOING BUSINESS

Camp Monterey Facilities Assessment – Update

Judy McKinney Cherry reported that she has contacted La Bella to begin the wastewater and building site study at Camp Monterey. We know the three wells work and will now test the wastewater treatment equipment and identify the building conditions. She will be showing the site next week to a potential investor and to another the following week. The first project is lodging related and would fit nicely in the county.

Judy reported that Camp Monterey has been vandalized, including the removal of all copper and wires, as well as broken windows, doors, etc. Last weekend, in preparation for the upcoming site visits, she went up to sweep floors to create a safe walkway for guests. She left at 4:30 pm, before dark, and returned the following morning. Overnight, someone had cut a locked door in half to access the building and took the door with them when they left. She did notify the Sheriff's Office. She also notified the Town of Orange, who quickly worked with the DEC, found and replaced the door, and securely locked it. The site is now monitored by cameras, and we will continue surveillance on the property.

While she was there on that following day, two cars came to the site. They noted that the property is listed on a public website as abandoned and invites people to stay/camp there. Erin Shawkey asked Judy to (1) not visit the site alone, for safety reasons, and (2) to call the police whenever anyone is there that shouldn't be.

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: The Audit Committee will be holding the 2026 Pre-Audit meeting on January 20, 2026, at 11:30 am.

BROADBAND

Mark Taylor reported that there is \$36 million in funding opportunities now open for proposals. Mark has sent a message to Jeff at Southern Tier Network to (1) see if he's applying for any of this new funding and (2) for an update on the status of the active Schuylers County projects. Mark will report what he hears back from Jeff at the February board meeting.

Executive Session

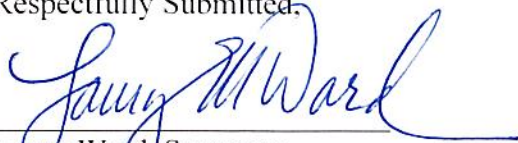
Not needed at today's meeting.

ADJOURNMENT:

Laury Ward made a motion to adjourn the January 14, 2026 meeting. The motion was seconded by Chad Hendrickson. The motion carried, unanimously.

The meeting adjourned at 6:11 pm.

Respectfully Submitted,



Laury Ward, Secretary

mak 01/15/2026