

**Schuyler County Industrial Development Agency
216 N. Franklin Street - Watkins Glen, NY 14891
Meeting Minutes – November 12, 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
	Laury Ward	Secretary
	Mark Taylor	Member
Staff:	Judy McKinney Cherry	CFO/CEO
	Michell Krossber	Office Manager
Absent/Excused:	Kevin Murphy	Board Emeritus
	Margaret Lawrence	Treasurer
	Hon. Carl Blowers	Schuyler County Legislature
Guest:	Carl Taber	Community Member
	Steven Berry	Community Member

Roll Call - Confirmation of Quorum

Conflict of Interest: No conflicts were reported.

Introduction of Guests: John Terry welcomed Carl Taber and Steve Berry.

Public Comment: No comments were made.

Meeting Minutes – October 2025

Mark Taylor made a motion to accept October 2025 minutes, as written. The motion was seconded by Laury Ward. The motion carried, unanimously.

Financials

Judy McKinney Cherry reviewed the September 2025 Financial Reports. Operating income and expenses were detailed, as well as restricted PILOT and lease passthroughs. The line for the Seneca Harbor Marina Restaurant passthrough will not balance to zero. Lucky Hare pays monthly but we pay the county annually, as they've requested. As such, some of the passthrough expense amount for 2025 was received as 2024 income. The Year-To-Date expenses are quite a bit lower than budget because we did not have the expenses for the Camp Monterey Wastewater study, nor the attorney fees we had originally budgeted.

Chad Hendrickson made a motion to accept the September 2025 financial reports. The motion was seconded by Mark Taylor. The motion carried, unanimously.

CCTC \$50,000 CD Maturing 11/16/2025

The Board feels we have sufficient reserves to be able to move this CD to VisionsFCU to take advantage of the best rate, 3.75%, for 17 months. Michell noted that several of the rates had lowered from the previous week.

Mark Taylor made a motion for Michell and Judy to research the early withdrawal penalty and, if it pencils, pull funds out now and move them to Visions for 3.75% for 17 months so we can take advantage of the best possible rate before it lowers. The motion was seconded by Laury Ward. The motion carried, unanimously.

New Business

Haentges Holdings, LLC – Project Authorizing Resolution #11/2025-05*

As a reminder, SCIDA approved the application back in August 2025. A Public Hearing was held in September 2025. The only concern shared was about having affordable housing; however, these three units will be market rate housing and a commercial dental office. This is also one of the Montour Falls NY Forward projects.

This agreement would allow for mortgage tax abatement, sales tax abatement, and an 11-year PILOT. The PILOT term will freeze the base at the current assessment (\$40,000) for five years, which will then increase by 20% annually. Judy reviewed the difference in tax earnings if there were no project completed and the amounts earned with the PILOT. If there is not a PILOT available, the project couldn't be penciled and won't happen.

Mark Taylor made a motion to approve the Project Authorizing Resolution #11/2025-02 for the Haentges Holding LLC Project. Laury Ward seconded the motion.

The question of the approval of the Project Authorizing Resolution #11/2025-05 was duly put to vote on roll call, which resulted as follows:

	Yea	Nay	Absent	Abstain
John Terry	[X]	[]	[]	[]
Carl Blowers	[]	[]	[X]	[]
Margaret Lawrence	[]	[]	[X]	[]
Laury Ward	[X]	[]	[]	[]
Mark Taylor	[X]	[]	[]	[]
Chad Hendrickson	[X]	[]	[]	[]

The resolution was thereupon duly adopted.

2026 Board Vacancies –

John Terry confirmed that all board members had sufficient time to review the packets of the interested candidates.

Chad Hendrickson made a motion to put forward Kai D'Alleva and Erin Shawkey as the SCIDA's recommendation to fill two (2) of the three (3) vacant positions, and to leave the third position open at this time. The motion was seconded by Mark Taylor.

Discussion was held. The group feels that Erin's financial background will be a good replacement for Margaret Lawrence's Treasurer position and that having Kai on for the school perspective will assist with addressing the concerns detailed in the recent written article about IDA operations.

The motion carried unanimously. Judy will do the write-up and send the IDA's recommendations to the county legislature.

Mark Taylor made a motion to nominate Carl Taber to serve in an Emeritus Member role. The motion was seconded by Chad Hendrickson.

Discussion was held that Carl meets all the requirements of an Emeritus Member. He has served in a leadership role, with distinction, completed his full terms, continues to do volunteer service for the community, has made and continues to make significant contributions towards the goals of the IDA. In this role, Carl can attend all meetings, speak as a Board member, and stay for Executive Sessions, when invited.

The motion carried unanimously. This nomination is instant and does not need to be approved by the legislature. Welcome back, Carl! 😊

ONGOING BUSINESS

Camp Monterey Facilities Assessment – Update

We are now actively marketing this site, interest has been coming in, and SCOPED staff have shown the site three times since our October meeting. One prospect is actively engaged, one is working the numbers, and one has gone silent. The active prospect is a local couple that has been doing some general maintenance on the site, and they are planning to submit a proposal to the state. We have not yet paid to push this site but will soon if we don't get something solid. We have also submitted this site as a potential Advanced Energy location. We must find a suitable use and have solid plan for the site by August 2026. Once a seller is identified, OGS would do a double-closing, "selling" the property to the IDA, and the IDA would then sell to the buyer.

The buildings are still being vandalized and there is leaking/standing water in some of the buildings. The DEC has reinstalled the heavy, large chain and we are planning to install a camera at the site to help with security. The police department has asked for a notification when we plan to be at the site. While we do notify the state each time (it is their property and the agency we work with), as a courtesy, will also notify the local sheriff.

Regarding the grant, the state has approved Part 1, now we're looking to do Part 2. Some of the parties have shared a concern about dealing with the state agencies on the funding portion. Judy has offered her assistance to anyone that needs it. A big part of the funding is that it is reimbursable so someone would need to have the funds available ahead of the project. Reminder: We can't do housing on the site. However, housing for workers can be considered. Question was raised if the buyer could meet the existing guideline and add housing later? It is unknown what deed restrictions may be placed on the site. Question was raised if the water/wastewater could be used by the local population. That is unknown.

A.B.O./PAAA-

Judy submitted the 2026 Approved Budget by the October 31, 2025 deadline. She noted that the Schuyler County IDA is always in compliance with the ABO's state reporting requirements (submissions, deadlines, etc.). We are not in a deficit, as some other IDA's are, as mentioned in the article.

Committee Reports

Finance Committee: Did not meet. No report.

Governance Committee: The committee will meet at 4pm on 12/10/25, one hour before the December 2025 regular IDA meeting, to review the results of the 2025 Confidential Board Survey.

Audit Committee: Did not meet. No report.

BROADBAND

Nothing to report at this time.

Executive Session

A motion was made by Chad Hendrickson to enter into Executive Session, pursuant to the Allowable OML List Item #4 – Discussions regarding proposed, pending or current litigation. The motion was seconded by Mark Taylor. The motion carried, unanimously.

The Board entered Executive Session at 5:53 pm.

A motion was made by Mark Taylor to leave Executive Session. The motion was seconded by Chad Hendrickson. The motion carried, unanimously.

The Board came out of Executive Session at 6:30 pm.

ADJOURNMENT:

A motion was made by Mark Taylor to adjourn the November 12, 2025 meeting. The motion was seconded by Chad Hendrickson. The motion carried, unanimously.

The meeting adjourned at 6:30 pm.

Respectfully Submitted,



Laury Ward, Secretary
mak 11.13.2025