**Schuyler County Industrial Development Agency**

**910 South Decatur Street, Watkins Glen, NY 14891**

**Meeting Minutes**

**May 13, 2021**

Call Meeting to Order: The meeting of the Schuyler County Industrial Development Agency (SCIDA) was called to order at 5:00pm by John Terry via Zoom.

Roll Call: John Terry Vice Chairman

Margaret Lawrence Treasurer

Chad Hendrickson Member

Mark Taylor Member

Kristin Van Horn County Planning

Kevin Murphy Emeritus  
 Laury Ward Secretary

Excused: Carl Taber- Tardy Chair

Hon. Carl Blowers Schuyler County Legislature

Guests: Justin Miller

Christopher Canada

Rich Haddon

Norma J Burris

SCOPED Staff: Judy McKinney Cherry CFO/CEO

Kassady Cerny Admin & Community Dev. Specialist

Yvonne Zhao Econ. & Community Dev. Specialist

John Terry called the meeting to order at 5:00pm, and confirmed a quorum was present.

**Public Comment**

There was no public comment.

**Minutes**

A motion was made by Laury Ward to approve the minutes of the March 10, 2021 meeting, second by Chad Hendrickson. Motion carried, unanimously.

**Financial Statements**

Margaret Lawrence reviewed the March 2021 financials.

A motion was made by Chad Hendrickson to approve the February 2021 financial statements, second by Laury Ward. Motion carried, unanimously.

**New Business**

A motion was made by Mark Taylor to move the LSE Musca, LLC./Entero-Discussion to the beginning of New Business, second by Margaret Lawrence. Motion Carried Unanimously.

LSE Musca, LLC./Entero-

Judy reviewed that the PILOT closed in March and that the investors changed. PILOTS have a written stipulation in the laws that ownership cannot be transferred without the approval of the Schuyler County IDA. A new application fee of $3,000 is required from new ownership and approval from the board. Rich Haddon of Sterling Power, LLC. Introduced himself and described his mission statement for taking over ownership of LSE Musca, LLC. The Board decided that they would like another month to review before approving the transfer of ownership.

By-Laws Review- By-Laws were reviewed by John Terry last meeting. Edits were recommended and made. Final edits were reviewed by the Board.

A motion was made by Margaret Lawrence to approve the amended By-Laws, second by Laury Ward. Motion Carried unanimously.

Finger Lakes Railway Corporation PILOT Review- Judy overviewed the PILOT for the board. She advised that there is a built-in admin fee of $4,000 after 2023. The clause in regards to selling all and future PILOTs was described and outlined in this PILOT.

**ABO/PAAA Updates**

Judy McKinney Cherry reminded the board that the prevailing wage starts in January of 2022 for projects of $5,000,000 that receive assistance.

**Committee Reports**

Finance Committee – There was no meeting held.

Governance Committee – There was no meeting held.

Audit Committee – There was no meeting held.

**Ongoing Business**

Broadband- No news to report. Mark noted that there is a Broadband Webinar from 12-1pm on May 13th, 2021 that is free and open to the public.

Camp Monterey- The State approved the initial property transfer. The property now needs to be surveyed and pulled out of the State Forest. The town will need to accept it as a taxable property and it will then be assigned a Tax ID number. Judy noted that they are anticipating the process to take approximately a year.

First Second Development LLC/VFW Authorizing Resolution, LLC

Authorizing resolution for the board to accept the Authorizing Resolution for First Second Development, LLC. The ownership structure is identical to The Harbor Hotel- half ownership between Peter Krog and David Hart. This particular project is part of two other buildings that are also being renovated/modified. The VFW is the only building for which financial assistance is being requested. The second floor of the building will become market-rate, year-round apartments and the first floor will be a fitness center. The total project is $1.6 million which a $250,000.00 reimbursable DRI Grant, loans, and cash will fund. Twelve construction jobs will be created and will begin immediately after PILOT approval. They have received all of their approvals through the village. PILOT Request- $72,000 in sales tax exemption and $19,600 in property tax exemption- 10-year PILOT with full abatement for the additional increase for 5 years with a 20% increase for the remaining 5 years. The full market value of the property is $304,000 on which they are already paying taxes.

A motion was made by Margaret Lawrence to approve the Authorizing Resolution for First Second Development, LLC., second by Mark Taylor.

Roll Call:

John Terry, Yes

Margaret Lawrence, Yes

Laury Ward, Yes

Chad Hendrickson, Yes

Mark Taylor, Yes

**Executive Session**

A motion was made by Margaret Lawrence to go into Executive Session at 6:13 PM to discuss a legal matter concerning a PILOT, second by Mark Taylor. Motion carried, unanimously.

A motion was made by Margaret Lawrence to adjourn the executive session at 6:36 PM, second by Mark Taylor. Motion carried, unanimously.

**Adjournment**

A motion was made by Mark Taylor to adjourn the meeting at 6:37 PM, second by Margaret Lawrence. Motion carried, unanimously.

Respectfully submitted,

Laury Ward

Secretary