

Schuyler County Industrial Development Agency
910 South Decatur Street, Watkins Glen, NY 14891
Meeting Minutes
April 14, 2021

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

Roll Call:	Carl Taber	Chair
	John Terry	Vice Chairman
	Margaret Lawrence	Treasurer
	Hon. Carl Blowers	Schuyler County Legislature
	Chad Hendrickson	Member
	Mark Taylor	Member
	Kristin Van Horn	County Planning
	Kevin Murphy	Emeritus
Excused:	Laury Ward	Secretary
Guests:	None	
SCOPED Staff:	Judy McKinney Cherry	CFO/CEO
	Kassady Cerny	Admin & Community Dev. Specialist
	Yvonne Zhao	Econ. & Community Dev. Specialist

Carl Taber called the meeting to order at 5:00 PM, and confirmed a quorum was present.

Public Comment

There was no public comment.

Minutes

A motion was made by John Terry to approve the minutes of the March 10, 2021 meeting, second by Mark Taylor. Motion carried, unanimously.

Financial Statements

Margaret Lawrence reviewed the February 2021 financial statements and noted that the savings account is over the allotted \$250,000. This is due to the loan being collateralized. No other significant changes to note.

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

New Business

By Laws Review- By laws were reviewed by John Terry. Edits were recommended and will be reviewed/approved by the full board at the May meeting.

Authorizing Resolution for First Second Development, LLC.- Authorizing resolution for the board to accept the application for the 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 that financial assistance is being requested for. 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 in 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. Full market value of the property is \$304,000 in which they are already paying taxes on.

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

Roll Call:

Carl Taber, Yes

John Terry, Yes

Margaret Lawrence, Yes

Carl Blowers, Yes

Chad Hendrickson, Yes

Mark Taylor, Yes

Motion carried, unanimously.

Watkins Brewery Holdings, LLC PILOT Review- Judy overviewed the PILOT for the board. Project will allow \$96,000 in sales tax abatement. The PILOT is currently in year 5, in 2022 the payments will increase. The PILOT terminates in May of 2031. This PILOT is the first PILOT in which an admin fee was required.

ABO/PAAA Updates

Judy McKinney Cherry reminded the board that prevailing wage starts in January of 2022 for projects of \$5,000,000 or 30% that receive assistance. All reports were submitted on time.

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- Mark Taylor reported on status of Broadband. The board of Southern Tier Network (STN) are planning next steps for moving forward with an infrastructure plan. Tompkins County is joining the plan. STN is trying to put together a regional broadband plan. Next step is to put together an inventory for funding sources and potentially hire a project manager to coordinate efforts.

Camp Monterey- Yvonne Zhao submitted a business proposal to the state and held a meeting with Judy McKinney Cherry and the regional director of Southern Tier, Carl Blowers, Kristin Van Horn, and Mark Rondinaro with the investment team. The State is now meeting to move forward on how to transfer the ownership of the property.

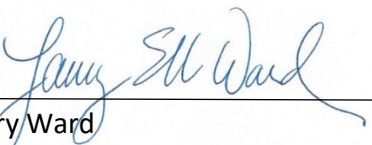
Executive Session

A motion was made by John Terry to go into Executive Session at 5:39 PM to discuss a legal matter concerning a PILOT, second by Margaret Lawrence. Motion carried, unanimously.

Adjournment

A motion was made by Mark Taylor to adjourn the meeting at 5:40 PM, second by Margaret Lawrence. Motion carried, unanimously.

Respectfully submitted,



Laury Ward
Secretary