

**IDA Board Meeting Minutes
February 26, 2026**

Board Member Attendance: Richard Bargabos, Dr. Rogers, Eve Ann Shwartz, Matt Roberts

Absent- Russ Lura, Kyle Reger, Steve Potter

Others in Attendance: Chris Canada, Kipp Hicks, Amanda Nicholas, Marie Weiss, Rob Panasci (Attorney from Young Sommer, LLC representing Hoffman Falls Wind), Dave Jones (Supervisor for the Town of Fenner) Jim Cunnginham (Chairman of the Madison County Board of Supervisors and Town Supervisor of Nelson)

Call to order by Chairman Bargabos at 3:05 pm

Approval of Minutes

IDA meeting minutes from January 22, 2026, motion for approval by Roberts, seconded by Shwartz, approved.

Review of Financials

January 2026- financials were presented and reviewed by Hicks, motion to approve financials by Rogers, seconded by Roberts, approved.

Chairman's Report

Appoint treasurer and secretary- Chairman Bargabos nominated Potter as IDA Board treasurer and Lura as secretary, seconded by Roberts, roll call,

Richard Bargabos	VOTING	Yes
David Rogers	VOTING	Yes
Kyle Reger	VOTING	Absent
Russ Lura	VOTING	Absent
Steven Potter	VOTING	Absent
Eve Ann Shwartz	VOTING	Yes
Matt Roberts	VOTING	Yes

Motion carried.

Executive Director's Report

Old Business: Economic Development Strategic Plan update-RFP

The RFP was launched on February 23 and posted to the New York State Contract Reporter website. Proposals are due March 23rd. A steering committee to review proposals consisting of some Madison County department heads and stakeholders will meet to discuss.

Stirpe Parking lot- City of Oneida- the project to convey this property is nearly closed.

New Business: 120 Barlow St- PILOT Modification- no decisions were made

Other Activities: Johnson Brothers Lumber- the drying kiln at the landfill is no longer operational, and has been late with PILOT payments. It is the desire of the IDA to notify the company of default under their PILOT agreement motion to

approve sending letter of default (Hodgson-Russ will produce) by Bargabos, seconded by Rogers, approved.

Resolutions

120 Barlow St- PILOT Modification- Dutchland Plastics is being subdivided and a portion of the land is returning to the tax rolls, motion to approve 120 Barlow St PILOT Modification by Roberts, seconded by Rogers, roll call,

Richard Bargabos	VOTING	Yes
David Rogers	VOTING	Yes
Kyle Reger	VOTING	Absent
Russ Lura	VOTING	Absent
Steven Potter	VOTING	Absent
Eve Ann Shwartz	VOTING	Yes
Matt Roberts	VOTING	Yes

Motion carried.

Public Hearing discussion- Hoffman Falls Wind

Rob Panasci attorney with Young Sommer LLC

Dave Jones

Jim Cunningham

Continuing discussion from the January IDA meeting including two of the affected taxing entity towns, Nelson and Fenner. Thorough discussion regarding the potential tax benefits of the project to the towns, county, and school followed. Liberty Renewables is seeking the full IDA slate of benefits including mortgage recording tax, sales tax abatement, and a PILOT agreement. The project currently consists of 18-650 foot windmills, which was formerly 24 turbines. Cunningham stated that all 4 towns affected are against the IDA PILOT for Liberty Renewables and the project in general. The company continues efforts to put in place a host community benefit agreement (HCA) and a road use agreement. The IDA is not comfortable scheduling a public hearing until these agreements are in place, or a letter of intent is signed. Bargabos emphasized the lack of job creation and the importance of considering overall benefits to the county and communities. Bargabos stated the company could still move forward without IDA benefits, (Panasci stated the company would consider going elsewhere.) Bargabos stated the potential approximate \$29 million benefit from the IDA is less than a 10% of the \$422 million project cost, also that a portion the IDA fee could be reinvested in communities on projects consistent with the mission statement. Rogers questioned where the turbines are made, which is overseas. Motion to enter into executive session to discuss matters privy to attorney-client privilege by Roberts seconded by Rogers , roll call,

Richard Bargabos	VOTING	Yes
David Rogers	VOTING	Yes
Kyle Reger	VOTING	Absent
Russ Lura	VOTING	Absent
Steven Potter	VOTING	Absent
Eve Ann Shwartz	VOTING	Yes
Matt Roberts	VOTING	Yes

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Motion carried.

Motion to exit executive session at 5:04 pm by Rogers

Date of next meeting

March 26, 2026

Adjourn

Motion to adjourn by Rogers, seconded by Roberts, at 5:07 pm