

IDA Board Meeting Minutes
April 23, 2026

Attendance: Bargabos, Rogers, Lura, Shwartz, Roberts, Hicks, Canada, Nicholas

Absent: Potter, Reger

Call to order by Chairman Bargabos at 3:10 pm

Approval of Minutes

IDA meeting minutes from March 26, 2026, motion to approve by Roberts, seconded by Lura, approved.

Review of Financials

Review of March 2026 financials- motion to approve by Rogers, seconded by Roberts, approved.

Executive Director's Report

Old Business:

Economic Development Strategic Plan - recommendation of the Committee Chair

The Steering Committee received 18 responses to the RFP, held interviews with 4 finalists, and has selected a winning consultant. The recommendation of the Chair, Shwartz, stated the committee has awarded the Economic Development Strategic Plan contract to Camoin and Associates. Motion to accept the recommendation of the committee and enter into contract with Camoin and Associates by Shwartz, seconded by Lura, roll call, Motion carried.

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

Johnson Brothers Lumber- paperwork terminating the PILOT agreement has been signed by the IDA and sent to Johnson Brothers, the IDA has not heard back from the company.

Good Nature Brewing Company- the company has sold and the PILOT has been terminated at previous IDA meetings. A paper resolution has been presented today.

Stirpe Parking Lot- transaction has been completed

All Seasonings Ingredients mortgage explanation- Canada stated the IDA is not needed as a sign off for their new mortgage.

120 Barlow Street-discussions continue with Dutchland Plastics and the new owner of the building. A new application for IDA is anticipated at a later date.

New Business:

Other Activities: No updates have been received from Hoffman Wind Falls

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The IDA has received paperwork from the Department of Transportation regarding potential ownership of a small area of sidewalk outside the Colgate Inn in Hamilton. This stems from a 1974 IDA project with Colgate University, the property may have to be transferred.

Resolutions:

Project Termination Resolution- Good Nature Brewing
Motion for approval by Shwartz, seconded by Lura, roll call,

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

Motion carried.

Other Business

Canada presented an extensive draft labor personnel manual prepared by Hodgson-Russ, the Governance Committee will review.

Date of next meeting

May 28, 2026

Adjourn

Motion to adjourn at 4:10 pm by Shwartz seconded by Roberts