

IDA Board Meeting Minutes July 23, 2026

Attendance: Bargabos, Roberts, Lura, Potter Shwartz, Hicks, Nicholas, Shannon Wagner, Marie Weiss, Jessica Klami- Attorney with Young Sommer, Meg Lee-Liberty Renewables

Absent: Reger, Rogers

Call to order by Chairman Bargabos at 3:34 pm

Approval of Minutes

IDA meeting minutes from June 25, 2026, motion for approval by Roberts seconded by Potter, approved.

Review of Financials

Review of June 2026 financials- a balance sheet, revenue appropriation analysis, and check report for year to date were presented. It is a recommendation of the OSC to present a monthly check report to board members. Gustafson & Wargo will be acting as CFO and performing all CFO related tasks, as required by bylaws. The IDA currently uses a voucher system. During the Covid Lockdowns, the IDA voted to allow one signature on all checks, which we have a ratifying resolution in front of the Board of Directors at this meeting. Lura questioned if the board members were required to approve all bills paid each month as municipalities are. Bargabos stated that the voucher system currently in use should be sufficient but the IDA will look into this. Motion to approve financials by Lura, seconded by Roberts.

Chairman's Report

Executive Director's Report

Old Business: Hoffman Falls Wind- the company has submitted an updated application. Attorney Jessica Klemi of Young Sommer was present, representing Liberty Renewables. The updated application has 18 turbines instead of the original 24, with the megawatt production being the same. Hoffman Falls Wind and their applications have been in front of the IDA Board several times and so far, has not been able to move forward with a public hearing resolution. The company is still requesting a PILOT. Shwartz clarified the company is seeking a 20 year PILOT as opposed to the standard 15 year. The total project investment is \$426 million. Bargabos questioned the breakdown of the potential exemptions and requested further clarification. The IDA Board concluded to allow for the next step of holding the 4 separate public hearings in the respective municipalities. Wagner of Hodgson-Russ will provide a paper resolution with a voice vote and roll call approval.

New Business: Application from Graziano Zazzara (former Oweria Vineyards)
The company is requesting to continue the IDA benefits as previously approved in 2013. Hicks and Canada have spoken with Mr. Zazzara and his attorneys to clarify

the IDA benefits schedule ends in two years, therefore continuing with the application and potential legal fees may not be practical. Updates to come.

Other Activities: The IDA is currently undergoing an Office of the State Comptroller's Audit. One request has been to solidify with resolutions any project application denials. In 2021 the IDA received an application from One Remington converting the old GHD Building in Trush Park into apartments. Due to the project already being underway, the IDA voted to reject the application, which a paper resolution is presented today.

Camoin and Associates were in Madison County for two days conducting focus groups with area businesses and representatives. The Steering Committee met to discuss their progress at SUNY Morrisville. A final presentation to come in November-December.

The IDA has worked with Hodgson-Russ to respond to a FOIL request regarding renewable energy projects.

SUNY Officials are reviewing the commercial kitchen project at SUNY Morrisville

Hicks met with representatives from ESD regarding business parks. Hicks has met with new owners of Canastota Dairy and the Village of Canastota. Attended NYSEDC Conference, and led a presentation on the reuse of closed college campuses.

Resolutions:

Public Hearing Resolution- Hoffman Falls Wind

Motion to approve Public Hearing Resolution- Hoffman Falls Wind, by Potter, seconded by Roberts, roll call,

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

Motion carried.

Resolution Ratifying Denial of IDA Benefits to One Remington project

Motion for approval by Roberts, seconded by Potter, roll call,

Richard Bargabos	VOTING	Yes
David Rogers	VOTING	Absent
Kyle Reger	VOTING	Absent
Russ Lura	VOTING	Yes

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Steven Potter	VOTING	Yes
Eve Ann Shwartz	VOTING	Yes
Matt Roberts	VOTING	Yes

Motion carried.

Resolution Ratifying Authorizing Change in Check Signatory
Motion for approval by Potter, seconded by Lura, roll call,

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

Motion carried.

IDA/CRC Administrative Services Contract- 2026
Motion for approval by Shwartz, seconded by Lura, roll call,

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

Motion carried.

Other Business

Set date for tour of 99 Albany Street- the Board recommended sometime in September, the IDA will work with Michael Silberberg to confirm dates.

Date of next meeting

August 27, 2026

Adjourn

Motion to adjourn at 4:51 pm by Roberts, seconded by Shwartz.