IDA Board Meeting Minutes
October 14, 2026

Attendance: Bargabos, Rogers, Reger, Potter, Lura, Roberts, Shwartz, Hicks, Nicholas, Chris Canada-remote
Representatives from Liberty Renewables- Meg Lee, Juliana Heffern, Rob Panasci,
Members of the public, Philip Rose, Henri Hammel, Dave Jones, Lowell Lingo

Call to order by Chairman Bargabos at 4:13 pm

Approval of Minutes

IDA meeting minutes September 10, 2026, motion for approval by Lura, seconded by Roberts, approved.

Review of Financials

Review of August 2026 financials- balance sheet, revenue appropriations analysis and check register were presented and explained. Motion to approve financials by Shwartz, seconded by Roberts, approved.

Draft 2027 Budget was presented and reviewed. A 16% increase in benefits is anticipated and enough has been allocated in business development to fulfill the Economic Development Strategic Plan contract with Camoin. Shwartz questioned the cost of a new website, which will be initiated in the coming year. The 2027 IDA draft budget has not been presented or approved by Madison County yet. Chairman Bargabos expressed the IDA's appreciation for the County's support. Motion to approve budget by Roberts, seconded by Reger, roll call,

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

Motion carried.

Chairman's Report

Executive Director's Report

Old Business: Hoffman Falls Wind

Chairman Bargabos stated that when Liberty Renewables first submitted an application for IDA benefits, the Board made it clear that the IDA had never supported a project opposed by the community. The agency requested that Host Community (HCA) and Road Use (RUA) Agreements be executed prior to holding the public hearings. The HCAs have not been signed by Liberty Renewables due to the PILOT agreement not being approved. Liberty Renewables has given every indication that the project will move forward regardless of the PILOT agreement. Shwartz agreed with Bargabos' statement, and commented that the company is mobilizing its workforce. Rogers stated that during his 20 years on the IDA Board, he cannot recall approving a PILOT for a project with lack of taxing entity/community support. Roberts commented that the IDA represents constituents and that he would vote in opposition to the PILOT. Roberts also stated the

federal incentives for this project pale in comparison to the local incentives. Lura agreed with the Board's statements and said that in the past, citizens have supported wind projects, but this project is not supported by the locals. The resolution before the Board today issues findings and a decision regarding the Hoffman Falls Wind project. Voting yes on today's resolution would deny the PILOT agreement.

Rob Panasci- representing Liberty Renewables, gave an overview of the project and defended some comments made by others. Panasci remarked that job creation is not a focus of renewable energy projects and language has been added to the General Municipal Law to prioritize renewable energy projects. Panasci argued that the requested tax benefits were "net neutral" when accounting for total payments over 20 years, including PILOT payments, sales tax, and mortgage tax. They emphasized that a denial would result in a significant loss of potential revenue for local towns. Panasci also stated that the Towns will get $9 million less under a full tax scenario, specifically Eaton will receive $7.8 million under the Host Community Agreement and a PILOT vs $1.3 under a full tax scenario. The project will have an $85 million impact on the Morrisville Eaton School District, and it will impact the school aid formula.

Discussion followed concerning the General Municipal Law about renewable energy projects; with Canada clarifying the language allows IDAs to support renewable energy but not that they must support such requests. It was recommended to add wording in the resolution in consideration of the GML. Bargabos stated the removal of "home rule" from municipalities by ORES regarding renewable energy projects was not well received by the communities and added to the opposition, Shwartz agreed and stated ORES also took away assessment responsibilities. Rogers recommended changing the wording of the resolution stating "it would be a burden on all taxing entities" to "some". Canada agreed. Dave Jones, Supervisor for the Town of Fenner stated the trust had been broken between Liberty Renewables and the Community.

Graziano Zazzara (former Owera Vineyards) – Reger commented that the company and Town of Cazenovia have upcoming meetings and asked the board to delay any decisions at this meeting.

New Business:
Other Activities: FAST NY- Hicks has submitted a pre application and continues work on business park development opportunities.

Economic Development Strategic Plan update- Progress continues- Open Houses and Steering Committee meetings will take place the week of October 20th with final presentations to come in January.

Resolutions:

Resolution Issuing Findings and Decision on Application for Financial Assistance Hoffman Falls Wind LLC project (as amended), motion for approval by Roberts, seconded by Shwartz, roll call,

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

Motion carried.

Other Business:

Shwartz recommended upgrading remote meeting technology.

Date of next meeting

November 19, 2026

Adjourn

Motion to adjourn at 5:05 pm by Roberts, seconded by Reger