IDA Board Meeting Minutes
September 10, 2026

Attendance: Bargabos, Lura, Potter, Roberts, Shwartz, Reger, Hicks, Nicholas, Canada Marie Weiss, Lowell Lingo
Absent: Rogers

Call to order by Chairman Bargabos at 3:05 pm

Approval of Minutes

IDA meeting minutes July 23, 2026- motion for approval by Roberts, seconded by Lura, approved.

Review of Financials

Review of July 2026 financials- a balance sheet, revenue appropriation analysis and check register were presented. Motion to approve by Shwartz, seconded by Reger, approved.

In order to stay updated with the IDA's legal services agreement with Hodgson-Russ, a partial payment and budget modification are required at this time.

Budget Modification- Transferring $3253.75 from Account Number 6460.50 Contingent to 6460.52 Legal and Other Professional Fees, motion to approve by Lura, seconded by Roberts, roll call,

Richard Bargabos	VOTING	Yes
David Rogers	VOTING	Absent
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

New Business: Hoffman Falls Wind

The public hearings regarding the application from Hoffman Wind Falls/Liberty Renewables were held August 24 and 25th in Nelson, Fenner, Eaton, and Smithfield. There were many attendees, mostly in opposition. Copies of the transcripts and recordings are available to the Board and the public. The board emphasized the strong opposition from the community to extending IDA benefits. Chairman Bargabos stated that the IDA has never approved an application without unanimous support from the taxing entities. The Madison County Board of Supervisors and Town of Smithfield both passed resolutions requesting the IDA not extend property tax benefits in the form of a PILOT to the project. Rob Panaschi, legal representation for Liberty Renewables attended each

public hearing. He stated there is a lack of communication and understanding and requested 30 additional days to reach out to Madison County and the Towns before a final decision on the application is made by the IDA Board.

Motion to defer any action on Hoffman Falls Wind application until the October IDA meeting by Shwartz, seconded by Roberts.

Old Business:

Application from Graziano Zazzara (former Owera Vineyards)- the IDA is awaiting response from the company to see if they want to pursue continuation of benefits via assignment and assumption.

Seneca Fields II- Seneca Fields II was a potential housing project located on the Oneida Healthcare campus, they applied and were approved for IDA benefits in 2025. However, the developer did not secure NYS Housing and Community Renewals approval for Low Income Housing Tax Credits and the project stalled. It has been recommended by the OSC to officially close out such projects by Board resolution.

New Business:

Other Activities:

FAST NY draft application- Hicks has submitted a draft application for shovel ready business park assistance.

DRI- Cazenovia has started local planning and open houses

Time and Attendance Policy- the OSC has recommended the IDA set a time and attendance policy- Hodgson-Russ has prepared for the Board's review.

A draft of the Long Term Strategic Plan has been submitted from Camoin and Associates.

Draft IDA/CRC/GFC budgets were presented with additional review to be discussed in October.

Resolutions:

Resolution Terminating Previously Approved IDA Benefits- Seneca Fields II

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

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

Motion carried.

Time and Attendance Policy- motion to approve by Reger, seconded by Lura, roll call,

Richard Bargabos	VOTING	Yes
David Rogers	VOTING	Absent

Kyle Reger	VOTING	Yes
Russ Lura	VOTING	Yes
Steven Potter	VOTING	Yes
Eve Ann Shwartz	VOTING	Yes
Matt Roberts	VOTING	Yes

Motion carried.

Comments from Lowell Lingo of Eaton- As a teacher at SUNY Morrisville, Mr. Lingo suggested that the Hoffman Falls Wind project could present an opportunity for renewable energy education and mechanic jobs in the area.

Other Business

Tour of 99 Albany Street has been scheduled for September 24th at 11 am, board members are encouraged to add the tour to their calendars.

Date of next meeting

October 22, 2026

Adjourn

Motion to adjourn at 4:27 pm by Roberts, seconded by Shwartz.