SCHOHARIE COUNTY
INDUSTRIAL DEVELOPMENT AGENCY

Po Box 627, Cobleskill, NY 12043

Trevor Bender
CEO/Executive Director

Chester Burton
Chair

SCIDA BOARD OF DIRECTORS' MEETING
DECEMBER 16, 2025
MEETING MINUTES

Members: Chester Burton, Leo McAllister, Charles Finin, Gail Breen, Michael Moore
Staff: Trevor Bender, Sarah Nickle

Present: Chester Burton, Leo McAllister, Gail Breen, Michael Moore, Charles Finin, Sarah Nickle

1. **Meeting to Order and Roll Call @ 9:00**
2. **Minutes –** Reading and motion to approve November 20, 2025, draft minutes. Motion to approve the minutes at 9:00AM by McAllister, seconded by Finin. All in favor.

3. **Bills & Communications** - N/A

    a. **Report of the Treasurer–** Cash Position Report of 12/12/2025 reviewed. Discussed putting the next CD to mature in the Money Market account until rates adjust more favorably for CD's.

4. **Reports of Committees**
    a. Audit Committee N/A
    b. Governance Committee N/A
    c. Finance Committee N/A

5. **Unfinished Business –**

    a. Sharon Springs Building lease extension update – The attorneys are preparing the draft lease and will forward in the next couple of days. Paul emailed 12/16 to say that he needed the agreement put into place asap as his application was expiring. We still need to negotiate with Paul Novko a rent amount for the extended years.

    b. Grove St. property sale update – The closing documents have been sent to Rose Chase director of the RPC and Joanne Crum RPC's legal counsel.

    c. Mainbridge 2 LLC – We continue to work with Pier Bruno and Angela Miele on their PILOT application for Schoharie Dental's Phase 1 project. A $30 million project. An application draft has been sent to Hodgson & Russ for rereviewed they came back with some updates that are needed. The updates have been forwarded to Pier and Angela and we are awaiting answers. We will continue working with them until the application is completed.

    d. Hashino Resort – A $60 million project. They indicated that they will apply for benefits in early 2026.

e. ARPA funding update – The IDA Board would like to speak with the Town of Cobleskill Supervisor and Lamont Engineering for clarification on the potential Cobleskill Pumphouse pivot project. The Board is also considering allocating the remaining ARPA funds to the County's ARPA Broad Band project.
The termination letter to Eric Cooper/VanDyke family for the Shad Point option contract was delivered to their legal counsel.

6. **New Business –**

a. CPL: An engineering firm named CPL reached out to do a meet and greet. CPL used to be a client of mine in private practice, however, the division that reached out is not one I worked with previously. They wanted to introduce me to their industrial park development practice and the services that they have available, as well as grant opportunities that can help fund said endeavors. I have not met with them yet, but will in the future (they understand the current situation), as this seems to be an exciting opportunity to blend their offerings with a longer term plan for industrial development in the county. I will report back once we have met on what I learned and our opportunities to partner.

b. Mike Newman: Peter Johnson in Schoharie put me in touch with a developer out of Saratoga named Mike Newman, who is looking to convert a former jail into affordable housing units. Mike and I had a good discussion about IDA benefits and they are likely to apply for a PILOT given their regulatory constraints with rent pricing as an affordable housing entity. I believe they are hoping to have 30 units when completed, but details are still being worked out. Mike and I will have a follow up call in the New Year once he has some more clarity on the details of his project.

c. ESG: We still expect to receive a bond application in the New Year from the ESG vertical farm project. Within the last week, ESG has also reached out to partner with the IDA, for the IDA to sponsor a grant application for a recently announced grant program called Power NY. Power NY will pay for capital infrastructure related to power upgrades at new industrial development sites where power capacity is currently lacking for the end user. This is still a developing program, so there are a lot of questions to be determined/answered as the process moves forward as Empire State Development seems to be sorting out the specifics on how exactly this program will work as they go. To that end, the request from ESG for us to sponsor the grant seems to serve more of an administrative function as the requests need to come from local governments or IDAs, however, I will provide more updates on that arrangement as the details become clear.

7. **Executive Session –** The IDA Board entered executive session for personnel related reasons at 9:07 on motion by McAllister and seconded by Moore.
The IDA Board ended executive session at10:24 on motion by Burton and seconded by Finin.

8. **Adjournment.** Motion to adjourn at 10:24 AM by Burton, seconded by McAllister. All in favor.