



Cortland County

Industrial Development Agency

Agenda for the Cortland County Industrial Development Agency

May 11, 2026 – 12PM

40 Main Street, Suite A, 2nd Floor Cortland New York, 13405

Roll Call-

Michael McMahon	Chairman	
Clint Brooks	Secretary	
Deborah Hayden	Treasurer	
Patrick Quinn	Member	
Dr. Kathleen Burke	Member	
William McGovern	Member	
Jason Hage	Member	
Melanie Vilardi	Executive Director	
Andrea Skeels	Chief Finance Officer	
Ashley Riehlman	Community Relations Specialist	

Approval of Minutes – April 13,2026

New Business

1. Regan Development – Larry & Gabe Regan

Monthly Reports –

1. Finance Report
2. Director’s Report

Adjourn –



Cortland County
Industrial Development Agency

Minutes



Cortland County

Industrial Development Agency

Minutes for the Cortland County Industrial Development Agency

April 13, 2026 – 12pm

40 Main Street, Suite A, 2nd Floor Cortland New York, 13405

Roll Call- Chairman McMahon called the meeting to order at 1:10pm

Michael McMahon	Chairman	Present
Clint Brooks	Secretary	Present
Deborah Hayden	Treasurer	Present
Patrick Quinn	Member	Present
Dr. Kathleen Burke	Member	Present
William McGovern	Member	Present
Jason Hage	Member	Absent
Melanie Vilardi	Executive Director	Present
Andrea Skeels	Chief Finance Officer	Present
Ashley Riehlman	Community Relations Specialist	Present

Present: John Sidd (zoom), Nicole Haghpanah (zoom), John Haugen, Michael May, Renee Neiderman,

Approval of Minutes – March 9, 2026 – Chairman McMahon made a motion to accept the minutes as presented, Mr. Brooks seconded. All in favor. None opposed.

New Business

1. Crown City Solar – Project 1,2, & 3 – Final Inducement
 - a. Crown City Project 1: Chairman McMahon made a motion to approve a final inducement resolution #2026-04-13-01. Mr. McGovern seconded. All voting in favor; None opposed. Chairman McMahon made a motion to approve resolution # 2026-04-13-02 for a straight lease transaction; Ms. Hayden seconded; All voting in favor; None opposed.
 - b. Crown City Project 2: Chairman McMahon made a motion to approve a final inducement resolution #2026-04-13-03. Mr. Brooks seconded. All voting in favor; None opposed. Chairman McMahon made a motion to approve resolution # 2026-04-13-04 for a straight lease transaction; Mr. McGovern seconded; All voting in favor; None opposed.
 - c. Crown City Project 3: Chairman McMahon made a motion to approve a final inducement resolution #2026-04-13-05. Ms. Hayden seconded. All voting in favor; None opposed. Chairman McMahon made a motion to approve resolution # 2026-04-13-06 for a straight lease transaction; Mr. Brooks seconded; All voting in favor; None opposed.

2. Appoint Directors to the Cortland County Business Development Corporation:

Dr. Amy Kremenak, Renee Neiderman, Robert Edwards, Andy Fox, Michael May, John Haugen, Michael McMahon, Clint Brooks, Deborah Hayden, Patrick Quinn, Dr. Kathleen Burke, William McGovern, Jason Hage

 - a. – Chairman McMahon made a motion to

Monthly Reports –

1. Finance Report
2. Director’s Report

Chairman McMahon made a motion to go into executive session regarding proposed acquisition, sale, or lease of real property because publicity would substantially affect the value thereof at 1:16pm. Mr. Brooks seconded. No action was taken in executive session.



Cortland County

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Adjourn – Chairman McMahon made a motion to adjourn the meeting at 1:48pm. Seconded by Ms. Hayden.



Cortland County
Industrial Development Agency

Financial Reports

Cortland County IDA
Balance Sheet
April 30, 2026

ASSETS

CURRENT ASSETS		
NBT - Checking 5112	\$	28,704.53
NBT Proj Invest Checking		2,744,460.87
NBT Money Mkt Savings		125,476.90
Prepaid Expenses		1,033.98
		2,899,676.28
TOTAL CURRENT ASSETS		
PROPERTY AND EQUIPMENT		
Land-Railroad Properties		209,818.00
Land-Contento Property		91,835.00
Land-Cleveland St - Apex		303,143.60
Building- 5 Kennedy Pkwy		182,345.26
Leasehold Improvements		3,376.80
Accum.Depreciation-L.H.I.		(3,376.80)
Office Equipment/Furniture		2,159.08
Accum.Depreciation-FF&E		(539.77)
		788,761.17
NET PROPERTY & EQUIPMENT		
RECEIVABLES		
Lease A/R - Park Outdoor		42,232.94
		42,232.94
TOTAL RECEIVABLES		
TOTAL ASSETS		\$ <u><u>3,730,670.39</u></u>

LIABILITIES/FUND BALANCE

CURRENT LIABILITIES		
TOTAL CURRENT LIABILITIES		0.00
LONG TERM LIABILITIES		
Deferred Inflows-Leases	\$	42,232.94
		42,232.94
TOTAL LONG TERM LIABILITIES		
TOTAL LIABILITIES		42,232.94
FUND BALANCE		
Unrestricted Earnings		3,157,669.50
Net Income		530,767.95
		3,688,437.45
TOTAL FUND BALANCE		
TOTAL LIAB & FUND BALANCE		\$ <u><u>3,730,670.39</u></u>

Cortland County IDA
Income Statement
For the Four Months Ending April 30, 2026

	Current Month	Year to Date
REVENUE		
Application Fees	\$ 0.00	\$ 20,000.00
Project Fee	0.00	17,600.00
Interest on Deposits	5,650.10	20,636.35
Lease Interest Revenue	0.00	1,123.40
Land Lease	0.00	13,709.60
Homer Ave Bridge Project	0.00	525,875.00
Cortlandville PV Solar PILOT	0.00	27,500.00
Creamery Hills PILOT	0.00	12,376.31
83-85 Main LLC PILOT	0.00	16,393.05
Lapeer Cortland Solar PILOT	0.00	45,000.00
DG NY 1 C Ville LLC	0.00	24,354.72
Janis Solar LLC	0.00	32,472.96
Yellow 3 LLC	0.00	17,860.13
DG NY C'Ville #3	0.00	23,877.18
Crescent Commons	0.00	26,523.00
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Total Revenue	5,650.10	825,301.70
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TOTAL REVENUE	5,650.10	825,301.70
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EXPENSES		
5 Kennedy Pkwy	4,340.00	4,440.00
Contento Project Expenses	0.00	390.00
Apex/Cleveland St Property	60.26	213.87
Accounting	0.00	8,700.00
Legal	0.00	3,504.50
Meetings/Seminars/Conf	0.00	150.00
Property Tax-Sewer/Water	0.00	209.24
D & O Insurance	122.92	491.68
Depreciation	0.00	77.11
Creamery Hills PILOT	0.00	12,376.31
83-85 Main LLC PILOT	0.00	16,393.05
Lapeer Cortland Solar PILOT	0.00	45,000.00
DG NY 1 C Ville	0.00	24,354.72
Janis Solar LLC	0.00	32,472.96
Yellow 3 LLC	0.00	17,860.13
DG NY C'Ville #3	0.00	23,877.18
Crescent Commons	0.00	26,523.00
Cortlandville PV Solar PILOT	0.00	27,500.00
BDC Admin Support	0.00	50,000.00
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TOTAL EXPENSES	4,523.18	294,533.75
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NET INCOME	\$ 1,126.92	\$ 530,767.95
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Cortland County
Industrial Development Agency

Director's Report

Director's Report

May 11, 2026

Current:

- Housing Projects
 - Regan Development (68)- Cortlandville
 - Arbor Brook Flats (36) – Homer
 - Gillette Skirt Factory (23) – City of Cortland
- EPA Brownfield Grant – BCBP (Brownfield Cleanup Program) - APEX
- AES Solar – formerly EDF – Cortlandville, Homer, Solon
 - Preliminary inducement 2.9.26 – Final Inducement 3.9.26
- Scott Road Solar – Homer 5MW
 - Preliminary inducement 2.9.26 – Final Inducement 3.9.26
 - Potential Transfer June 2026 meeting
- Crown City Solar (3) applications
 - Preliminary Inducement 3.9.26 – Final Inducement 4.13.26
- Marathon NY Forward
 - Project totals \$6.5m submitted to NYS
- Homer Bridge – FEMA \$525,875 – Buhl is preparing RFP
- 5 Kennedy Parkway
- Cortland County Audit
- Occupancy Tax Discussion
- Village of Homer Small Project
- Preble RFP
- Micron Tri County Alliance

• **Meet & Greets**

- Village of McGraw Mayor Nauseef – site selection
- Lynn Truame – Director of Real Estate Development - Ithaca Housing Neighborhood Services
- Kate Borgella – Tompkins County Director of Planning
- Sue Yaman & Brian Halladay – Yaman Real Estate
- High School Job Opportunity Fair
- Angela Eicholtz – Pennrose Housing
- Martin Kessler – Ground Floor Storage
- City of Cortland Mayor Scott Steve – site selection