



Cortland County

Industrial Development Agency

Minutes for the Cortland County Industrial Development Agency

May 11, 2026 – 12PM

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

Roll Call- Chairman McMahon called the meeting to order at 12:02pm

Michael McMahon	Chairman	Present
Clint Brooks	Vice Chairman	Present
Dr. Kathleen Burke	Secretary	Present
Deborah Hayden	Treasurer	Present
Patrick Quinn	Member	Present – Zoom
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

Also Present: John Sidd (zoom), Gabe Regan (zoom), Larry Regan (zoom), Victor Siegle (zoom), Marie Weiss

Approval of Minutes – April 13, 2026 – Chairman McMahon made a motion to accept the minutes as presented; Dr. Burke seconded; All in favor; None opposed

New Business

1. Regan Development – Larry (Managing Member) and Gabe Regan (Member), Regan Development Corporation, presented a housing development project that will come before the board in June for a PILOT application. The Regan team provided an overview of the project – 68-unit workforce housing (11 units for supportive housing managed by Springbook and 57 units for affordable). In addition to the residential component, the proposal includes a 6,000SF daycare facility designed to serve both residents and the community (looking for a childcare partner). Regan plans to retain ownership and manage the property. They are looking forward to becoming a community stakeholder. They recently completed a similar project in Johnson City, NY.

Executive Session- Chairman McMahon made a motion to enter executive session to discuss acquisition of real property because publicity would substantially affect the value thereof at 12:40, seconded by Mr. McGovern, all in favor.

Mr. May recused himself from all deliberations and voting because of a conflict of interest given his roll as Director on the Board of the Cortland County YMCA, owner of the real property subject to the discussion. Action taken in executive session authorized the Executive Director to sign a purchase offer for 172-174 and 178 Homer Ave, Cortland, NY for the purchase price of \$600,000 plus payment of up to \$30,000 in seller closing costs. The motion was made by Chairman McMahon and seconded by Clint Brooks, all in favor.

Chairman McMahon made a motion to come out of executive session, seconded by Clint Brooks, all in favor.

Monthly Reports –



Cortland County

Industrial Development Agency

1. Finance Report
2. Director's Report

Adjourn – Chairman McMahon made a motion to adjourn at 12:52 PM. Mr. McGovern seconded. All in favor; None opposed.



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

Industrial Development Agency

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
	<u> </u>

TOTAL CURRENT ASSETS		2,899,676.28
----------------------	--	--------------

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)
	<u> </u>

NET PROPERTY & EQUIPMENT		788,761.17
--------------------------	--	------------

RECEIVABLES

Lease A/R - Park Outdoor	42,232.94
	<u> </u>

TOTAL RECEIVABLES		<u>42,232.94</u>
-------------------	--	------------------

TOTAL ASSETS	\$	<u><u>3,730,670.39</u></u>
--------------	----	----------------------------

LIABILITIES/FUND BALANCE

CURRENT LIABILITIES

	<u> </u>
--	-----------------------------

TOTAL CURRENT LIABILITIES		0.00
---------------------------	--	------

LONG TERM LIABILITIES

Deferred Inflows-Leases	\$ 42,232.94
	<u> </u>

TOTAL LONG TERM LIABILITIES		42,232.94
-----------------------------	--	-----------

TOTAL LIABILITIES		<u>42,232.94</u>
-------------------	--	------------------

FUND BALANCE

Unrestricted Earnings	3,157,669.50
Net Income	530,767.95
	<u> </u>

TOTAL FUND BALANCE		<u>3,688,437.45</u>
--------------------	--	---------------------

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
Total Revenue	5,650.10	825,301.70
TOTAL REVENUE	5,650.10	825,301.70
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
TOTAL EXPENSES	4,523.18	294,533.75
NET INCOME	\$ 1,126.92	\$ 530,767.95



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