



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 Vilaridi	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.

DRAFT