



Cortland County

Industrial Development Agency

Minutes for the Cortland County Industrial Development Agency

August 10, 2026 – 12pm

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

Roll Call- Chairman McMahon called the meeting to order at 12:01pm

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

Also Present- Zoom: Marie Weiss, John Sidd, John DelVecchio, Jameson DelVecchio, Chloe Pruett, Ron Panasci, Carl Schmidt (Hancock Estabrook Environmental Attorney)

Approval of Minutes – July 13, 2026 - Chairman McMahon made a motion to accept the minutes as presented; Mr. McGovern seconded. all in favor; none opposed

New Business

- 1. 138 Central LLC** – 9 Units at 1342 Fisher Avenue, Cortlandville – John Delvecchio
 - SEQR Resolution** – Chairman McMahon made a motion to accept resolution # 2026-08-10-01; Dr. Burke seconded. all in favor; none opposed
 - Preliminary Inducement** – Chairman McMahon made a motion to accept resolution # 2026-08-10-02; Mr. Brooks seconded. all in favor; none opposed.
- Attorney Client Privilege Session** – Chairman McMahon made a motion to enter an attorney-client privileged session for the purpose of seeking and receiving confidential legal advice from counsel regarding a real estate transaction. Mr. Brooks seconded the motion at 12:14pm. Chairman McMahon made a motion to return to the open meeting at 12:39; Dr. Burke seconded. No action was taken during the attorney-client privileged session. Upon returning to open session a motion was made by Chairman McMahon authorizing Agency counsel to request a 5-month extension of the due diligence period under the pending real estate offer to provide sufficient time to complete a Phase II environmental site assessment of the property.
- AES Project Fee Payment Schedule-** The Board discussed the AES Solar PILOT project, which is anticipated to close on or before January 31, 2027. AES has requested the 1% project fee be paid in two (2) equal installments rather than in full at closing. Chairman McMahon made a motion to approve AES' request to pay the 1% project fee on a 50/50 payment schedule, with 50% being due at closing and the remaining 50% due at the start of construction on or before January 31, 2027. Ms. Hayden seconded. all in favor; none opposed.



Cortland County

Industrial Development Agency

Monthly Reports –

1. Finance Report
2. Director's Report

Adjourn – Chairman McMahon made a motion to adjourn the meeting at 12:46pm. Mr. Hage 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

July 13, 2026 – 12pm

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

Roll Call-

Chairman McMahon called the meeting to order at 12:30pm

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

Also Present- Emily Feinstein, Marie Weiss, Morgan Spaulding, John Sidd (Zoom), Gabe Regan (Zoom),

Approval of Minutes – June 8, 2026 – Chairman McMahon made a motion to accept the minutes as presented; Dr. Burke seconded, all in favor; none opposed.

New Business

1. Cortlandville Commons, LLC (Regan Development Corp) Housing Project – Final Inducement
 - a. Chairman McMahon made a motion to approve a final inducement resolution #2026-07-13-01; Mr. McGovern seconded; all in favor; none opposed.
 - b. Chairman McMahon made a motion to approve a straight lease transaction resolution #2026-07-13-02, Mr. McGovern seconded; all in favor, none opposed.

Monthly Reports

1. Finance Report
2. Director's Report

Adjourn – Chairman McMahon made a motion to adjourn the meeting at 12:46; Dr. Burke seconded; all in favor; none opposed.

A regular meeting of Cortland County Industrial Development Agency (the "Agency") was convened in public session at the offices of the Agency located at 40 Main Street, Suite A, in the City of Cortland, Cortland County, New York on July 13, 2026 at 12:00 o'clock p.m., local time.

The meeting was called to order by the Chair and, upon roll being called, the following members of the Agency were:

PRESENT:

Michael McMahon	Chairman
Clinton Brooks	Vice Chairman
Kathleen Burke	Secretary
Deborah Hayden	Treasurer
William McGovern	Member
Jason Hage	Member

ABSENT: Patrick Quinn

FOLLOWING PERSONS WERE ALSO PRESENT:

Melanie Vilardi	Executive Director
Andrea Skeels	Director of Finance and Project Development
Ashley Riehlman	Community Relations Specialist
John P. Sidd, Esq.	Agency Counsel

The following resolution was offered by Michael McMahon, seconded by William McGovern, to wit:

Resolution No. 2026-07-13-01

**RESOLUTION FINALIZING THE PRELIMINARY
INDUCEMENT RESOLUTION FOR A CERTAIN
COMMERCIAL PROJECT FOR CORTLANDVILLE
COMMONS LLC**

WHEREAS, Cortland County Industrial Development Agency (the "Agency") is authorized and empowered by the provisions of Chapter 1030 of the 1969 Laws of New York, constituting Title 1 of Article 18-A of the General Municipal Law, Chapter 24 of the Consolidated Laws of New York, as amended (the "Enabling Act") and Chapter 77 of the 1974 Laws of New York, as amended, constituting Section 902 of said General Municipal Law (said Chapter and the Enabling Act being hereinafter collectively referred to as the "Act") to promote, develop, encourage and assist in the acquiring, constructing,

reconstructing, improving, maintaining, equipping and furnishing of commercial facilities, among others, for the purpose of promoting, attracting and developing economically sound commerce and industry to advance the job opportunities, health, general prosperity and economic welfare of the people of the State of New York, to improve their prosperity and standard of living, and to prevent unemployment and economic deterioration; and

WHEREAS, to accomplish its stated purposes, the Agency is authorized and empowered under the Act to acquire, construct, reconstruct and install one or more "projects" (as defined in the Act) or to cause said projects to be acquired, constructed, reconstructed and installed, and to convey said projects or to lease said projects with the obligation to purchase; and

WHEREAS, pursuant to an application (the "Application") presented to the Agency by Cortlandville Commons LLC (the "Company"), as well as a cost benefit analysis, the members of the Agency, on June 8, 2026, adopted a resolution (the "Preliminary Inducement Resolution") whereby the Agency preliminarily agreed, subject to numerous conditions, to consider undertaking a project (the "Project") consisting of the following: (A) (1) the acquisition of an interest in a $\pm$ 18.2 acre parcel of land (the "Land") located at 968 Route 13, in the Town of Cortlandville, Cortland County, New York (2) construction of a four story mixed use building to contain 68 affordable dwelling units and first floor commercial space for a children's daycare center and related infrastructure on the Land (the "Facility") and (3) the acquisition and installation therein and thereon of fixtures and equipment comprising the Facility (the "Equipment"), all of the foregoing to constitute a mixed use building with affordable multifamily dwelling units to be operated by the Company (the Land, Facility and Equipment being collectively referred to as the "Project Facility"); (B) the granting of certain "financial assistance" (within the meaning of Section 854(14) of the Act) with respect to the foregoing, including potential exemptions from certain sales taxes, real estate transfer taxes, mortgage recording taxes and real property taxes (collectively, the "Financial Assistance"); and (C) the lease (with an obligation to purchase) or sale of the Project Facility to the Company or such other person as may be designated by the Company and agreed upon by the Agency; and

WHEREAS, pursuant to the Preliminary Inducement Resolution the Executive Director of the Agency (A) caused notice of a public hearing of the Agency to hear all persons interested in the Project and the financial assistance being contemplated by the Agency with respect to the Project (the "Public Hearing") to be published on June 20, 2026 in the Cortland Standard, a newspaper of general circulation available to residents of the County of Cortland, (B) caused notice of the Public Hearing to be mailed on June 15, 2026, together with notice, if any, that the Agency intends to deviate from its uniform tax exemption policy and which included the Agency's Preliminary Inducement Resolution, by certified mail return receipt requested to the chief executive officer of the county and of each city, town, village and school district, as well as the school district clerk, in which the Project is to be located (C) conducted the Public Hearing on July 6, 2026 at 4:00 o'clock p.m. local time in the Town Court Room at The Raymond G. Thorpe Municipal Building, 3577 Terrace Road, Cortland, New York 13045 in the Town of Cortlandville, Cortland County, (D) prepared a report of the Public Hearing which fairly summarized the views presented at said public hearing and distributed same to the members of the Agency; and

WHEREAS, pursuant to Article 8 of the Environmental Conservation Law, Chapter 43-B of the Consolidated Laws of New York, as amended (the "SEQR Act"), and the regulations (the "Regulations") adopted pursuant thereto by the Department of Environmental Conservation of the State of New York (collectively with the SEQR Act, "SEQRA"), by resolution adopted by the members of the Agency on June 8, 2026 (the "SEQR Resolution"), the Agency has determined that the Project will not have a significant effect on the environment and, therefore, that an environmental impact statement is not required to be prepared with respect to the Project; and

WHEREAS, having complied with the requirements of Section 859-a of the Act and the requirements of SEQRA with respect to the Project, the Agency now desires to make its final determination whether to proceed with the Project;

NOW, THEREFORE, BE IT RESOLVED BY THE MEMBERS OF CORTLAND COUNTY INDUSTRIAL DEVELOPMENT AGENCY AS FOLLOWS:

Section 1. The Agency hereby determines that the Agency has now fully complied with the requirements of Section 859-a of the Act and the requirements of SEQRA that relate to the Project.

Section 2. Having reviewed the Report, and having considered fully all comments contained therein, the Agency hereby further determines to proceed with the Project and the granting of the Financial Assistance described in the notice of the Public Hearing upon the following additional condition: None.

Section 3. Pursuant to Section 875(3) of the Act, the Agency shall recover, recapture, receive, or otherwise obtain from the Company that portion of the Financial Assistance which constitutes state sales and use tax exemptions taken or purported to be taken by the Company to which the Company is not entitled or which are in excess of the amount authorized by the Agency or which are for property or services not authorized by the Agency as part of the Project or were taken by the Company when the Company failed to comply with a material term or condition to use property or services in the manner required by the Agency. The Company shall cooperate with the Agency in its efforts to recover, recapture, receive, or otherwise obtain such state sales and use tax exemptions and shall promptly pay over any such amounts to the Agency. The failure to pay over such amounts to the Agency shall be grounds for the New York State Commissioner of Taxation and Finance to assess and determine state sales and use taxes due from the Company under Article 28 of the Tax Law of the State of New York, together with any relevant penalties and interest due on such amounts.

Section 4. The Chairman, Vice Chairman and Executive Director of the Agency are hereby authorized and directed to distribute copies of this Resolution to the Company and to do such further things or perform such acts as may be necessary or convenient to implement the provisions of this Resolution.

Section 5. This Resolution shall take effect immediately.

The question of the adoption of the foregoing Resolution was duly put to a vote on roll call, which resulted as follows:

Michael McMahon	VOTING	<u>Yes</u>
Clinton Brooks	VOTING	<u>yes</u>
Kathleen Burke	VOTING	<u>yes</u>
Deborah Hayden	VOTING	<u>yes</u>
William McGovern	VOTING	<u>yes</u>
Jason Hage	VOTING	<u>yes</u>
Patrick Quinn	VOTING	<u>Absent</u>

The foregoing Resolution was thereupon declared duly adopted.

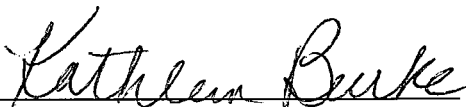
STATE OF NEW YORK)
COUNTY OF CORTLAND) ss.:

I, the undersigned Secretary of Cortland County Industrial Development Agency (the "Agency"), DO HEREBY CERTIFY, that I have compared the foregoing extract of the minutes of the meeting of the members of the Agency, including the Resolution contained therein, held on July 13, 2026 with the original thereof on file in my office, and that the same is a true and correct copy of such proceedings of the Agency and of such Resolution set forth therein and of the whole of said original so far as the same related to the subject matters therein referred to.

I FURTHER CERTIFY that (A) all members of the Agency had due notice of said meeting; (B) said meeting was in all respect duly held; (C) pursuant to Article 7 of the Public Officers Law (the "Open Meetings Law"), said meeting was open to the general public and due notice of the time and place of said meeting was given in accordance with such Open Meetings Law; and (D) there was a quorum of the members of the Agency present through said meeting.

I FURTHER CERTIFY that, as of the date hereof, the attached Resolution is in full force and effect and has not been amended, repealed or rescinded.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of the Agency this 13th day of July, 2026.


Kathleen Burke, Secretary

A regular meeting of Cortland County Industrial Development Agency (the "Agency") was convened in public session at the offices of the Agency located at 40 Main Street, Suite A, in the City of Cortland, Cortland County, New York on July 13, 2026 at 12:00 o'clock p.m., local time.

The meeting was called to order by the Chairman and, upon roll being called, the following members of the Agency were:

PRESENT:

Michael McMahon	Chairman
Clinton Brooks	Vice Chairman
Kathleen Burke	Secretary
Deborah Hayden	Treasurer
William McGovern	Member
Jason Hage	Member

ABSENT: Patrick Quinn

FOLLOWING PERSONS WERE ALSO PRESENT:

Melanie Vilardi	Executive Director
Andrea Skeels	Director of Finance and Project Development
Ashley Riehlman	Community Relations Specialist
John P. Sidd, Esq.	Agency Counsel

The following resolution was offered by Michael McMahon, seconded by William McGovern, to wit:

Resolution No. 2026-07-13-02

**RESOLUTION AUTHORIZING THE EXECUTION OF
DOCUMENTS IN CONNECTION WITH A STRAIGHT-LEASE
TRANSACTION FOR A COMMERCIAL PROJECT FOR
CORTLANDVILLE COMMONS LLC**

WHEREAS, Cortland County Industrial Development Agency (the "Agency") is authorized and empowered by the provisions of Chapter 1030 of the 1969 Laws of New York, constituting Title 1 of Article 18-A of the General Municipal Law, Chapter 24 of the Consolidated Laws of New York, as amended (the "Enabling Act") and Chapter 77 of the 1974 Laws of New York, as amended, constituting Section 902 of said General Municipal Law (said Chapter and the Enabling Act being hereinafter collectively referred to as the "Act") to promote, develop, encourage and assist in the acquiring, constructing, reconstructing, improving, maintaining, equipping and furnishing of commercial facilities,

reconstructing, improving, maintaining, equipping and furnishing of commercial facilities, among others, for the purpose of promoting, attracting and developing economically sound commerce and industry to advance the job opportunities, health, general prosperity and economic welfare of the people of the State of New York, to improve their prosperity and standard of living, and to prevent unemployment and economic deterioration; and

WHEREAS, to accomplish its stated purposes, the Agency is authorized and empowered under the Act to acquire, construct, reconstruct and install one or more "projects" (as defined in the Act) or to cause said projects to be acquired, constructed, reconstructed and installed, and to convey said projects or to lease said projects with the obligation to purchase; and

WHEREAS, pursuant to an application (the "Application") presented to the Agency by Cortlandville Commons LLC (the "Company"), as well as a cost benefit analysis, the members of the Agency, on June 8, 2026, adopted a resolution (the "Preliminary Inducement Resolution") whereby the Agency preliminarily agreed, subject to numerous conditions, to consider undertaking a project (the "Project") consisting of the following: (A) (1) the acquisition of an interest in a $\pm$ 18.2 acre parcel of land (the "Land") located at 968 Route 13, in the Town of Cortlandville, Cortland County, New York (2) construction of a four story mixed use building to contain 68 affordable dwelling units and first floor commercial space for a children's daycare center and related infrastructure on the Land (the "Facility") and (3) the acquisition and installation therein and thereon of fixtures and equipment comprising the Facility (the "Equipment"), all of the foregoing to constitute a mixed use building with affordable multifamily dwelling units to be operated by the Company (the Land, Facility and Equipment being collectively referred to as the "Project Facility"); (B) the granting of certain "financial assistance" (within the meaning of Section 854(14) of the Act) with respect to the foregoing, including potential exemptions from certain sales taxes, real estate transfer taxes, mortgage recording taxes and real property taxes (collectively, the "Financial Assistance"); and (C) the lease (with an obligation to purchase) or sale of the Project Facility to the Company or such other person as may be designated by the Company and agreed upon by the Agency; and

WHEREAS, pursuant to the Preliminary Inducement Resolution the Executive Director of the Agency (A) caused notice of a public hearing of the Agency to hear all persons interested in the Project and the financial assistance being contemplated by the Agency with respect to the Project (the "Public Hearing") to be published on June 20, 2026 in the Cortland Standard, a newspaper of general circulation available to residents of the County of Cortland, (B) caused notice of the Public Hearing to be mailed on June 15, 2026, together with notice, if any, that the Agency intends to deviate from its uniform tax exemption policy and which included the Agency's Preliminary Inducement Resolution, by certified mail return receipt requested to the chief executive officer of the county and of each city, town, village and school district, as well as the school district clerk, in which the Project is to be located (C) conducted the Public Hearing on July 6, 2026 at 4:00 o'clock p.m. local time in the Town Court Room at The Raymond G. Thorpe Municipal Building, 3577 Terrace Road, Cortland, New York 13045 in the Town of Cortlandville, Cortland County, (D) prepared a report of the Public Hearing which fairly summarized the views presented at said public hearing and distributed same to the members of the Agency; and

WHEREAS, pursuant to Article 8 of the Environmental Conservation Law, Chapter 43-B of the Consolidated Laws of New York, as amended (the "SEQR Act"), and the regulations (the "Regulations") adopted pursuant thereto by the Department of Environmental Conservation of the State of New York (collectively with the SEQR Act, "SEQRA"), by resolution adopted by the members of the Agency on June 8, 2026 (the "SEQR Resolution"), the Agency has determined that the Project will not have a significant effect on the environment and, therefore, that an environmental impact statement is not required to be prepared with respect to the Project; and

WHEREAS, by resolution adopted by the members of the Agency on July 13, 2026 (the "Final Inducement Resolution"), the Agency determined, following a review of the Report, to finalize the preliminary determination made by the Agency in the Preliminary Inducement Resolution to proceed with the Project and the granting of the Financial Assistance described in the notice of the Public Hearing; and

WHEREAS, in order to consummate the Project and the granting of the Financial Assistance described in the notice of the Public Hearing, the Agency proposes to enter into the following documents (hereinafter collectively referred to as the "Agency Documents"): (A) a certain lease to Agency (and a memorandum thereof) (the "Underlying Lease") by and between the Company, as landlord, and the Agency, as tenant pursuant to which the Company will lease to the Agency the Project Facility; (B) a Uniform Project and Lease Agreement (and a memorandum thereof) (the "Lease Agreement") by and between the Agency and the Company, pursuant to which, among other things, the Company agrees to undertake the Project as agent of the Agency and the Company further agrees to lease the Project Facility from the Agency and, as rental thereunder, to pay the Agency's administrative fee relating to the Project and to pay all expenses incurred by the Agency with respect to the Project; (C) a payment in lieu of tax agreement (the "Payment in Lieu of Tax Agreement") by and between the Agency and the Company, pursuant to which the Company will agree to pay certain payments in lieu of taxes with respect to the Project Facility; and (D) various certificates relating to the Project (the "Closing Documents");

NOW, THEREFORE, BE IT RESOLVED BY THE MEMBERS OF CORTLAND COUNTY INDUSTRIAL DEVELOPMENT AGENCY AS FOLLOWS:

Section 1. The Agency hereby finds and determines that:

(A) By virtue of the Act, the Agency has been vested with all powers necessary and convenient to carry out and effectuate the purposes and provisions of the Act and to exercise all powers granted to it under the Act; and

(B) The Project constitutes a "project," as such term is defined in the Act; and

(C) The acquisition of the Project Facility and the lease of the Project Facility to the Company will promote and maintain the job opportunities, general prosperity

and economic welfare of the citizens of Cortland County, New York and the State of New York and improve their standard of living; and

(D) It is desirable and in the public interest for the Agency to enter into the Agency Documents.

Section 2. In consequence of the foregoing, the Agency hereby determines to: (A) accept the Underlying Lease; (B) proceed with the Project; (C) acquire the Project Facility; (D) lease the Project Facility to the Company pursuant to the Lease Agreement; (E) enter into the Payment in Lieu of Tax Agreement; and (F) grant the Financial Assistance with respect to the Project.

Section 3. The Agency is hereby authorized to acquire a leasehold interest in the Project Facility pursuant to the Underlying Lease and to do all things necessary or appropriate for the accomplishment thereof, and all acts heretofore taken by the Agency with respect to such acquisition are hereby approved, ratified and confirmed.

Section 4. The Agency is hereby authorized to acquire the Project Facility as described in the Lease Agreement and to do all things necessary or appropriate for the accomplishment thereof, and all acts heretofore taken by the Agency with respect to such acquisition are hereby ratified, confirmed and approved.

Section 5. The form and substance of the Agency Documents as approved by the Chairman, Vice Chairman or Executive Director are hereby approved.

Section 6. (A) The Chairman, Vice Chairman and Executive Director of the Agency are each hereby separately authorized, on behalf of the Agency, to execute and deliver the Agency Documents and, where appropriate, the Secretary (or Assistant Secretary) of the Agency is hereby authorized to affix the seal of the Agency thereto and to attest the same, with such changes, variations, omissions and insertions thereto as the Chairman or Vice Chairman or Executive Director shall approve, the execution thereof by the Chairman or Vice Chairman or Executive Director to constitute conclusive evidence of such approval.

(B) The Chairman, Vice Chairman or Executive of the Agency is each hereby further authorized, on behalf of the Agency, to designate any additional Authorized Representatives of the Agency (as defined in and pursuant to the Lease Agreement).

Section 7. The officers, employees and agents of the Agency are hereby authorized and directed for and in the name and on behalf of the Agency to do all acts and things required or provided for by the provisions of the Agency Documents, and to execute and deliver all such additional certificates, instruments and documents, to pay all such fees, charges and expenses and to do all such further acts and things as may be necessary or, in the opinion of the officer, employee or agent acting, desirable and proper to effect the purposes of the foregoing Resolution and to cause compliance by the Agency with all of the terms, covenants and provisions of the Agency Documents binding upon the Agency.

Section 8. Pursuant to Section 875(3) of the Act, the Agency shall recover, recapture, receive, or otherwise obtain from the Company that portion of the Financial Assistance which constitutes state sales and use tax exemptions taken or purported to be taken by the Company to which the Company is not entitled or which are in excess of the amount authorized by the Agency or which are for property or services not authorized by the Agency as part of the Project or were taken by the Company when the Company failed to comply with a material term or condition to use property or services in the manner required by the Agency. The Company shall cooperate with the Agency in its efforts to recover, recapture, receive, or otherwise obtain such state sales and use tax exemptions and shall promptly pay over any such amounts to the Agency. The failure to pay over such amounts to the Agency shall be grounds for the New York State Commissioner of Taxation and Finance to assess and determine state sales and use taxes due from the Company under Article 28 of the Tax Law of the State of New York, together with any relevant penalties and interest due on such amounts.

Section 9. This Resolution shall take effect immediately.

The question of the adoption of the foregoing Resolution was duly put to a vote on roll call, which resulted as follows:

Michael McMahon	VOTING	Yes
Clinton Brooks	VOTING	Yes
Kathleen Burke	VOTING	Yes
Deborah Hayden	VOTING	Yes
William McGovern	VOTING	Yes
Jason Hage	VOTING	Yes
Patrick Quinn	VOTING	Absent

The foregoing Resolution was thereupon declared duly adopted.

STATE OF NEW YORK)
COUNTY OF CORTLAND) ss.:

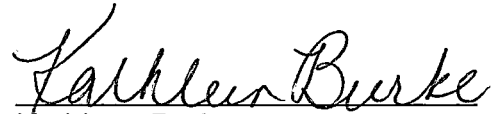
I, the undersigned Secretary of Cortland County Industrial Development Agency (the "Agency"), DO HEREBY CERTIFY, that I have compared the foregoing extract of the minutes of the meeting of the members of the Agency, including the Resolution contained therein, held on July 13, 2026 with the original thereof on file in my office, and that the same is a true and correct copy of such proceedings of the Agency and of such Resolution set forth therein and of the whole of said original so far as the same related to the subject matters therein referred to.

I FURTHER CERTIFY that (A) all members of the Agency had due notice of said meeting; (B) said meeting was in all respect duly held; (C) pursuant to Article 7 of the Public Officers Law (the "Open Meetings Law"), said meeting was open to the general public and due notice of the time and place of said meeting was given in accordance with

such Open Meetings Law; and (D) there was a quorum of the members of the Agency present through said meeting.

I FURTHER CERTIFY that, as of the date hereof, the attached Resolution is in full force and effect and has not been amended, repealed or rescinded.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of the Agency this 13th day of July, 2026.


Kathleen Burke, Secretary



Cortland County
Industrial Development Agency

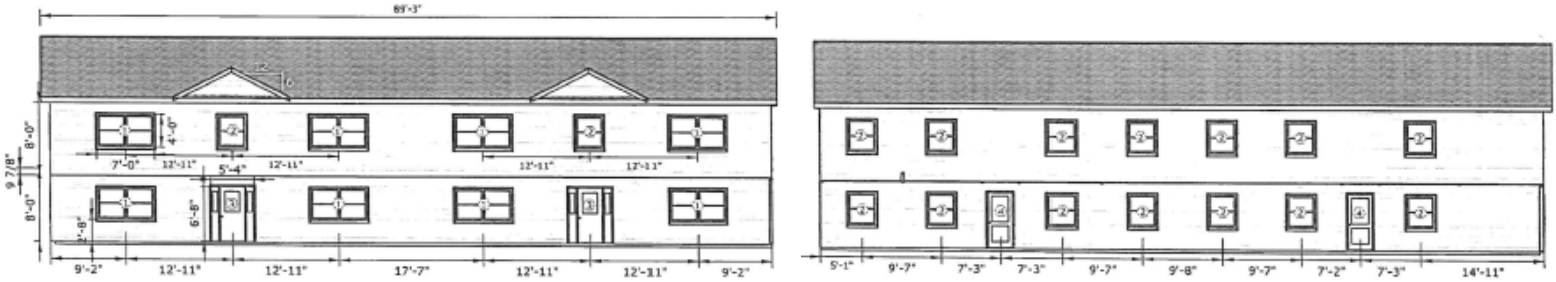
Consideration of Preliminary Inducement

138 Central, LLC

John Delvecchio

- Application
- SEQR Resolution
- Preliminary Inducement Resolution

Cortland County IDA
Housing Project Rationale
138 Central LLC
August 10, 2026



138 Central LLC proposes a **\$738,500** housing project with 8 units on Fisher Ave in the Town of Cortlandville.

Overview & Capacity

- **Name:** 138 Central LLC
- **Owner/Developer:**
 - 20% John Delvecchio, 40% Francis Delvecchio and 20% John Delvecchio Irrevocable Trust
 - Family-owned corporation that has invested in real estate in Cortland for decades to include 225 units of student apartments, 100 workforce units and commercial properties
 - Over 50 properties in New York, Connecticut, New Jersey and Pennsylvania
 - Regan builds, owns and manages all of their properties
- **Type:** Workforce Housing
- **Capacity:**
 - The project involves the new construction of a single two-story building with 8 dwelling units. All units will be two-bedroom apartments
 - Rent is estimated to be \$1,000 per month

Location & Size

- Situated at 1342 Fisher Avenue in the Town of Cortlandville in Cortland County, New York
- Tax ID# 76.19-01-23.000 – .8 acre parcel
- Building height of approximately 16 feet, 2,700 SF per floor with 5,400 total SF
- Parking spaces will be provided on-site

Project Timeline

- **Development & Permitting:** Permitting approved by Cortlandville June 2026

- **Construction & Operation:** Construction is expected to start Fall of 2026, completion in Fall of 2027 with occupancy in early 2028

138 Central LLC is seeking a 4-year PILOT from the CCIDA to incentivize the project, which will provide:

- PILOT revenues (pro rata to the town, county, and school district) of \$30,928 over 4 years (taxes without the project would be \$14,601). The tax exemption amount is \$29,101.
- Payments will be frozen in year one to allow for construction and occupancy.
- Employ a base of local construction workers to build the project with payroll and supplies estimated at approximately \$731,500.
- Increase the workforce housing stock in Cortland County which is desperately needed

The town of Cortlandville conducted an environmental review and is supportive of this project. Staff are recommending approval of CCIDA incentives for this project as further detailed in the project summary.

CORTLAND COUNTY INDUSTRIAL DEVELOPMENT AGENCY

APPLICATION FOR FINANCIAL ASSISTANCE

IMPORTANT NOTICE: The answers to the questions contained in this application are necessary to determine the applicant's eligibility for financial assistance from the Cortland County Industrial Development Agency. The answers will also be used in the preparation of papers in this transaction. Accordingly, an officer or other employee of the applicant who is thoroughly familiar with the business and affairs of the applicant and who is also thoroughly familiar with the proposed project should answer all questions accurately and completely. This application is subject to acceptance by the Agency.

TO: CORTLAND COUNTY INDUSTRIAL DEVELOPMENT AGENCY
40 MAIN STREET
CORTLAND, NEW YORK 13045

APPLICANT: 138 Central LLC
APPLICANT'S STREET ADDRESS: PO Box 705
CITY: Cortland **STATE:** NY **PHONE NO.:** 607-428-3000
E-MAIL ADDRESS: westroad4030@yahoo.com

NAME OF PERSON(S) AUTHORIZED TO SPEAK FOR APPLICANT WITH RESPECT TO THIS APPLICATION: John DeVecchio

IF APPLICANT IS REPRESENTED BY AN ATTORNEY, COMPLETE THE FOLLOWING:

NAME OF FIRM: Cardinale & DeVecchio Law Firm
NAME OF ATTORNEY: John A. DeVecchio
ATTORNEY'S STREET ADDRESS: 4030 West Road
CITY: Cortland **STATE:** NY **PHONE NO.:** 607-299-4796
E-MAIL ADDRESS: jad@cardinalelawfirm.com

NOTE: PLEASE READ THE INSTRUCTIONS ON PAGE 2 BEFORE FILLING OUT THIS APPLICATION

INSTRUCTIONS

1. The Agency will not approve any applications unless, in the judgment of the Agency, said application contains sufficient information upon which to base a decision whether to approve or tentatively approve an action.
2. Fill in all blanks, using "none" or "not applicable" or "N/A" where the question is not appropriate to the project which is the subject of this application (the "Project").
3. If an estimate is given as the answer to a question, put "(est)" after the figure or answer, which is estimated.
4. If more space is needed to answer any specific question, attach a separate sheet.
5. When completed, email an electronic copy to the Agency at info@cortlandbusiness.com
6. The Agency will not give final approval to this application until the Agency receives a completed environmental assessment form concerning the Project, which is the subject of this application.
7. Please note that Article 6 of the Public Officers Law declares that all records in the possession of the Agency (with certain limited exceptions) are open to public inspection and copying. If the applicant feels that there are elements of the Project which are in the nature of trade secrets or information, the nature of which is such that if disclosed to the public or otherwise widely disseminated would cause substantial injury to the applicant's competitive position, the applicant may identify such elements in writing and request that such elements be kept confidential in accordance with Article 6 of Public Officers Law.
8. The applicant will be required to pay to the Agency all actual costs incurred in connection with this application and the Project contemplated herein (to the extent such expenses are not paid out of the proceeds of the Agency's bonds issued to finance the project). The applicant will also be expected to pay all costs incurred by general counsel and bond counsel to the Agency. The costs incurred by the Agency, including the Agency's general counsel and bond counsel, may be considered as a part of the project and included as a part of the resultant bond issue.
9. The Agency has established an application fee of Five Thousand Dollars (\$5000) for Renewable Energy and Five Hundred Dollars for all others (\$500) to cover the anticipated costs of the Agency in processing this application. A check or money order made payable to the Agency must accompany each application. THIS APPLICATION WILL NOT BE ACCEPTED BY THE AGENCY UNLESS ACCOMPANIED BY THE APPLICATION FEE.
10. The Agency has established a project fee of a minimum of 1% for each project in which the Agency participates. UNLESS THE AGENCY AGREES IN WRITING TO THE CONTRARY, THIS PROJECT FEE IS REQUIRED TO BE PAID BY THE APPLICANT AT OR PRIOR TO THE GRANTING OF ANY FINANCIAL ASSISTANCE BY THE AGENCY.

FOR AGENCY USE ONLY

1.	Project Name or Number	_____
2.	Date Application Received by Agency	_____, 20__
3.	Date Application Referred to Attorney for Review	_____, 20__
4.	Date Copy of Application Mailed to Members	_____, 20__
5.	Date Notice of Agency Meeting on Application Posted	_____, 20__
6.	Date Notice of Agency Meeting on Application Mailed	_____, 20__
7.	Date of Agency Meeting on Application	_____, 20__
8.	Date Agency Conditionally Approved Application	_____, 20__
9.	Date Scheduled for Public Hearing	_____, 20__
10.	Date Environmental Assessment Form ("EAF") Received	_____, 20__
11.	Date Agency Completed Environmental Review	_____, 20__
12.	Date of Final Approval of Application	_____, 20__

I. APPLICANT INFORMATION-COMPANY TO RECEIVE BENEFITS (the "COMPANY")

A. **Identity of Company:**

1. Company Name: 138 Control LLC
Present Address: PO Box 705, Cortland, NY
Zip Code: 13045 Employer ID No.: 99-3148409

2. Indicate type of business organization of Company:

- a. ☐ Corporation. Incorporated in what country? _____;
State: _____; Date Incorporated: _____;
Authorized to do business in New York State? Yes _____ No _____
i. Is the Corporation Publicly Held? Yes _____ No _____. If yes, please list
exchanges where stock is traded: _____
ii. If no, list all Stockholders having a 5% or more interest in the
Company:

Name	Address	Percentage of Holding

- b. ☐ Partnership. General or Limited partnership? _____
Name all partners below:

Name	Address	General Partner	Limited Partner

- c. ☒ Limited Liability Company. Formed in what country USA;
 State: NY; Date of Formation: 5-16-2024;
 Authorized to do business in New York State? Yes X No _____;
 Name all members below:

Name	Address	Membership Percentage
John DeMeco	4446 Raphael Drive	20%
Francis DeMeco	1287 Bell Drive	40%
John DeMeco Irrevocable Trust PO Box 705		40%

- d. ☐ Sole proprietorship. Name of Sole Proprietor: _____

3. Is the Company a subsidiary or direct or indirect affiliate of any other organization(s)? If so, indicate name of related organization(s) and relationship: _____

B. Management of Company:

List all officers/directors/managers (complete all columns for each person):

Name and Home Address	Office Held
John DeMeco 4446 Raphael Drive	Managing member

C. Company/Management History:

- Is the Company or management of the Company now a plaintiff or a defendant in any civil or criminal litigation? Yes _____ No X.
- Has any person listed above ever been convicted of a criminal offense (other than a minor traffic violation)? Yes _____ No X.
- Has any person listed above or any concern with whom such person has been connected ever been in receivership or been adjudicated a bankrupt? Yes _____ No X.

If the answer to any of questions 1 through 3 is yes, please furnish details in a separate attachment.

II. PROPOSED PROJECT DATA

A. Description of the Project:

1. Please provide a narrative of the Project and the purpose of the Project (acquisition, construction, renovations and/or equipment purchases). Identify specific uses occurring with the Project. Describe any and all tenants and any/all end users (attach additional pages):

acquisition to construct an 8-unit
apartment building

2. Describe the reasons why the Agency's Financial Assistance is necessary and the effect the Project will have on the Company's business or operations and any corresponding benefit to the Cortland County community (attach additional pages):

the agency's financial assistance will aid
in making the project feasible and it will
benefit the community by increasing the
supply of housing.

3. Is there a likelihood that the Project would not be undertaken but for the Financial Assistance provided by the Agency:

☒ Yes

☐ No

4. If the Project could be undertaken without the Financial Assistance provided by the Agency, then provide a statement indicating why the Project should be undertaken by the Agency (attach additional pages):

Financial assistance will make the
apartments more affordable to our
customers and lower monthly rent burden
on our tenants.

B. Location of Project:

1. Street Address: 1342 Fisher Avenue
2. City: _____
3. Town: Cortlandville
4. Village: _____
5. Is any portion of the Project located outside of Cortland County? If so, identify the other county: No
6. School District: Humor Central
7. Tax Parcel Nos.: 76.19-01-23.000

C. Description of the Project site:

1. Approximate size (in acres or square feet) of the Project site: 0.8 acres
Attach a map, survey or sketch of the Project site.
2. Are there existing buildings on the Project Site?
Yes ☒ No _____. If yes,
 - a. Indicate each existing building and indicate the approximate size (in square feet) of each building:
One single family home and a garage
(2,100 square feet) (300 square feet)
 - b. Are the existing buildings in operation? Yes ☒ No _____.
If yes, describe the present use of each building in operation:
Rental home
 - c. Are the existing buildings abandoned? Yes _____ No ☒;
About to be abandoned? Yes _____ No ☒. If yes,
describe:
 - d. Attach photographs of existing buildings.
3. Utilities Serving the Project Site:
Water: Municipal ☒ Other _____. If other, describe _____
Sewer: Municipal ☒ Other _____. If other, describe _____
Electric Utility Co.: National Grid
Natural Gas Utility Co.: NYSEG
Other Utility Sources: _____
4. Present Legal Owner of the Project Site:
 - a. If the Company owns the Project site, indicate:
Date of Purchase: De Vecchio Family LLC 3-15-2022

Purchase Price: \$57,000.00

- b. If the Company does not own the Project site, does the Company have the contractual right to purchase the Project site?

Yes _____ No _____. If yes, indicate:

Date Contract Signed: _____

Date Ability to Purchase Expires: _____

- c. If the Company does not own the Project site, is there a relationship legally or by common control between the Company and present owner of the Project site?

Yes X No _____. If yes, describe:

all common and some owners

5. Zoning District in which the Project is located: B-2

6. Are there any variances or special permits affecting the Project site now or which need to be obtained to complete the Project?

Yes _____ No X. If yes, list below and attach copies of all variances or special permits:

D. Description of the Proposed Construction:

1. Does part of the Project consist of the acquisition or construction of a new building or buildings? Yes X No _____. If yes, indicate number of and size of new buildings:

2. Does part of the Project consist of additions and/or renovations to existing buildings located on the Project site? Yes X No _____. If yes, indicate:

a. The number of buildings to be expanded or renovated: 1

b. The size of any expansions: 0

c. The nature of expansion and/or renovation:

Remodel existing single family structure, both interior and exterior

3. Describe the principal uses to be made by the Company of the building or buildings to be acquired, constructed or expanded:

RESIDENTIAL APARTMENT
HOUSING

E. Description of the Equipment:

1. Does part of the Project consist of the acquisition or installation of machinery, equipment or other personal property (the "Equipment")?

Yes ☒ No ☐. If yes, describe the Equipment:

APPLIANCES

2. With respect to the Equipment to be acquired, will any of the Equipment be previously used Equipment?

Yes ☐ No ☒ N/A. If yes, please provide detail below:

3. Describe the principal uses to be made by the Company of the Equipment to be acquired or installed:

N/A

F. Project Use:

1. What are the principal products to be produced at the Project site?

N/A

2. What are the principal activities to be conducted at the Project?

RENTAL APARTMENT HOMES

3. Does the Project include facilities or property that are primarily used in making retail sales of goods or services to customers who personally visit such facilities?

Yes _____ No X. If yes please provide detail:

4. If the answer to question 3 is yes, what percentage of the cost of the Project will be expended on such facilities or property primarily used in making retail sales of goods or services to customers who personally visit the Project? n/a %

5. If the answer to question 3 is yes, and the answer to question 4 is more than 33.33%, indicate whether any of the following apply to the Project:

- a. Will the Project be operated by a not-for-profit corporation?
Yes _____ No _____. If yes, please explain:

n/a

- b. Is the Project likely to attract a significant number of visitors from outside the economic development region (as established by Section 230 of the Economic Development Law) in which the Project will be located?

Yes _____ No _____. If yes, please explain:

n/a

- c. Would the Project occupant, but for the contemplated Financial Assistance from the Agency, locate the related jobs outside of New York State?

Yes _____ No _____. If yes, please explain:

n/a

- d. Is the predominant purpose of the Project to make available goods or services which would not, but for the Project, be

reasonably accessible to the residents of the city, town or village within which the Project will be located because of a lack of reasonably accessible retail trade facilities offering such goods or services?

Yes _____ No _____. If yes, please provide detail:

n/a

- e. Will the Project be located in one of the following: (i) an area which was designed as an empire zone pursuant to Article 18-B of the General Municipal Law; or (ii) a census tract or block numbering area (or census tract or block numbering area contiguous thereto) which, according to the most recent census data, has (a) a poverty rate of at least 20% for the year in which the data relates, or at least 20% of households receiving public assistance, and (b) an unemployment rate of at least 1.25 times the statewide unemployment rate for the year to which the data relates?

Yes _____; No _____. If yes, please explain:

n/a

6. If the answers to any of subdivisions c. through e. of question 5 are yes, will the Project preserve permanent, private sector jobs or increase the overall number of permanent, private sector jobs in the State of New York?

Yes _____ No _____. If yes, please explain:

n/a

7. Will the completion of the Project result in the removal of an industrial or manufacturing plant of the Company or another proposed occupant of the Project (a "Project Occupant") from one area of the State of New York to another area of the State of New York?

Yes _____ No _____. If yes, please explain:

n/a

8. Will the completion of the Project result in the abandonment of one or more plants or facilities of the Company or a Project Occupant located in

the State of York?

Yes ____ No ____ . If yes, provide detail:

n/a

9. If the answer to either question 7 or question 8 is yes, indicate whether any of the following apply to the Project:

- a. Is the Project reasonably necessary to preserve the competitive position of the Company or such Project Occupant in its industry?

Yes ____; No ____ . If yes, please provide detail:

n/a

- b. Is the Project reasonably necessary to discourage the Company or such Project Occupant from removing such other plant or facility to a location outside the State of New York?

Yes ____ No ____ . If yes, please provide detail:

n/a

G. **Project Status:**

1. If the Project includes the acquisition of any land or buildings, have any steps been taken toward acquiring same?

Yes X No ____ . If yes, please discuss in detail the approximate stage of such acquisition:

Will be drafting legal papers to acquire

2. If the Project includes the acquisition of any Equipment, have any steps been taken toward acquiring same?

Yes ____ No X . If yes, please discuss in detail the approximate stage of such acquisition:

3. If the Project involves the construction or reconstruction of any building or other improvement, has construction work on any such building or improvement begun? Yes ____ No X. If yes, please discuss in detail the approximate extent of construction and the extent of completion. Indicate in your answer whether such specific steps have been completed as site clearance and preparation; completion of foundations; installation of footings; etc.:

4. Please indicate the amount of funds expended on the Project by the Applicant in the past three (3) years and the purpose of such expenditures:

7,000 ESTIMATED COST
OF DRAWINGS

III. INFORMATION CONCERNING LEASES OR SUBLEASES OF THE PROJECT
(PLEASE COMPLETE THE FOLLOWING SECTION IF THE APPLICANT INTENDS TO LEASE OR SUBLEASE ANY PORTION OF THE PROJECT)

- A. Does the Company intend to lease or sublease more than 10% (by area or fair market value) of the Project? Yes X No _____. If yes, please complete the following for **each** existing or proposed tenant or subtenant:

Sublessee Name: TBD
Present Address: _____
City: _____ State: _____ Zip: _____
Employer's ID No.: _____
Sublessee is: ____ Corporation; ____ Partnership; ____; Limited Liability Company; ____ Sole Proprietor
Relationship to Company: _____
Percentage of Project to be leased or subleased: _____
Use of Project intended by Sublessee: _____
Date of lease or sublease to Sublessee: _____
Term of lease or sublease to Sublessee: _____
Will any portion of the space leased by this sublessee be primarily used in making retail sales of goods or services to customers who personally visit the Project? Yes ____ No ____.
If yes, please provide on a separate attachment

- a. details; and
- b. the answers to questions II (F) (4) through (6) with respect to such sublessee.

B. What percentage of the space intended to be leased or subleased is now subject to a binding written lease or sublease? 0 %

IV. EMPLOYMENT IMPACT

- A. Indicate below the number of people presently employed at the Project Site and the number that will be employed at the Project site at the end of the first and second years after the Project has been completed (Do not include construction workers). Also indicate below the number of workers employed at the Project site representing newly created positions as opposed to positions relocated from other project sites of the Applicant.

	Current # of Jobs at proposed Project location or to be relocated to Project location	If Financial Assistance is granted, estimate the number of FTE and PTE jobs to be <u>Retained</u>	If Financial Assistance is granted, estimate the number of FTE and PTE jobs to be <u>Created</u> by Two years after Project completion	Estimate number of residents of the Labor Market Area in which the Project is located that will fill the retained and created FTE and PTE jobs Two years after Project completion**
Present Full Time	0	0	0	0
Present Part Time	0	0	0	0
First Year Full Time	0	0	0	0
First Year Part Time	0	0	0	0
Second Year Full Time	0	0	0	0
Second Year Part Time	0	0	0	0
Total:	0	0	0	0

**For purposes of the question, please estimate in the fourth column the number of FTE and PTE jobs, as indicated in the second and third columns, that will be filled by residents of the Labor Market Area. The Labor Market Area includes Cortland County as well as the counties of Cayuga, Onondaga, Tompkins, Broome and Chenango.

Category of Jobs to be Retained and Created	Estimated Average Salary or Range of Salary	Estimated Average Fringe Benefits or Range of Fringe Benefits
Management	0	0
Professional	0	0
Administrative	0	0
Production	0	0
Independent Contractors	0	0
Other	0	0

- B. Please state the anticipated date of completion of the Project site and the anticipated date of occupancy of the Project site:

Project Site Completion Date: 3-1-2028
Project Site Occupancy Date: 3-1-2028

V. **PROJECT COST**

- A. State the costs reasonably necessary for the acquisition of the Project site, the construction of the proposed buildings and the acquisition and installation of any machinery and equipment necessary or convenient in connection therewith, and including any utilities, access roads or appurtenant facilities, using the following categories:

Description of Cost:

Amount:

Land Acquisition	\$ 100,000.00 est
Building Construction	\$ 550,000.00 est
Building Renovation	\$ 50,000.00 est
Machinery and equipment costs	\$ 18,000.00 for appliances est
Utilities, roads and appurtenant costs	\$ 10,000.00 est
Architects and engineering fees	\$ 3,500.00 est
Costs of Bond issue (legal, financial and printing)	\$ 0
Construction loan fees and interest (if applicable)	\$ 0
Other (specify)	
<u>drawings</u>	\$ 7,000.00 est
<u>0</u>	\$ 0
<u>0</u>	\$ 0
<u>0</u>	\$ 0
TOTAL PROJECT COSTS:	\$ 738,500.00 est

- B. Have any of the above expenditures already been made by the Applicant?
Yes ☒ No ☐ . If yes, indicate particulars:

\$ 7,000.00 estimated cost of drawings.

VI. FINANCIAL ASSISTANCE EXPECTED FROM THE AGENCY

A. Tax Benefits:

1. Is the Applicant requesting a real property tax exemption in connection with the Project from the Agency? Yes X No ____.
2. Is the Applicant expecting to be appointed agent of the Agency for purposes of receiving an exemption from N.Y.S. Sales Tax or Compensating Use Tax? Yes X No ____.
3. Is the Applicant requesting a mortgage recording tax exemption in connection with the Project from the Agency? Yes ____ No X.
4. What is the estimated value of each type of tax exemption being sought in connection with the Project? Please detail the type of tax exemption and value of each exemption:
 - a. N.Y.S. Sales and Compensating Use Taxes: \$ 50,000.00 est
 - b. Mortgage Recording Taxes: \$ 0
 - c. Real Property Taxes: \$ 27,439.00 est
(Please consult with the Agency in calculating the estimated value of the real property tax exemption)
 - d. Other (please specify):

<u>0</u>	\$ <u>0</u>
<u>0</u>	\$ <u>0</u>
<u>0</u>	\$ <u>0</u>
5. Are any of the tax-exemptions being sought in connection with the Project inconsistent with the Agency's Uniform Tax-exemption Policy? Yes X No _____. If yes, please explain how the request of the Applicant differs from the Agency's Uniform Tax-Exemption Policy:
Longevity of the PILOT differs from
the UTEP.

B. Financing:

1. Is the Applicant requesting that the Agency issue bonds to assist in financing the Project? Yes ____ No X. If yes, indicate:
 - a. Principal Amount of Bonds Requested \$ n/a
 - b. Maturity Requested n/a Years
 - c. Is the Interest on such bonds intended to be exempt from federal income taxation? Yes n/a No ____.

2. What is the approximate amount of private sector financing to be obtained? \$ 0. Is the Applicant expecting that the private sector financing of the Project will be secured by one or more mortgages? Yes No X.
If yes, what is the approximate amount of private sector financing to be secured? \$ 1/9.
3. Is the Applicant expecting that any of the financing of the Project will come from public sector sources? Yes No X.
What is the approximate amount of public sector financing to be obtained? \$ 0.
If yes, is the Company expecting that the public sector financing of the Project will be secured by one or more mortgages or grant agreements? Yes No X.
If yes, what is the approximate amount of public sector financing to be secured? \$ 0.
4. Please state the approximate amount to be invested in the Project (not borrowed or the subject of a grant) by the Applicant
\$ 731,500.00 est
5. Please state the approximate total amount of borrowed funds to be invested in the Project \$ 0.

VII. **REPRESENTATIONS BY THE APPLICANT**

The Applicant understands and agrees with the Agency as follows:

- A. **Job Listings:** In accordance with Section 858-b (2) of the New York General Municipal Law, the Applicant understands and agrees that, if the Project receives any Financial Assistance from the Agency, except as otherwise provided by collective bargaining agreements, new employment opportunities created as a result of the Project will be listed with the New York State Department of Labor Community Services Division (the "DOL") and with the administrative entity (collectively with the DOL, the "JTPA Entities") of the service delivery area created by the Federal Job Training Partnership Act (Public Law 97-300) ("JTPA") in which the Project is located.
- B. **First Consideration for Employment:** In accordance with Section 858-b (2) of the New York General Municipal Law, the Applicant understands and agrees that, if the Project receives any Financial Assistance from the Agency, except as otherwise provided by collective bargaining agreements, where practicable, the Applicant will first consider persons eligible to participate in JTPA programs who shall be referred by the JTPA Entities for new employment opportunities created as a result of the Project.

- C. **Local Workforce Development:** The Applicant understands and agrees that if the Project receives Financial Assistance from the Agency, except as provided by collective bargaining where practicable, the Applicant will increase the skill base of the local workforce through training, opportunities for professional development and career track advancement.
- D. **Annual Sales Tax Filings:** In accordance with Section 874(8) of the New York General Municipal Law, the Applicant understands and agrees that, if the Project receives any sales tax exemptions as part of the Financial Assistance from the Agency, in accordance with Section 874(8) of the General Municipal Law, the Applicant agrees to file, or cause to be filed, with the New York State Department of Taxation and Finance, the annual form prescribed by the Department of Taxation and Finance, describing the value of all sales tax exemptions claimed by the Applicant and all consultants or subcontractors retained by the Applicant.
- E. **Annual Employment Reports:** The Applicant understands and agrees that, if the Project receives any Financial Assistance from the Agency, the Applicant will file, or cause to be filed, with the Agency, on an annual basis, reports regarding the number of people employed at the Project site.
- F. **Absence of Conflicts of Interest:** The Applicant has received from the Agency a list of the members, officers and employees of the Agency. No member, officer or employee of the Agency has an interest, whether direct or indirect, in any transaction contemplated by this Application, except as hereinafter described:
- _____
- _____
- _____
- _____
- _____
- G. **Federal, State and Local Laws:** The Applicant/Owner/Occupant/Operator receiving the Financial Assistance understands and agrees that it must be, at all times, in compliance with applicable local, state and federal tax, worker protection and environmental laws, rules and regulations.
- H. **Environmental Matters:** The Applicant acknowledges that certain environmental representations will be required at closing. The Applicant shall provide copies of any known environmental reports, including any existing Phase I Environmental Site Assessment Report(s) and/or Phase II Environmental Investigations. The Agency may require the Company and/or Owner of the Premises to prepare and submit an environmental assessment and audit report including, but not limited to, a Phase I Environmental Site Assessment Report and a Phase II Environmental Investigation, with respect to the Premises at the sole cost and expense of the Owner and/or the Applicant.

All environmental assessment and audit reports shall be completed in accordance with ASTM Standard Practice E1527-13, and shall be conformed over to the Agency so that the Agency is authorized to use and rely on the reports. The Agency, however, does not adopt, ratify, confirm or assume any representation made with reports required herein.

- I. **Release:** The Applicant and/or Owner, and their successors and assigns, hereby release, defend and indemnify the Agency from any and all suits, causes of action, litigations, damages, losses, liabilities, obligations, penalties, claims, demands, judgments, costs, disbursements, fees or expenses of any kind or nature whatsoever (including, without limitation, attorneys', consultants' and experts' fees) which may at any time be imposed upon, incurred by or asserted or awarded against the Agency resulting from or arising out of any inquiries and/or environmental assessments, investigations and audits performed on behalf of the Applicant and/or Owner pursuant hereto, including the scope, level of detail, contents or accuracy of any environmental assessment, audit, inspection or investigation report completed hereunder and/or the selection of the environmental consultant, engineer or other qualified person to perform such assessments, investigations and audits.

- J. **Hold Harmless Provision:** The Applicant acknowledges and agrees that the Applicant shall be and is responsible for all costs of the Agency incurred in connection with any actions required to be taken by the Agency in furtherance of the Application including the Agency's costs of general counsel and/or the Agency's bond/transaction counsel whether or not the Application, the proposed Project it describes, the attendant negotiations, or the issue of bonds or other transaction or agreement are ultimately ever carried to successful conclusion and agrees that the Agency shall not be liable for and agrees to indemnify, defend and hold the Agency harmless from and against any and all liability arising from or expense incurred by: (i) the Agency's examination and processing of, and action pursuant to or upon, the Application, regardless of whether or not the Application or the proposed Project described herein or the tax exemptions and other assistance requested herein are favorably acted upon by the Agency; (ii) the Agency's acquisition, construction and/or installation of the proposed Project described herein; and (iii) any further action taken by the Agency with respect to the proposed Project including, without limiting the generality of the foregoing, all causes of action and attorneys' fees and any other expenses incurred in defending any suit or actions which may arise as a result of any of the foregoing. Applicant hereby understands and agrees, in accordance with Section 875(3) of the New York General Municipal Law and the policies of the Agency that any New York State and local sales and use tax exemption claimed by the Applicant and approved by the Agency, any mortgage recording tax exemption claimed by the Applicant and approved by the Agency, and/or any real property tax abatement claimed by the Applicant and approved by the Agency in connection with the Project, may be subject to recapture and/or termination by the Agency under such

terms and conditions as will be established by the Agency and set forth in transaction documents to be entered into by and between the Agency and the Applicant. The Applicant further represents and warrants that the information contained in this Application including, without limitation, information regarding the amount of the New York State and local sales and use tax exemption benefit, the amount of the mortgage recording tax exemption benefit, and the amount of the real property tax abatement, if and as applicable, to the best of the Applicant's knowledge, is true, accurate and complete.

- K. **False or Misleading Information.** The submission of any knowingly false or misleading information by the applicant may lead to the immediate termination of any Financial Assistance and the reimbursement of an amount equal to all or part of any tax exemptions claimed by reason of Agency involvement in the Project.

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VERIFICATION

(If Applicant is a Corporation, Limited Liability Company, General or Limited Partnership)

STATE OF New York)
COUNTY OF Cortland) ss.:

John DeLaccho deposes and says, under the penalties of perjury, that he/she is the managing member (must be the chief executive officer, member, manager, general partner or such other individual duly authorized to bind the applicant) of 138 Central LLC (name of applicant); that he/she has read the foregoing application and knows the contents thereof; and that the same is true, complete and accurate to the best of his/her knowledge; that the reason this verification is made by the deponent and not by the applicant is the applicant is a LLC (Corporation, Limited Liability Company, General or Limited Partnership). The grounds of deponent's belief relative to all matters in the application which are not stated upon his/her own personal knowledge are investigations which deponent has caused to be made concerning the subject matter of this application as well as information acquired by deponent in the course of his/her duties as managing member of the applicant and from the books and records of the applicant.

Signature: _____
Print Name: _____

[Signature]

Sworn to before me this 2nd
day of July, 2026

[Signature]
Notary Public

VICTORIA J. SHAFFER
Notary Public, State of New York
No J1SH6100429
Qualified in Cortland County
Commission Expires October 20, 2027

Income and Expense

Eight 2 bedroom apartments @ \$1,000 per month	\$96,000
--	----------

Single family Home @ \$1,000 per month	\$ 12,000
--	-----------

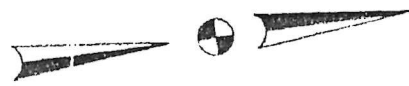
Maintenance costs:	\$8,400
--------------------	---------

- Snowplowing

- Utility costs for common areas

- Ground maintenance

- Dumpster fees



right of way

FISHER AVENUE

center line

S-83°-09'-22"-E

COMPAGNI (R.O.)

N-83°-09'-22"-W

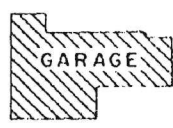
ROSEN (R.O.)

N-06°-50'-38"-E

132.00'

36,960 SQ. FT.

280.00'



280.00'

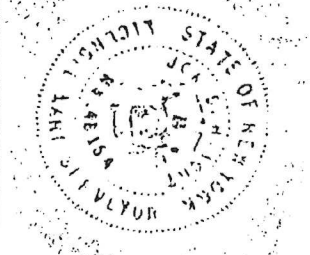
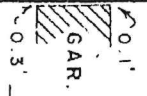
132.00'

S-06°-50'-38"-W

GOLICKI (R.O.)

BEREAN (R.O.)

204' in a straight line intersection to the right of way line of Homer Ave.



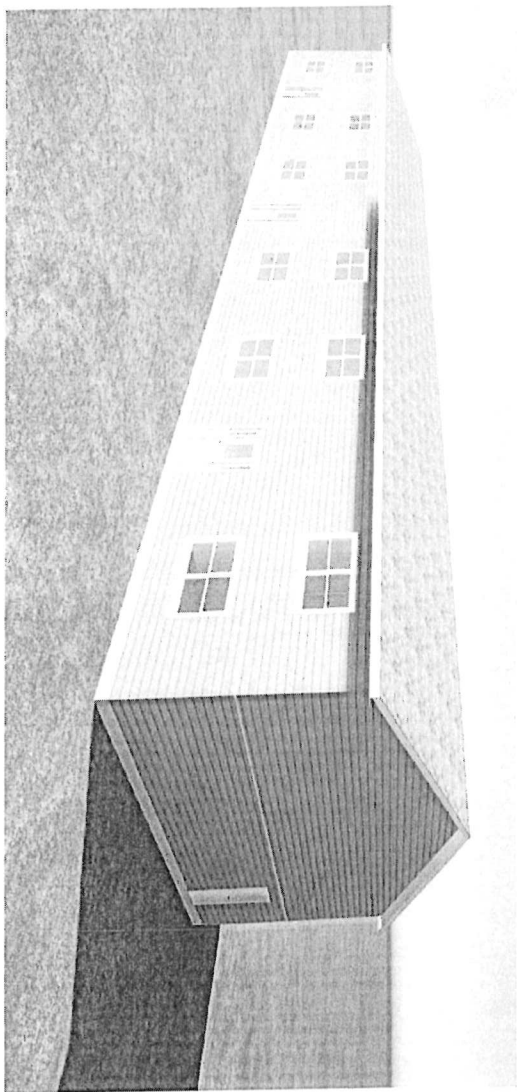
DENOTES EXISTING IRON MARKER
DENOTES SET IRON MARKER
PARCEL IDENTIFICATION NO 76.19-1-23

TO ROBERT E. & HELEN E. NABINGER
I HEREBY CERTIFY THAT THIS MAP IS AN ACCURATE
DEMONSTRATION OF AN ACTUAL SURVEY MADE UNDER MY
SUPERVISION CERTIFIED AS OF 1-25-85
JON D. HAIGHT
L.S. 10154
REPRODUCTION OF THIS DOCUMENT EXCEPT BY A LICENSED
LAND SURVEYOR IS ILLEGAL

MAP SHOWING LANDS OF ROBERT E. & HELEN E. NABINGER	
MIL. LOT 54 & 55	TOWN OF CORTLANDVILLE
COUNTY OF CORTLAND	STATE OF NEW YORK
SCALE 1" = 40 FEET	DATE JAN. 25, 1985
JON D. HAIGHT Professional Land Surveyor Cortland, N.Y. 13045	FILE NO. 3057







Notes:

1. All Lumber in direct contact with footing or concrete shall be pressure treated UC4B Lumber
 2. All slab concrete shall be 28-day cure with compressive strength of 4000 psi. The water-cement ratio to be 0.42 and a maximum aggregate size of 1" that complies with ASTM C-33. Gradation for coarse and fine aggregate provide air entrainment such that total air content is 6% $\pm$ 1.5%
 3. Use 90° bent bars for horizontal corner reinforcement with a minimum overlap of 2' 6"
 4. Concrete shall not be placed on frozen, uncompacted, or saturated fill. All concrete pours shall be protected from freezing temperatures and flash drying. Reinforcement steel shall be 2 1/2" minimum from concrete surface
 5. All concrete foundations and slabs shall be placed on compacted soils with minimum bearing capacity of 2000lbs/sqft
 6. Plumbing shall conform to the IRC 2024 R306 and R307
 7. Heating, Cooling, and Ventilation shall conform to IRC 2024 R303 as well as ASHRAE
 8. All electric shall conform to IRC 2024 and all standards referenced by the National Electric Code (NEC), as well as NYSEG requirements
 9. All trusses shall connect to exterior walls with hurricane ties
 10. Smoke detectors, carbon monoxide detectors, and alarms shall be placed in accordance to IRC2024
 11. All heating, plumbing, and kitchen to be designed by qualified professional in accordance to IRC 2024
 12. All exterior windows and doors will be high performance double pane glass or better and sealed with lifetime silicon caulk or equal
 13. This building will meet or exceed New York State energy code
 14. Loads and design to be in accordance with Strength Design Load, Reinforced Concrete ACI 318, Steel AISC 8th Edition, Masonry ACI 530/ASCE 5/TMS 402, Wood design section 2301
 15. All exposed wood should be pressure treated
 16. All metal touching pressure treated wood should be hot dipped galvanized
- ANY DISCREPANCIES, MISTAKES, OR CHANGES REQUIRES CONTRACTOR TO CONTACT ENGINEER AND OWNER PRIOR TO CONSTRUCTION**

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A009. Window and Door Schedule
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A011. Wall Assembly
A012. Truss Assembly
A013. Details

Drawn By: Eric Umbarger

Date: April 3, 2026

Builder:

Scale:

View: A001 Cover Page

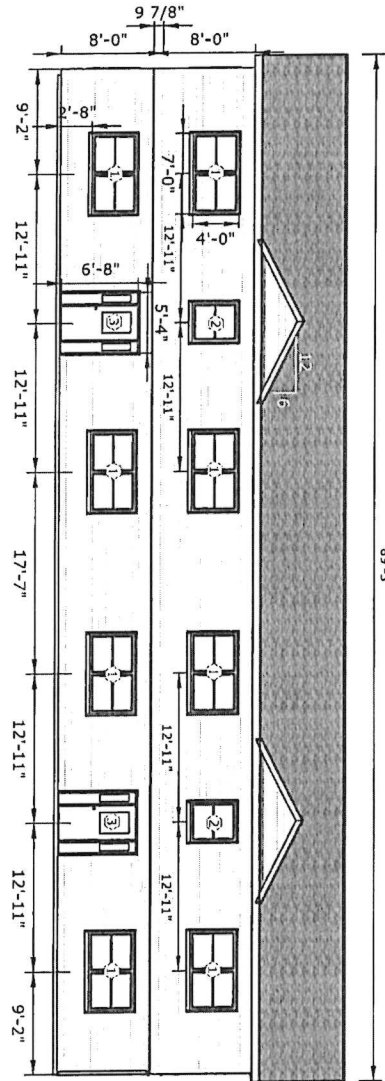
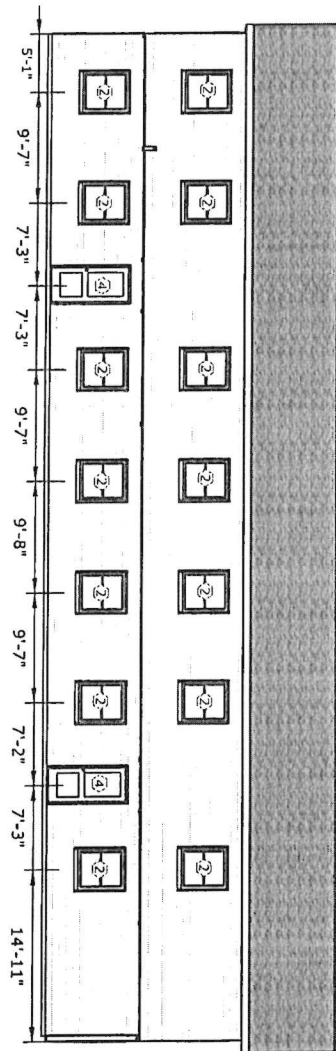


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Project:
John DelVecchio
1342 Fisher Ave



Drawn By: Eric Umbarger

Date: April 3, 2026

Builder:

Scale: 3/16"=1'
1:64

View: A002 Front/Back Elevation

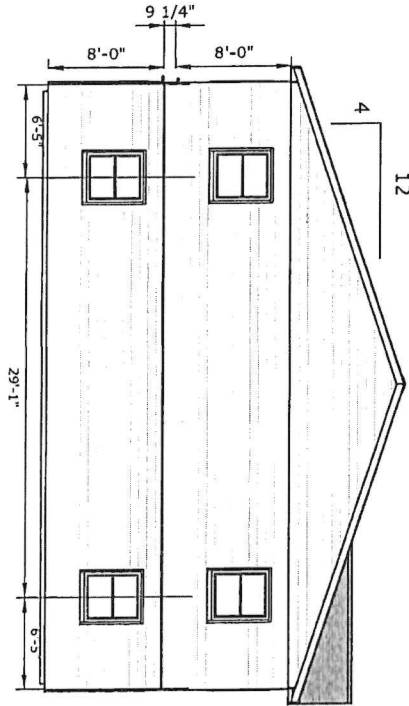


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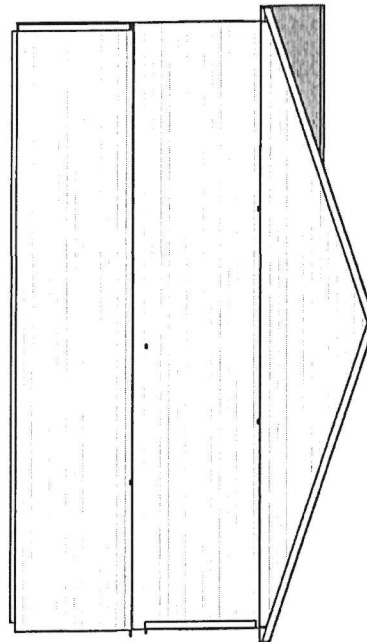
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Project:
John DelVecchio
1342 Fisher Ave



North Elevation



South Elevation

Drawn By: Eric Umbarger

Date: April 3, 2026

Builder:

Scale: 3/16"=1'
1:64

View: A003 Left/Right Elevation



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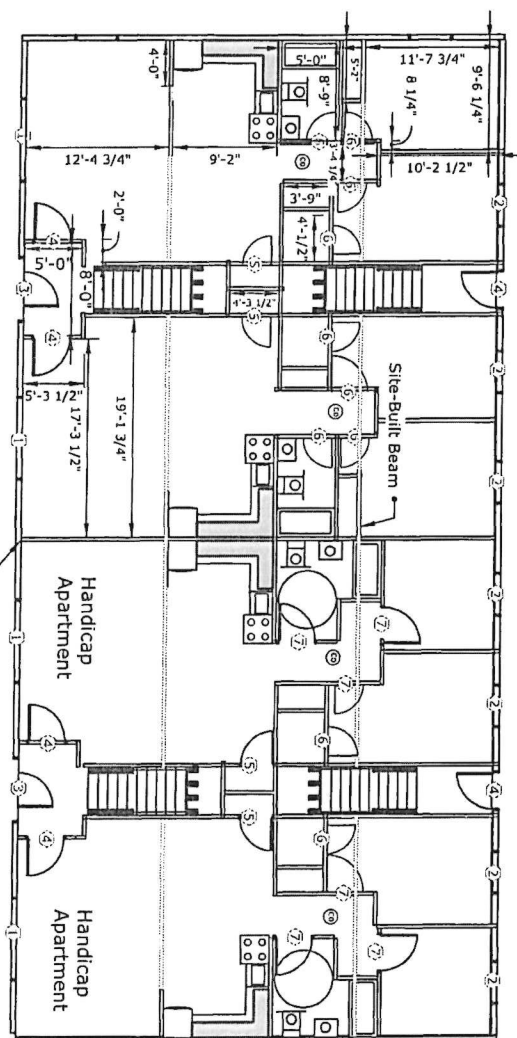
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Project:
John DelVecchio
1342 Fisher Ave

- All Handicap apartments to have grab bars in bathtub
- All range hoods and bathroom fans to have mechanical ventilation outside

- Shared walls to be 2x4 Stagger Stud on 2x6 Bottom Plate with Sound Insulation and 5/8 Drywall. This wall to extend to exterior sheathing



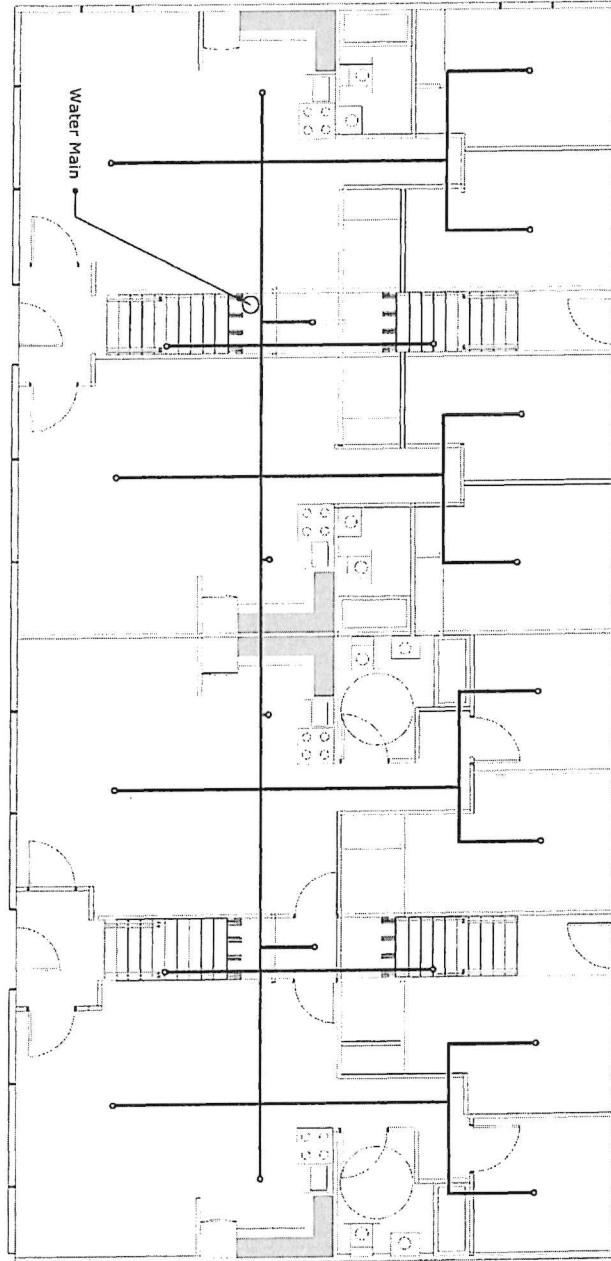
View: A004 Floor Plan - First Floor



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Project:
John DelVecchio
1342 Fisher Ave



- Notes:
- All pipe to be fire rated, UL Listed, Schedule 40 3/4" CPVC with a working water pressure of 150PSI @ 150°F
 - All sprinklers systems meet all NFPA 13R requirements and shall be installed in accordance with all NFPA 13R requirements

Drawn By: Eric Umbarger

Date: April 3, 2026

Builder:

Scale:

View: A005 First Floor Fire Safety



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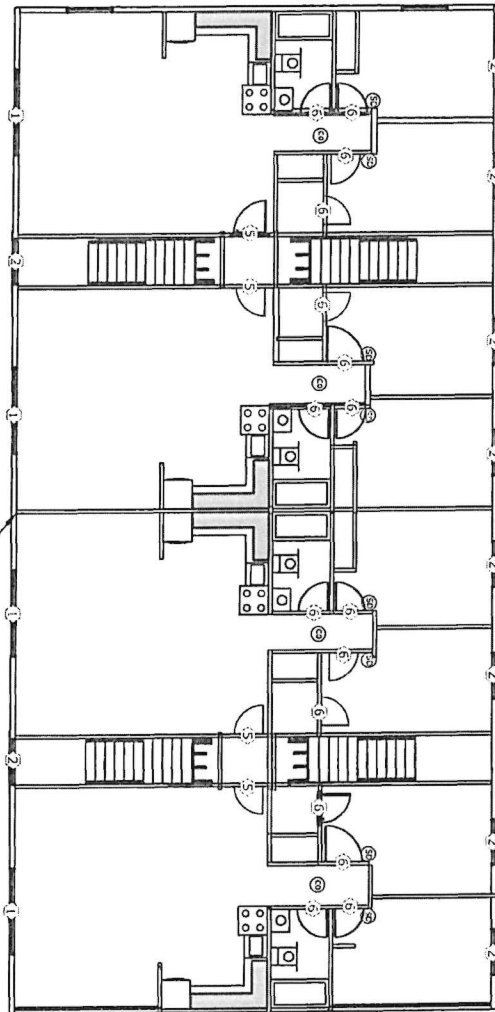
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Project:
 John DeVecchio
 1342 Fisher Ave

Notes:
 • All range hoods and bathroom fans to have mechanical ventilation outside

Shared walls to be 2x4 Stagger Stud on 2x6 Bottom Plate with Sound Insulation and 5/8 drywall. Walls to extend to exterior sheathing



Drawn By: Eric Umbarger

Date: April 3, 2026

Builder:

Scale: 3/16"=1'
 1:64

View: A006 Floor Plan - Second Floor

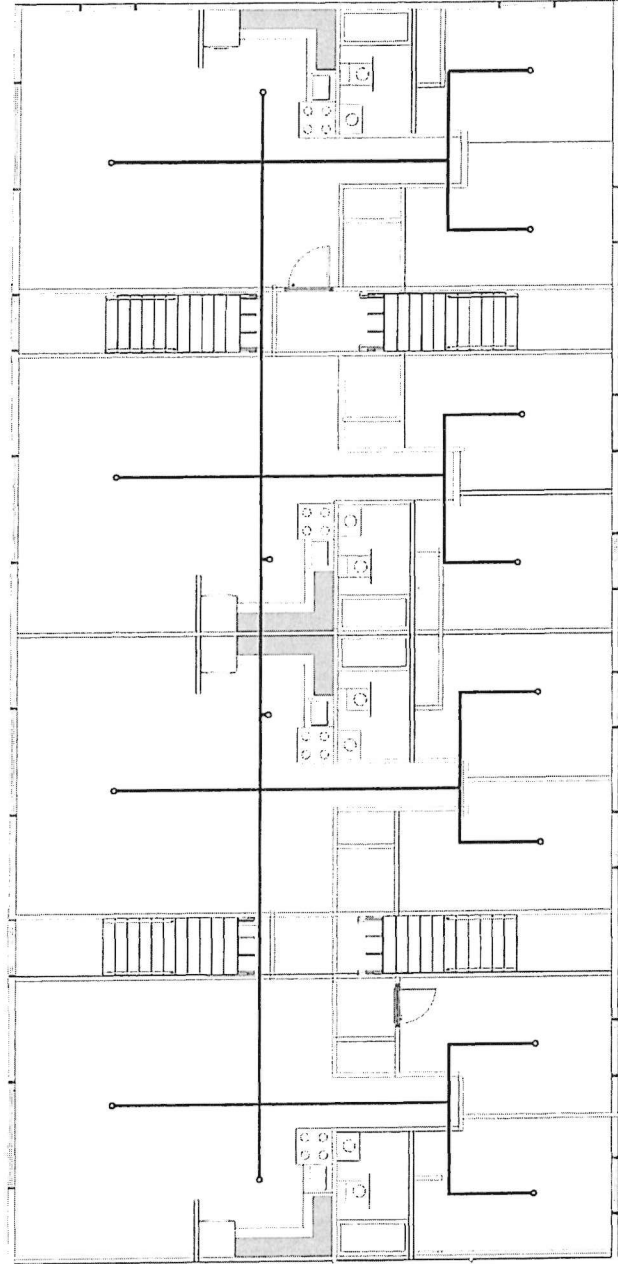


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Project:
 John DeVecchio
 1342 Fisher Ave



- Notes:
- All pipe to be fire rated, UL Listed, Schedule 40 3/4" CPVC with a working water pressure of 150PSI @ 150°F
 - All sprinklers systems meet all NFPA 13R requirements and shall be installed in accordance with all NFPA 13R requirements

Drawn By: Eric Umbarger

Date: April 3, 2026

Builder:

Scale:

View: A007 Second Floor Fire Safety



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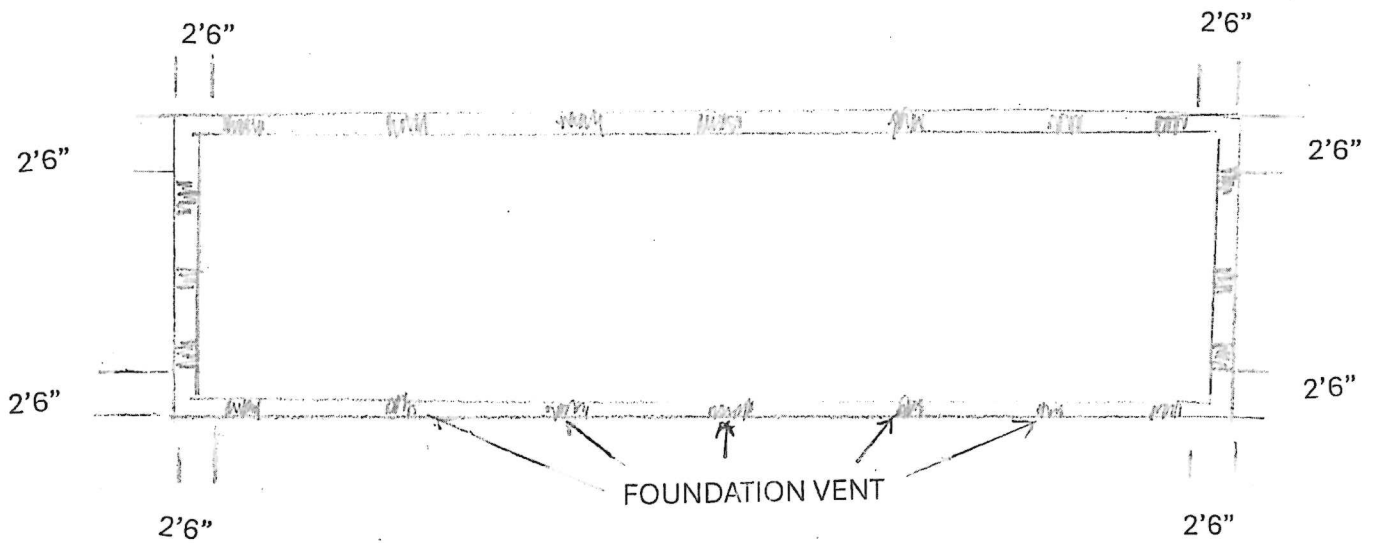
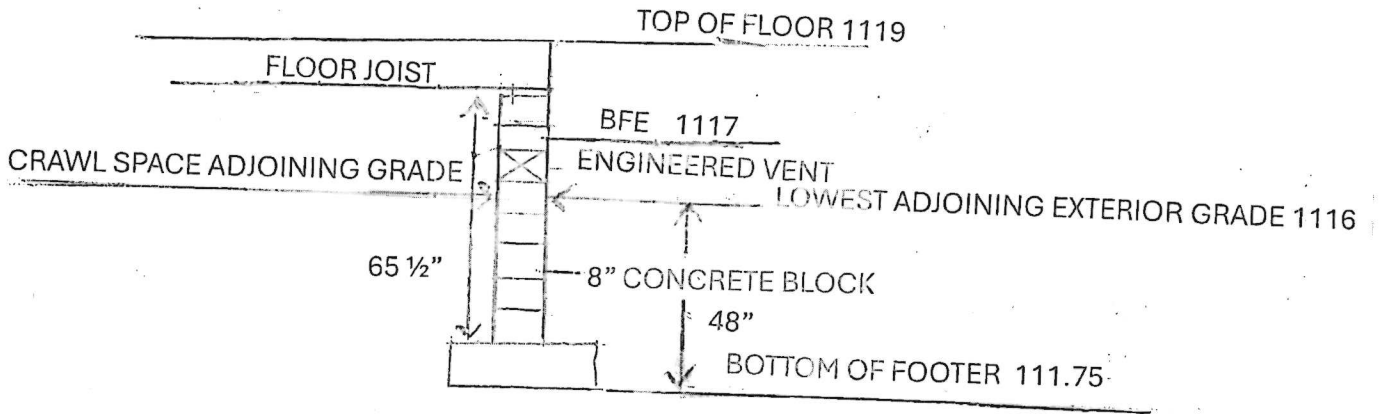
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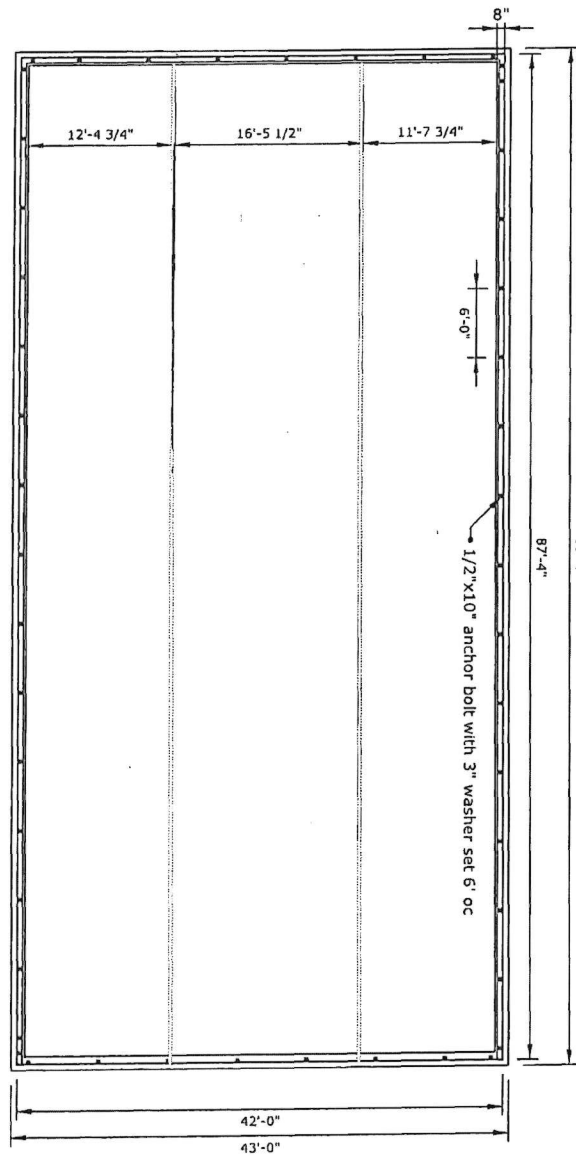


Project:

John DelVecchio
 1342 Fisher Ave

UPDATED FOUNDATION PLAN





Drawn By: Eric Umbarger

Date: April 3, 2026

Builder:

Scale: 3/16"=1'
1:64

View: A008 Foundation



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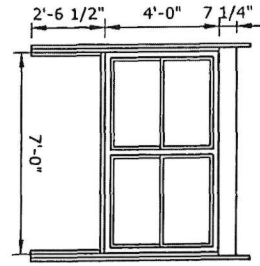
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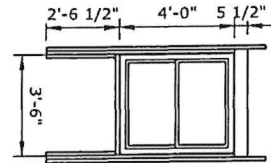
Project:

John DelVecchio
1342 Fisher Ave

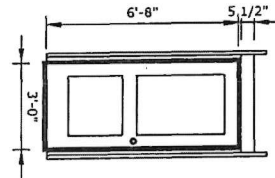
Notes:
All Glass to be minimum double glazed Low-E



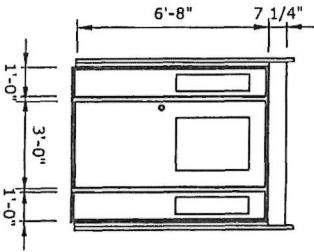
Exterior Twin Double Hung
Double Glazed Low-E Glass
Double 2x8 Header
Symbol: 1
Qty: 8



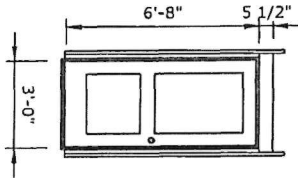
Exterior Double Hung
Double Glazed Low-E Glass
Double 2x6 Header
Symbol: 2
Qty: 20



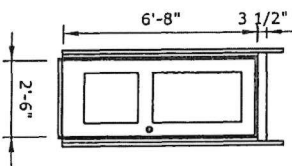
1 Hour Fire Rated Door with Self Closing Hinges
Double 2x6 Header
Symbol: 5
Qty: 8



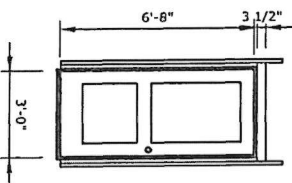
Exterior Door with Double Sidelites
Double Glazed Low-E Glass
Double 2x8 Header
Symbol: 3
Qty: 2



Exterior Door
Double 2x6 Header
Symbol: 4
Qty: 6



Interior Door
Double 2x4 Header
Symbol: 6
Qty: 26



Interior Door
Double 2x4 Header
Symbol: 7
Qty: 6

Drawn By: Eric Umbarger

Date: April 3, 2026

Builder:

Scale: 3/16"=1'
1:64

View: A009 Window and Door Schedule

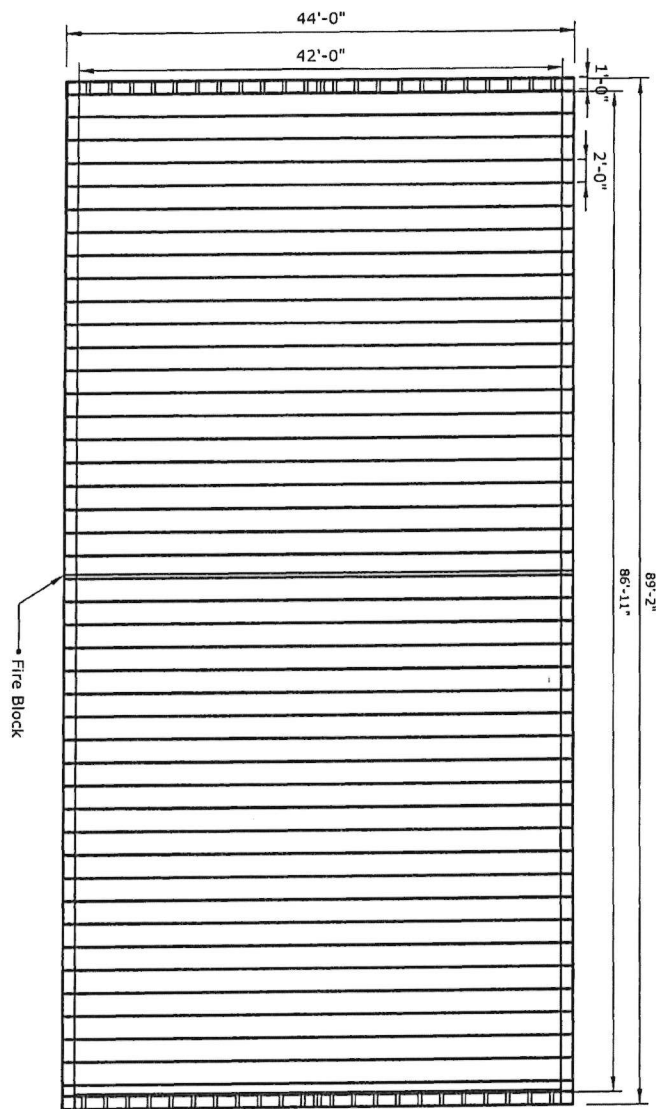


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Project:
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1342 Fisher Ave



Drawn By: Eric Umbarger

Date: April 3, 2026

Builder:

Scale:

View: A010 Truss Layout



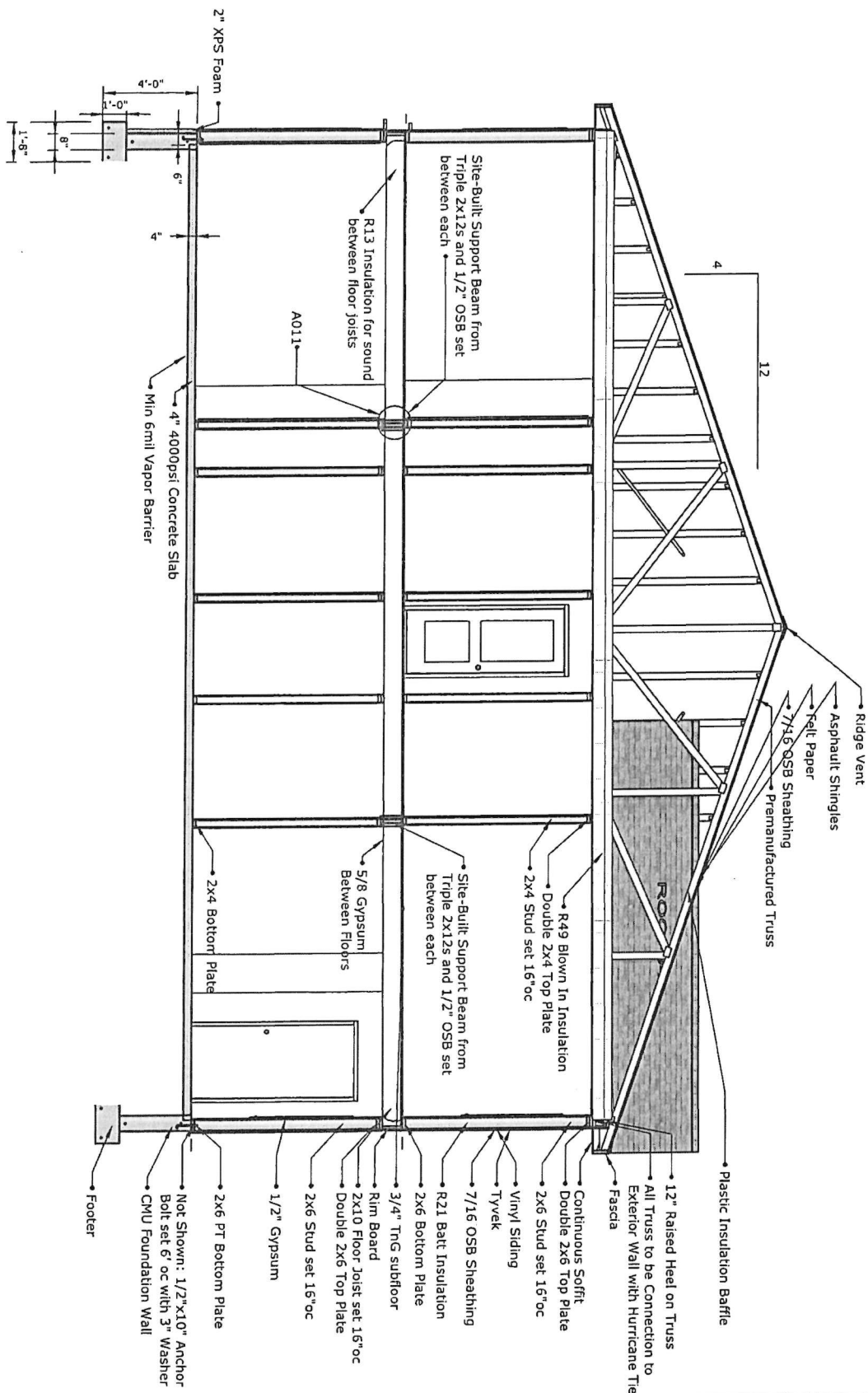
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Project:

John DeVecchio
 1342 Fisher Ave



Drawn By: Eric Umbarger

Date: April 3, 2026

Builder:

Scale: 3/16" = 1'
1:64

View: A011 House Wall Assembly



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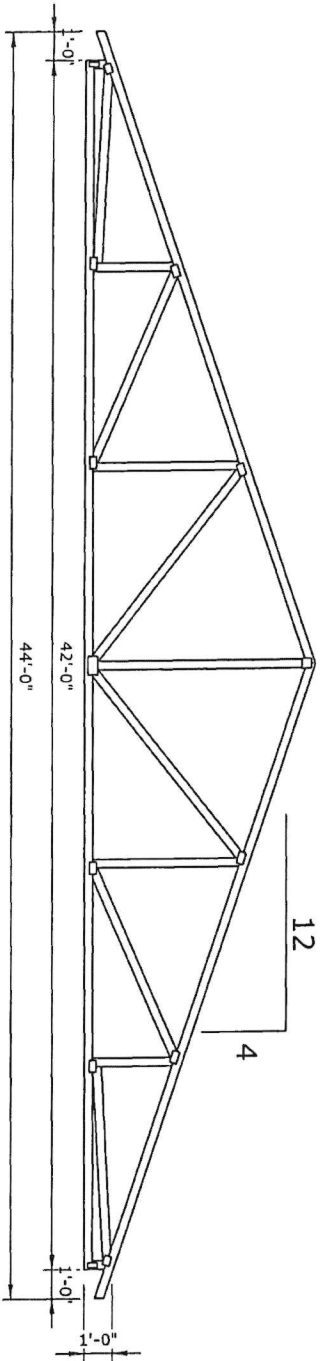
Project:

John DelVecchio
1342 Fisher Ave

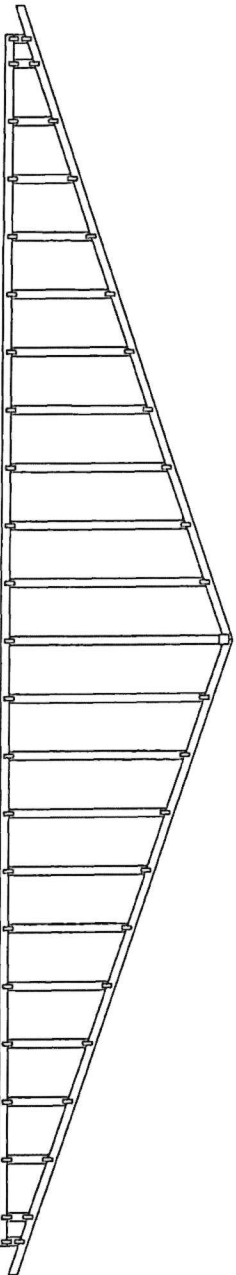
All trusses shall be designed and certified by a truss manufacture that is licensed in the State of New York

Note:

- Wind Load 110Vmph
- Ground Snow Load 84psf



Common Truss
Qty: 43



Common Gable Truss
Qty: 2

Drawn By: Eric Umbarger

Date: April 3, 2026

Builder:

Scale: 1/4"=1'
1:48

View: A012 Truss Assembly



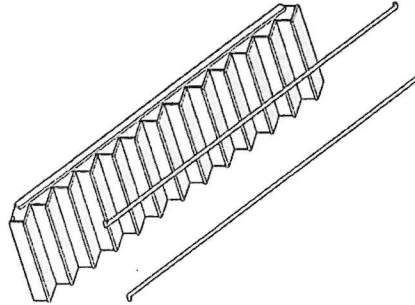
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Project:
John DelVecchio
1342 Fisher Ave

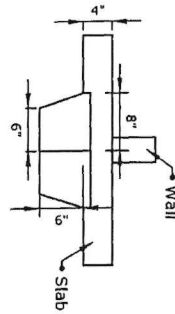
Stairs



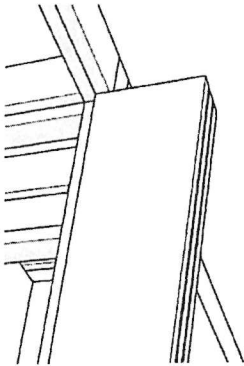
- Stairs Detail:
1. Hand rail required
 2. Handrail between 34" and 38" from tread
 3. Handrail to be 1.5" min from inside to wall
 4. Handrail to be 4.5" max from outside to wall
 5. Treads to be 10" wide minimum
 6. Risers to be 7 3/4" maximum
 7. Minimum stairs width to be 36"
 8. Minimum head room clearance to be 6' 8"
 9. Maximum stairway rise to be 12' 7"
 10. Minimum tread nose to be 3/4" on treads smaller than 11"
 11. All stairs to be within 1/8" height difference from one another
 12. Recommended four stringers for 48" width stairs
 13. Recommended 2x4 Thrust block at bottom of stairs

Thickened Slab

Required under all interior bearing partitions

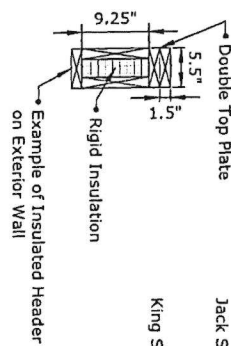


Site-Built Beams



- Alternate seams
- Use random nailing pattern
- Center Over walls
- Use single top plate where beams land on bearing walls

Window/Door Header



Drawn By: Eric Umbarger

Date: April 3, 2026

Builder:

Scale:

View: A013 Details



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Project:
John DelVecchio
1342 Fisher Ave

Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 – Project and Sponsor Information			
138 Central LLC - John Delvecchio			
Name of Action or Project: 138 Central LLC			
Project Location (describe, and attach a location map): 1342 Fisher Avenue Cortlandville, NY			
Brief Description of Proposed Action: 138 Central LLC proposes a \$738,500 housing project with 9 units at 1342 Fisher Avenue in the Town of Cortlandville.			
Name of Applicant or Sponsor: John Delvecchio		Telephone: 607-423-8294	
		E-Mail: westroad4030@yahoo.com	
Address: Box 705			
City/PO: Cortland		State: NY	Zip Code: 13045
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation?		NO	YES
If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If No, continue to question 2.		☒	☐
2. Does the proposed action require a permit, approval or funding from any other government Agency?		NO	YES
If Yes, list agency(s) name and permit or approval:		☐	☒
3. a. Total acreage of the site of the proposed action?		.8 acres	
b. Total acreage to be physically disturbed?		.8 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		.8 acres	
4. Check all land uses that occur on, are adjoining or near the proposed action:			
☐ Urban ☐ Rural (non-agriculture) ☐ Industrial ☐ Commercial ☒ Residential (suburban)			
☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other(Specify):			
☐ Parkland			

5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	☐	☒	☐
b. Consistent with the adopted comprehensive plan?	☐	☒	☐
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	☐	☒	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?	NO	YES	
If Yes, identify:	☒	☐	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
	☒	☐	
b. Are public transportation services available at or near the site of the proposed action?	☐	☒	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	☐	☒	
9. Does the proposed action meet or exceed the state energy code requirements?	NO	YES	
If the proposed action will exceed requirements, describe design features and technologies:	☐	☒	
10. Will the proposed action connect to an existing public/private water supply?	NO	YES	
If No, describe method for providing potable water: _____	☐	☒	
11. Will the proposed action connect to existing wastewater utilities?	NO	YES	
If No, describe method for providing wastewater treatment: _____	☐	☒	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	NO	YES	
	☒	☐	
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	☒	☐	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	NO	YES	
	☒	☐	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	☒	☐	
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____			

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:		
☐ Shoreline ☐ Forest ☐ Agricultural/grasslands ☐ Early mid-successional ☐ Wetland ☐ Urban ☒ Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO ☒	YES ☐
16. Is the project site located in the 100-year or 500-year flood plain?	NO ☐	YES ☒
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,	NO ☐	YES ☐
a. Will storm water discharges flow to adjacent properties?	☒	☐
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	☐	☒
If Yes, briefly describe: Designed storm sewer		
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)?	NO ☒	YES ☐
If Yes, explain the purpose and size of the impoundment:		
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?	NO ☒	YES ☐
If Yes, describe:		
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?	NO ☒	YES ☐
If Yes, describe:		
21. Is the project located within, or within 1/2 mile of, a disadvantaged community?	NO ☒	YES ☐
If No, could impacts from the project affect a disadvantaged community?	☒	☐
If Yes to either question in 21, answer the following question.		
a. Identify the potential pollution impacts of the project, either direct or indirect, that may occur within the disadvantaged community (e.g., wastewater discharges, air emissions, noise, odors, solid or hazardous waste generation or management):		
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor/name: <u>138 Central, LLC</u> Signature: <u>[Signature]</u> Date: <u>8/5/26</u> Title: <u>MANAGING MEMBER</u>		

Project:

Date:

Short Environmental Assessment Form

Part 2 - Impact Assessment

Part 2 is to be completed by the Lead Agency.

Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept “Have my responses been reasonable considering the scale and context of the proposed action?”

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?		
2. Will the proposed action result in a change in the use or intensity of use of land?		
3. Will the proposed action impair the character or quality of the existing community?		
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?		
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?		
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?		
7. Will the proposed action impact existing:		
a. public / private water supplies?		
b. public / private wastewater treatment utilities?		
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?		
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?		
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?		
11. Will the proposed action create a hazard to environmental resources or human health?		

Project:

Date:

Short Environmental Assessment Form

Part 3 Determination of Significance

For every question in Part 2 that was answered “moderate to large impact may occur”, or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.

Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.

Name of Lead Agency

Date

Print or Type Name of Responsible Officer in Lead Agency

Title of Responsible Officer

Signature of Responsible Officer in Lead Agency

Signature of Preparer (if different from Responsible Officer)

A regular meeting of Cortland County Industrial Development Agency (the "Agency") was convened in public session at the offices of the Agency located at 40 Main Street, Suite A, in the City of Cortland, Cortland County, New York on August 10, 2026 at 12:00 o'clock p.m., local time.

The meeting was called to order by the Chair and, upon roll being called, the following members of the Agency were:

PRESENT:

Michael McMahon	Chairman
Clinton Brooks	Vice Chairman
Kathleen Burke	Secretary
Deborah Hayden	Treasurer
William McGovern	Member
Jason Hage	Member
Patrick Quinn	Member

ABSENT:

FOLLOWING PERSONS WERE ALSO PRESENT:

Melanie Vilardi	Executive Director
Andrea Skeels	Director of Finance and Project Development
Ashley Riehlman	Community Relations Specialist
John P. Sidd, Esq.	Agency Counsel

The following resolution was offered by Michael McMahon, seconded by Kathleen Burke, to wit:

Resolution No. 2026-08-10-01

**RESOLUTION DETERMINING THAT AN ACTION BY 138
CENTRAL LLC TO CONSTRUCT A NEW MULTIFAMILY
BUILDING AND RENOVATE AN EXISTING SINGLE
FAMILY RESIDENCE WILL NOT HAVE A SIGNIFICANT
ADVERSE ENVIRONMENTAL IMPACT**

WHEREAS, Cortland County Industrial Development Agency (the "Agency") is authorized and empowered by the provisions of Chapter 1030 of the 1969 Laws of New York, constituting Title 1 of Article 18-A of the General Municipal Law, Chapter 24 of the Consolidated Laws of New York, as amended (the "Enabling Act") and Chapter 77 of the 1974 Laws of New York, as amended, constituting Section 902 of said General Municipal Law (said Chapter and the Enabling Act being hereinafter collectively referred to as the "Act") to promote, develop, encourage and assist in the acquiring,

constructing, reconstructing, improving, maintaining, equipping and furnishing of commercial facilities, among others, for the purpose of promoting, attracting and developing economically sound commerce and industry to advance the job opportunities, health, general prosperity and economic welfare of the people of the State of New York, to improve their prosperity and standard of living, and to prevent unemployment and economic deterioration; and

WHEREAS, to accomplish its stated purposes, the Agency is authorized and empowered under the Act to acquire, construct, reconstruct and install one or more "projects" (as defined in the Act) or to cause said projects to be acquired, constructed, reconstructed and installed, and to convey said projects or to lease said projects with the obligation to purchase; and

WHEREAS, 138 Central LLC (the "Company") has presented an application (the "Application") to the Agency, a copy of which was presented at this meeting and copies of which are on file at the office of the Agency, requesting that the Agency consider undertaking a project (the "Project") consisting of the following: (A) (1) the acquisition of an interest in a $\pm$ 0.85 acre parcel of land (the "Land") located at 1342 Fisher Avenue in the Town of Cortlandville, Cortland County, New York (2) construction of a new 5,400 square foot, two story building to contain 8 dwelling units and the renovation of an existing single family home on the Land (the "Facility") and (3) the acquisition and installation therein and thereon of furniture, fixtures and equipment comprising the Facility (the "Equipment"), all of the foregoing to constitute multifamily rental dwelling units to be operated by the Company (the Land, Facility and Equipment being collectively referred to as the "Project Facility"); (B) the granting of certain "financial assistance" (within the meaning of Section 854(14) of the Act) with respect to the foregoing, including potential exemptions from certain sales taxes, real estate transfer taxes, mortgage recording taxes and real property taxes (collectively, the "Financial Assistance"); and (C) the lease (with an obligation to purchase) or sale of the Project Facility to the Company or such other person as may be designated by the Company and agreed upon by the Agency; and

WHEREAS, pursuant to Article 8 of the Environmental Conservation Law, Chapter 43-B of the Consolidated Laws of New York, as amended ("SEQRA") and the regulations adopted pursuant thereto by the New York State Department of Environmental Conservation (the "SEQRA Regulations"), no agency involved in an action may undertake, fund or approve the action until the requirements of SEQRA have been complied with; and

WHEREAS, the Project is an action subject to SEQRA; and

WHEREAS, the Town of Cortlandville Planning Board ("Planning Board") treated the Project as an Unlisted Action under SEQRA and undertook an uncoordinated review of the Project under SEQRA; and

WHEREAS, on May 26, 2026 the Planning Board issued a determination that the Project will not have a significant adverse environmental impact (a "Negative Declaration"); and

WHEREAS, the Agency is an Involved Agency due to its discretionary authority to provide Financial Assistance for the Project; and

WHEREAS, the Agency intends to conduct its own uncoordinated SEQRA review of the Project before acting on the Application; and

WHEREAS, the Agency, having reviewed the proposed action, makes the following findings and determination of significance with respect to the Project:

NOW, THEREFORE, BE IT RESOLVED BY THE MEMBERS OF CORTLAND COUNTY INDUSTRIAL DEVELOPMENT AGENCY, AS FOLLOWS:

Section 1. Based upon an examination of the Application, Part 1 of the Short EAF submitted by the Applicant, the Agency's review of the Planning Board's Short EAF Parts 2 and 3 and its Negative Declaration, and based on the Agency's knowledge of the Facility and the area around the Project Facility, the Agency makes the following findings with respect to the Project:

- A. The Project consists of the construction of an 8 unit residential building and the renovation of an existing single family home within a developed area of the Town of Cortlandville.
- B. Based upon the Agency's review of the Short EAF Part 1 and its completion of Part 2 for the Project, the Agency finds that there will be no significant adverse impact to any relevant environmental resource or receptor.
- C. Although construction of the Facility will result in physical alteration of the land surface at the Facility, the property is in a developed area and construction impacts will be temporary.
- D. Surrounding uses are primarily commercial and residential and the Project Facility is a consistent use therewith.

Section 2. Based upon the foregoing, the Agency hereby determines that the action will not have a significant adverse environmental impact and no environmental impact statement will be prepared.

Section 3. A copy of this Resolution, together with Part 3 of the Short EAF Negative Declaration shall be retained in the Agency's records.

Section 4. This Resolution shall take effect immediately.

The question of the adoption of the foregoing Resolution was duly put to a vote on roll call, which resulted as follows:

Michael McMahon	VOTING	<u>yes</u>
Clinton Brooks	VOTING	<u>yes</u>
Kathleen Burke	VOTING	<u>yes</u>
Deborah Hayden	VOTING	<u>yes</u>
William McGovern	VOTING	<u>yes</u>
Jason Hage	VOTING	<u>yes</u>
Patrick Quinn	VOTING	<u>yes</u>

The foregoing Resolution was thereupon declared and duly adopted.

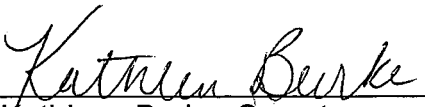
STATE OF NEW YORK)
COUNTY OF CORTLAND) ss.:

I, the undersigned Secretary of Cortland County Industrial Development Agency (the "Agency"), DO HEREBY CERTIFY, that I have compared the foregoing extract of the minutes of the meeting of the members of the Agency, including the Resolution contained therein, held on August 10, 2026 with the original thereof on file in my office, and that the same is a true and correct copy of such proceedings of the Agency and of such Resolution set forth therein and of the whole of said original so far as the same related to the subject matters therein referred to.

I FURTHER CERTIFY that (A) all members of the Agency had due notice of said meeting; (B) said meeting was in all respect duly held; (C) pursuant to Article 7 of the Public Officers Law (the "Open Meetings Law"), said meeting was open to the general public and due notice of the time and place of said meeting was given in accordance with such Open Meetings Law; and (D) there was a quorum of the members of the Agency present through said meeting.

I FURTHER CERTIFY that, as of the date hereof, the attached Resolution is in full force and effect and has not been amended, repealed or rescinded.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of the Agency this 10th day of August, 2026.


Kathleen Burke, Secretary

A regular meeting of Cortland County Industrial Development Agency (the "Agency") was convened in public session at the offices of the Agency located at 40 Main Street, Suite A, in the City of Cortland, Cortland County, New York on August 10, 2026 at 12:00 o'clock p.m., local time.

The meeting was called to order by the Chair and, upon roll being called, the following members of the Agency were:

PRESENT:

Michael McMahon	Chairman
Clinton Brooks	Vice Chairman
Kathleen Burke	Secretary
Deborah Hayden	Treasurer
William McGovern	Member
Jason Hage	Member
Patrick Quinn	Member

ABSENT:

FOLLOWING PERSONS WERE ALSO PRESENT:

Melanie Vilardi	Executive Director
Andrea Skeels	Director of Finance and Project Development
Ashley Riehlman	Community Relations Specialist
John P. Sidd, Esq.	Agency Counsel

The following resolution was offered by Michael McMahon, seconded by Clint Brooks, to wit:

Resolution No. 2026-08-10-02

**RESOLUTION TAKING PRELIMINARY OFFICIAL ACTION
TOWARD THE ACQUISITION, CONSTRUCTION,
INSTALLATION AND LEASING OF A CERTAIN
COMMERCIAL PROJECT FOR 138 CENTRAL LLC**

WHEREAS, Cortland County Industrial Development Agency (the "Agency") is authorized and empowered by the provisions of Chapter 1030 of the 1969 Laws of New York, constituting Title 1 of Article 18-A of the General Municipal Law, Chapter 24 of the Consolidated Laws of New York, as amended (the "Enabling Act") and Chapter 77 of the 1974 Laws of New York, as amended, constituting Section 902 of said General Municipal Law (said Chapter and the Enabling Act being hereinafter collectively referred to as the "Act") to promote, develop, encourage and assist in the acquiring, constructing, reconstructing, improving, maintaining, equipping and furnishing of commercial facilities, among others, for the purpose of promoting, attracting and developing economically sound commerce and industry to advance the job opportunities, health, general prosperity and economic welfare

of the people of the State of New York, to improve their prosperity and standard of living, and to prevent unemployment and economic deterioration; and

WHEREAS, to accomplish its stated purposes, the Agency is authorized and empowered under the Act to acquire, construct, reconstruct and install one or more "projects" (as defined in the Act) or to cause said projects to be acquired, constructed, reconstructed and installed, and to convey said projects or to lease said projects with the obligation to purchase; and

WHEREAS, 138 Central LLC (the "Company") has presented an application (the "Application") to the Agency, a copy of which was presented at this meeting and copies of which are on file at the office of the Agency, requesting that the Agency consider undertaking a project (the "Project") consisting of the following: (A) (1) the acquisition of an interest in a $\pm$ 0.85 acre parcel of land (the "Land") located at 1342 Fisher Avenue in the Town of Cortlandville, Cortland County, New York (2) construction of a new 5,400 square foot, two story building to contain 8 dwelling units and the renovation of an existing single family home on the Land (the "Facility") and (3) the acquisition and installation therein and thereon of furniture, fixtures and equipment comprising the Facility (the "Equipment"), all of the foregoing to constitute multifamily rental dwelling units to be operated by the Company (the Land, Facility and Equipment being collectively referred to as the "Project Facility"); (B) the granting of certain "financial assistance" (within the meaning of Section 854(14) of the Act) with respect to the foregoing, including potential exemptions from certain sales taxes, real estate transfer taxes, mortgage recording taxes and real property taxes (collectively, the "Financial Assistance"); and (C) the lease (with an obligation to purchase) or sale of the Project Facility to the Company or such other person as may be designated by the Company and agreed upon by the Agency; and

WHEREAS, the Agency has given due consideration to the Application and to representations by the Company that (A) the granting by the Agency of the Financial Assistance with respect to the Project will be an inducement to the Company to undertake the Project in Cortland County, New York, and (B) the completion of the Project Facility will not result in the removal of an industrial or manufacturing plant of the Company or any other proposed occupant of the Project Facility from one area of the State of New York to another area of the State of New York or in the abandonment of a plant or facility of the Company or any other proposed occupant of the Project Facility located in the State of New York; and

WHEREAS, the Agency desires to encourage the Company to preserve and advance the job opportunities, health, general prosperity and economic welfare of the people of Cortland County, New York by undertaking the Project in Cortland County, New York; and

WHEREAS, pursuant to Article 8 of the Environmental Conservation Law, Chapter 43-B of the Consolidated Laws of New York, as amended (the "SEQR Act"), and the regulations (the "Regulations") adopted pursuant thereto by the Department of Environmental Conservation of the State of New York (collectively with the SEQR Act, "SEQRA"), by resolution adopted by the members of the Agency on August 10, 2026 (the "SEQR Resolution"), the Agency has determined that the Project will not have a significant effect on the environment and, therefore, that an environmental impact statement is not required to be prepared with respect to the Project; and

WHEREAS, pursuant to the Act, any approval of the Project contained herein is contingent upon a determination by the members of the Agency to proceed with the Project following satisfaction of the public hearing and notice requirements and other procedural requirements contained in Section 859-a of the Act that relate to the Project;

NOW, THEREFORE, BE IT RESOLVED BY THE MEMBERS OF CORTLAND COUNTY INDUSTRIAL DEVELOPMENT AGENCY AS FOLLOWS:

Section 1. The Agency has reviewed the Application and based upon the representations made by the Company to the Agency in the Application and at this meeting and, based thereon, the Agency hereby makes the following findings and determinations with respect to the Project:

(A) The Project constitutes a "project" within the meaning of the Act; and

(B) The completion of the Project Facility will not result in the removal of an industrial or manufacturing plant of the Company or any other proposed occupant of the Project Facility from one area of the State of New York to another area of the State of New York and the completion of the Project Facility will not result in the abandonment of a plant or facility of a proposed occupant of the Project Facility located in the State of New York.

(C) The Project Facility will not constitute a project where facilities or property that are primarily used in making retail sales of goods or services to customers who personally visit such facilities constitute more than one-third of the total cost of the Project; and

(D) The granting of the Financial Assistance by the Agency with respect to the Project, through the granting of the various tax exemptions described in Section 2(D) of this Resolution, will promote the job opportunities, health, general prosperity and economic welfare of the inhabitants of Cortland County, New York and the State of New York and improve their standard of living, and thereby serve the public purposes of the Act.

Section 2. If, following full compliance with the Act, including the public hearing requirements set forth in Section 859-a of the Act, the Agency adopts a future resolution (the "Future Resolution") determining to proceed with the Project and to grant the Financial Assistance with respect thereto and the Company complies with all conditions set forth in the Future Resolution, then the Agency will (A) acquire an interest in the Project Facility from the Company pursuant to a deed, lease agreement or other documentation to be negotiated between the Agency and the Company (the "Acquisition Agreement"); (B) construct the Facility and acquire and install the Equipment in the Facility or elsewhere on the Land; (C) lease (with the obligation to purchase) or sell the Project Facility to the Company pursuant to a lease agreement or an installment sale agreement (hereinafter the "Project Agreement") between the Agency and the Company whereby the Company will be obligated, among other things, (1) to make payments to the Agency in amounts and at times so that such payments will be adequate to enable the Agency to timely pay all amounts due on the Acquisition Agreement and (2) to pay all costs incurred by the Agency with respect to the Project and/or the Project Facility, including all costs of operation and maintenance, all taxes and other governmental charges, any required payments in lieu of taxes and the reasonable fees and

expenses incurred by the Agency with respect to or in connection with the Project and/or the Project Facility, and (D) provide the Financial Assistance with respect to the Project, in accordance with the Agency's uniform tax exemption policy, including (1) exemption from mortgage recording taxes with respect to any documents recorded by the Agency with respect to the Project in the Office of the County Clerk of Cortland County, New York or elsewhere, (2) exemption from sales taxes relating to the acquisition, construction and installation of the Project Facility, (3) exemption from deed transfer taxes and real estate transfer gains taxes on real estate transfers to and from the Agency with respect to the Project, and (4) exemption from real estate taxes (but not including special assessments and special ad valorem levies) relating to the Project Facility, subject to the obligation of the Company to make payments in lieu of taxes with respect to the Project Facility.

Section 3. If the Agency adopts the Future Resolution, the undertaking and completing of the Project by the Agency, and the granting of the Financial Assistance with respect to the Project as contemplated by Section 2 of this Resolution, shall be subject to: (A) the determination by the members of the Agency to proceed with the Project following a determination by the members of the Agency that all requirements of SEQRA that relate to the Project have been fulfilled; (B) agreement by the Agency and the Company on mutually acceptable terms for the conveyance of the Land to the Agency; (C) agreement between the Company and the Agency as to payment by the Company of payments in lieu of taxes with respect to the Project Facility, together with the administrative fee of the Agency with respect to the Project; (D) a determination by the members of the Agency to proceed with the granting of the Financial Assistance with respect to the Project following a determination by the members of the Agency that the public hearing and notice requirements and other procedural requirements contained in Section 859-a of the Act have been complied with; (E) the Agency's uniform tax exemption policy or if any portion of the Financial Assistance to be granted by the Agency with respect to the Project is not consistent with the Agency's uniform tax exemption policy, the Agency must follow the procedures for deviation from such policy set forth in Section 874(b) of the Act prior to granting such portion of the Financial Assistance; and (F) the following additional condition(s): None.

Section 4. The officers, agents and employees of the Agency are hereby authorized, empowered and directed to proceed with the undertakings provided for herein on the part of the Agency and are further authorized to do all such acts and things and to execute all such documents as may be necessary or convenient to carry out and comply with the terms and provisions of this Resolution.

Section 5. John P. Sidd, Esq., of the law firm of Hancock Estabrook LLP is hereby appointed Special Counsel to the Agency with respect to all matters in connection with the Project. Special Counsel for the Agency is hereby authorized, at the expense of the Company, to work with the Company, counsel to the Company and others to prepare for submission to the Agency, all documents necessary to effect the transactions contemplated by this Resolution.

Section 6. Pursuant to Section 875(3) of the Act, the Agency shall recover, recapture, receive, or otherwise obtain from the Company that portion of the Financial Assistance which constitutes state sales and use tax exemptions taken or purported to be taken by the Company to which the Company is not entitled or which are in excess of the amount

authorized by the Agency or which are for property or services not authorized by the Agency as part of the Project or were taken by the Company when the Company failed to comply with a material term or condition to use property or services in the manner required by the Agency. The Company shall cooperate with the Agency in its efforts to recover, recapture, receive, or otherwise obtain such state sales and use tax exemptions and shall promptly pay over any such amounts to the Agency. The failure to pay over such amounts to the Agency shall be grounds for the New York State Commissioner of Taxation and Finance to assess and determine state sales and use taxes due from the Company under Article 28 of the Tax Law of the State of New York, together with any relevant penalties and interest due on such amounts.

Section 7. The Executive Director of the Agency, prior to the granting of any Financial Assistance with respect to the Project, after consultation with Special Counsel, is authorized (A) to establish a time, date and place for a public hearing of the Agency to hear all persons interested in the location and nature of the Project Facility and the proposed Financial Assistance being contemplated by the Agency with respect to the Project, said public hearing to be held in the city, town or village where the Project Facility will be located; (B) to cause notice of such public hearing to be given to the public by publishing a notice of such hearing in a newspaper of general circulation available to residents of the governmental units where the Project Facility is to be located, such notice to comply with the requirements of Section 859-a of the Act and to be published no fewer than ten (10) days prior to the date established for such public hearing; (C) to cause notice of said public hearing to be given to the chief executive officer of the county and each city, town, village and school district in which the Project Facility is or is to be located no fewer than ten (10) days prior to the date established for said public hearing; (D) to conduct such public hearing; and (E) to cause a report of said public hearing fairly summarizing the views presented at said public hearing to be promptly prepared.

Section 8. The Chairman, Vice Chairman and Executive Director of the Agency are each hereby authorized and directed to distribute copies of this Resolution to the Company and to do such further things or perform such acts as may be necessary or convenient to implement the provisions of this Resolution.

Section 9. This Resolution shall take effect immediately.

The question of the adoption of the foregoing Resolution was duly put to a vote on roll call, which resulted as follows:

Michael McMahon	VOTING	Yes
Clinton Brooks	VOTING	Yes
Kathleen Burke	VOTING	Yes
Deborah Hayden	VOTING	Yes
William McGovern	VOTING	Yes
Jason Hage	VOTING	Yes
Patrick Quinn	VOTING	Yes

The foregoing Resolution was thereupon declared and duly adopted.

STATE OF NEW YORK)
COUNTY OF CORTLAND) ss.:

I, the undersigned Secretary of Cortland County Industrial Development Agency (the "Agency"), DO HEREBY CERTIFY, that I have compared the foregoing extract of the minutes of the meeting of the members of the Agency, including the Resolution contained therein, held on August 10, 2026 with the original thereof on file in my office, and that the same is a true and correct copy of such proceedings of the Agency and of such Resolution set forth therein and of the whole of said original so far as the same related to the subject matters therein referred to.

I FURTHER CERTIFY that (A) all members of the Agency had due notice of said meeting; (B) said meeting was in all respect duly held; (C) pursuant to Article 7 of the Public Officers Law (the "Open Meetings Law"), said meeting was open to the general public and due notice of the time and place of said meeting was given in accordance with such Open Meetings Law; and (D) there was a quorum of the members of the Agency present through said meeting.

I FURTHER CERTIFY that, as of the date hereof, the attached Resolution is in full force and effect and has not been amended, repealed or rescinded.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of the Agency this 10th day of August, 2026.


Kathleen Burke, Secretary



Cortland County
Industrial Development Agency

Financial Reports

Cortland County IDA
Balance Sheet
July 31, 2026

ASSETS

CURRENT ASSETS

NBT - Checking 5112	\$ 21,683.64
NBT Proj Invest Checking	2,761,096.47
NBT Money Mkt Savings	96,231.57
Prepaid Expenses	1,797.31
	<u> </u>

TOTAL CURRENT ASSETS		2,880,808.99
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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	211,579.26
Leasehold Improvements	3,376.80
Accum.Depreciation-L.H.I.	(3,376.80)
Office Equipment/Furniture	2,159.08
Accum.Depreciation-FF&E	(616.88)
	<u> </u>

NET PROPERTY & EQUIPMENT		817,918.06
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RECEIVABLES

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

TOTAL RECEIVABLES		<u>42,232.94</u>
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TOTAL ASSETS	\$	<u><u>3,740,959.99</u></u>
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LIABILITIES/FUND BALANCE

CURRENT LIABILITIES

	<u> </u>
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TOTAL CURRENT LIABILITIES		0.00
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LONG TERM LIABILITIES

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

TOTAL LONG TERM LIABILITIES		42,232.94
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TOTAL LIABILITIES		<u>42,232.94</u>
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FUND BALANCE

Unrestricted Earnings	3,157,669.50
Net Income	541,057.55
	<u> </u>

TOTAL FUND BALANCE		<u>3,698,727.05</u>
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TOTAL LIAB & FUND BALANCE	\$	<u><u>3,740,959.99</u></u>
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Cortland County IDA
Income Statement
For the Seven Months Ending July 31, 2026

	Current Month	Year to Date
REVENUE		
Application Fees	\$ 500.00	\$ 21,000.00
Project Fee	0.00	17,600.00
Interest on Deposits	5,867.53	38,026.62
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	6,367.53	843,691.97
TOTAL REVENUE	6,367.53	843,691.97
EXPENSES		
5 Kennedy Pkwy	1,427.69	6,677.00
Contento Project Expenses	0.00	390.00
Apex/Cleveland St Property	535.11	735.67
Accounting	0.00	8,700.00
Legal	4,680.00	8,400.50
Meetings/Seminars/Conf	0.00	150.00
Property Tax-Sewer/Water	0.00	209.24
D & O Insurance	122.92	860.44
Depreciation	0.00	154.22
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	6,765.72	302,634.42
NET INCOME	\$ (398.19)	\$ 541,057.55



Cortland County
Industrial Development Agency

Director's Report

Director's Report

August 10, 2026

Current:

- Housing Projects
 - Regan Development (68 & Daycare)- Cortlandville Commons LLC
 - Arbor Brook Flats (36) – Homer
 - Gillette Skirt Factory (23) – City of Cortland
 - River Street Senior Housing (58) – Cortland Housing Assistance Council, Inc.
 - 138 Central LLC (8 units) - Delvecchio
 - Marathon NY Forward
- 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
 - Project fee payment schedule
- Scott Road Solar – Homer 5MW
 - Preliminary inducement 2.9.26 – Final Inducement 3.9.26
 - Ownership transfer June 8, 2026 meeting
- Crown City Solar (3) applications
 - Preliminary Inducement 3.9.26 – Final Inducement 4.13.26
- Marathon NY Forward
 - NYS awarded projects
- Homer Bridge – FEMA \$525,875 – Buhl is preparing RFP
- 5 Kennedy Parkway
- Cortland County Audit
- Village of Homer Small Project
- Micron Tri County Alliance

• **Meet & Greets**

- Jason Griffin – Housing
- Tom Sequic – APEX
- Allan Gandleman – NY Hemp
- Jesse McMahon – Ramboll
- Gabe Regan – Regan Development
- Roberta Reardon – NYS DOL Commissioner
- John Delvecchio – Housing