



Cortland County

Industrial Development Agency

Minutes of the Meeting of the Members of the Cortland County Industrial Development

Agency

June 10th, 2024 – Noon

11 Main Street, McNeil Conference Center, Cortland New York, 13405

Roll Call- The Meeting was called to order at 12 P.M.

Mike McMahon	Chairman	Present
Stephen Compagni	Vice Chairman	Absent
Deborah Hayden	Treasurer	Absent
Clint Brooks	Secretary	Present
Johanna Ames	Member	Absent
Dr. Kathleen Burke	Member	Present
Donald Richards	Member	Present
Brendan O'Bryan	Executive Director	Present
Karen Niday	Corporate Finance Officer	Present
Eric Mulvihill	Development Specialist	Present
John Sidd	Agency Counsel	Present
Victor Siegle	Resident, Homer	Present
Tory Hanna	Davis Hill Development (Skyview Ventures LLC) – SV Cortland One, LLC	Present
Kevin McAuliffe	Barclay Damon- Cortlandville PV, LLC	Present
Marie Weiss	Carpenters Local 277	Present
Bob Haight	Cortland Area Chamber of Commerce	Present
Scott Steve	Mayor, Cortland	Present



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IDA Staff attempted to live stream the meeting as required by NYS but were unable to do so due to technology issues.

Approval of Minutes - May 8th, 2024 – Chairman McMahon made a motion to adopt the minutes as presented, Mr. Richards seconded the motion; all voting in favor, none opposed.

New Business

1. **Review/ Receive Minutes of Public Hearing for Cortlandville PV, LLC** – The Board reviewed the minutes of the Public Hearing for Cortlandville PV, LLC- Victor Siegle of Homer reviewed his comments from the hearing and reiterated his opposition to the project based on a lack of battery storage associated with the proposed solar array. Kevin McAuliffe Attorney for the applicant Cortlandville PV, LLC spoke, he asked the Board to consider benefits for the project based on the information that had been previously provided.
2. **Consider Resolution Authorizing Final Inducement of Benefits for Cortlandville PV, LLC.** – Chairman McMahon made a motion Authorizing Final Inducement of Benefits for Cortlandville PV, LLC, Mr. Richards seconded the motion; all voting in favor, none opposed.
3. **Consider Resolution Authorizing the Execution of Documents in Connection With a Straight Lease Transaction for Cortlandville PV, LLC.** – Chairman McMahon made a motion to Authorize the Execution of Documents in Connection With a Straight Lease Transaction for Cortlandville PV, LLC, Mr. Brooks seconded the motion; all voting in favor, none opposed.
4. **Review/Receive Application for Assistance for SV Cortland One, LLC** – Tory Hanna, a representative for the applicant provided an overview of the project, he referred to the project as an inclusive solar facility which is focused on low-income communities. Mr. Hanna said he is working with the Cortland Housing Authority to purchase power from this facility and expects to sign an agreement with Guthrie Cortland Hospital to provide savings on the hospital's utility bill. Mr. O'Bryan and Ms. Niday provided an overview of the project rationale and the cost benefit analysis.
5. **Consider Resolution Issuing a Negative Declaration of SEQR Findings for SV Cortland One, LLC** – Chairman McMahon made a motion to accept staff recommendations on the SEQR documents for SV Cortland One LLC and to issue a negative declaration of SEQR findings for SV Cortland One, LLC, Mr. Richards seconded the motion; all voting favor, none opposed.
6. **Consider Resolution to Authorizing Preliminary Inducement of Benefits for SV Cortland One, LLC** - Chairman McMahon made a motion to Authorizing Preliminary Inducement of Benefits for SV Cortland One, LLC
7. **Authorize Required Public Hearing for SV Cortland One, LLC** – The public hearing will be held June 26th at 11AM in the IDA/BDC Offices 40 Main Street Suite A.

Monthly Reports

- 1.)Finance Report
- 2.)Director's Report

Adjourn – The Meeting was adjourned at 12:30 PM.