



**40 Main St., Cortland NY 13045**

**A regular meeting of Cortland County Industrial Development Agency was convened in public session on Monday, January 11, 2021, at 12:00 o'clock p.m., local time via the online web-based Zoom video and audio conference platform in accordance with Executive Order No. 202.1 issued by the Governor of the State of New York on March 12, 2020 as thereafter extended.**

**Roll call was taken, and a quorum was present:**

Mike McMahon, Chair  
Kathleen Burke, Member  
Johanna Ames, Member  
Clint Brooks, Member  
Stephen Compagni, Member

**Staff:**

Garry VanGorder, Executive director, CEO  
Karen Niday, CFO

John Sidd, counsel to the IDA

**Guests**

Chris Stroud, Yellow 3 LLC Solar Development  
Marie Smithgall, labor representative

**December 15, 2020 minutes**

Chairman Mike McMahon made a motion to accept the minutes, with the motion seconded by Clint Brooks. All in favor (member Compagni not present for this portion of the meeting).

**New Business**

Garry VanGorder provided a summary of a January 7 public hearing for the solar development project Yellow 3 LLC in the town of Cortlandville. The 3MW project is scheduled for Tower Road and would represent a \$4.7 million capital investment by the company.

Preliminary inducement for the project was provided at the Agency's December 15 meeting.

Mr. McMahon made a motion to approve a resolution finalizing preliminary inducement for the project. The motion was seconded by Clint Brooks with all in favor (member Compagni was not present for this portion of the meeting).

Mr. McMahon then made a motion to execute documents in connection with the straight-lease transaction for the project. Motion was seconded by Johanna Ames with all in favor (Mr. Compagni was not present for this portion of the meeting).

Mr. VanGorder advised the board of Member Steve Servies' resignation from the board after many years of service. The board accepted the resignation on a motion by Mr. McMahon seconded by Mr. Compagni. All were in favor with Mr. VanGorder noting Steve's service and wish to now enjoy his retirement.

Karen Niday reviewed the financials as presented in the board books and reported that all is in order.

Mr. VanGorder and Mr. Brooks gave a brief report on COVID developments and impact in the community, specifically noting new PPP roll-out and the staff's work to keep businesses informed of how the programs will work and as to eligibility.

The board was also informed of:

- Recent activities at the former Apex Tool manufacturing facility;
- The recent sale of the Ramada Inn hotel property to a new hotelier;
- Solar project updates (Yellow 3 is the last one in the queue right now)
- Latest plans for spring reopening at SUNY Cortland (Kathleen Burke).

Mr. McMahon made a motion to adjourn at 12:40 p.m. Motion seconded by Johanna Ames. All in favor.