



Cortland County

Industrial Development Agency

Minutes of the Cortland County Industrial Development Agency Members Meeting of
June 12, 2023 – Noon
40-42 Main Street, Suite A, 2nd Floor Cortland New York, 13405

Roll Call – Chairman McMahon called the meeting to order at 12:37 PM

<u>Mike McMahon</u>	Chairman	<u>Present</u>
<u>Stephen Compagni</u>	Vice Chairman	<u>Absent</u>
<u>John O. Reagan</u>	Treasurer	<u>Absent</u>
<u>Clint Brooks</u>	Secretary	<u>Present</u>
<u>Johanna Ames</u>	Member	<u>Present</u>
<u>Dr. Kathleen Burke</u>	Member	<u>Present</u>
<u>Donald Richards</u>	Member	<u>Present</u>
<u>Garry VanGorder</u>	Executive Director	<u>Present</u>
<u>Karen Niday</u>	Corporate Finance Officer	<u>Present</u>
<u>Eric Mulvihill</u>	Development Specialist	<u>Present</u>
<u>John Sidd</u>	Agency Counsel	<u>Present</u>
<u>Marie Weiss</u>	Carpenters Local 277	<u>Present</u>
<u>Savannah Hempstead</u>	Clerk, Cortland County Legislature	<u>Present</u>

Approval of Minutes - March 27th, 2023, Special Meeting – Chairman McMahon made a motion to accept the minutes as presented, Mr. Richards seconded the motion; all voting in favor, none opposed.

Monthly Reports

- 1.) Finance Report – Ms. Niday reviewed the monthly financial reports
- 2.) Director’s Report – Mr. VanGorder updated the Board on the status of the Voyant Central Ave facility negotiations. He said a national



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company has signed a lease on the facility, the owners are currently in negotiations with Empire State Development on financial incentives for the project. The company plans to create 350 jobs over the course of five years.

Mr. VanGorder discussed the recent movement with the City of Cortland's proposed redevelopment of the former Parker School. The Cortland County IDA is not currently involved with the project, but the developers may pursue some form of assistance.

Mr. VanGorder provided an update on the Apex brownfield site; he said the phase II environmental assessment is scheduled to be conducted this week. This testing will help ascertain the level of and nature of the contaminants that are expected to be found on the site. Once that information is ready the IDA can then access the state brownfield program to begin marketing the site to perspective developers.

Mr. VanGorder provided an update on the activities of the Regional Economic Development Council. The CNY REDC remains focused on the Micron development, there are continued conversations about what opportunities may exist for surrounding communities like Cortland. The IDA board discussed ways to attract supply chain industries that are expected to follow the Micron development.

Mr. VanGorder discussed the recent renewable energy systems assessment model that was approved as part of the New York State budget. The agency is reviewing the financial impact of this model with EDF Solar as well as the owners of the proposed Harford solar project. At present he did not have any updates on the solar project proposed in the Town of Truxton. Another solar project proposed in the Town of Cortlandville has not approached the IDA for assistance. The agency is working with the City of Cortland and the developer of a proposed solar project that would be located on the former Rosen/Noss superfund site on the city's southside.



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Mr. VanGorder discussed the recent manufacturing and process industry workshop that Ms. Niday and Mr. Mulvihill organized. The workshop featured a group of panelists that work with these industries to access grants and other resources specifically geared toward those businesses.

Mr. VanGorder discussed the recent grand re-opening of the Byrne Dairy plant in Cortlandville. The company has completed a multi-million-dollar retooling of the plant to switch from yogurt manufacturing to extended shelf-life dairy products. He said Byrne remains committed to future investments and growth at the Cortlandville site.

Mr. VanGorder discussed a recent meeting with the owners of the Cortland line company and discussions about bringing manufacturing of products back into their Cortland facility. Currently the company is looking for a consultant to develop a re-investment plan for the company to realize their goals.

Mr. VanGorder said he expects to bring a PILOT application to the Board very soon for the redevelopment of the former Gillette skirt factory into a multi-unit residential complex.

Adjourn – The meeting was adjourned at 12:37 PM.