

FULTON COUNTY INDUSTRIAL DEVELOPMENT AGENCY

**TUESDAY
FEBRUARY 17, 2026**

8:00 A.M.

**PLANNING DEPARTMENT CONFERENCE ROOM
MEETING AGENDA**

IDA PRESENT:

___ SUE COLLINS, CHAIRMAN
___ DR. GREG TRUCKENMILLER, VICE CHAIRMAN
___ MIKE FITZGERALD, TREASURER
___ DAN ROUNDS, SECRETARY
___ JOSEPH SEMIONE, MEMBER
___ DAVID D'AMORE, MEMBER
___ JOE GILLIS, MEMBER
___ KARA LAIS, FITZGERALD, MORRIS, BAKER, FIRTH PC
___ SCOTT HENZE, EXECUTIVE DIRECTOR

OTHERS PRESENT:

___ TOM ROEHL, LIASON ECONOMIC DEVELOPMENT & ENVIRONMENT COMMITTEE
___ TERRI EASTERLY, FCCRG
___ MARYBETH SHULTS, FMRCC

IDA'S MISSION:

"The Fulton County IDA's mission is to drive economic growth and prosperity by preparing shovel-ready sites for development including commercial enterprise, diverse housing options, workforce development and tourism".

I. MINUTES FROM JANUARY 13, 2026 MEETING:

MOTION: To approve the minutes to the January 13, 2026 meeting.

MADE BY:

SECONDED:

DISCUSSION:

VOTE:

II. BUDGET REPORT:

MOTION: To approve the budget report as presented.

MADE BY:

SECONDED:

DISCUSSION:

VOTE:

III. COMMITTEE REPORTS:

A. Nominating Committee:

- No report.

B. Audit Committee:

- Monthly Bank Reconciliation Report: Mike Fitzgerald.

DISCUSSION:

C. Governance Committee:

- No report

D. Finance Committee:

NYS ESD Fast NY Track C Grant:

- The Finance Committee met on January 5 and January 28, 2026 to discuss the IDA's recent NYS ESD Fast NY Track C grant award in the amount of \$8.99M to assist in various infrastructure improvements at the Tryon Technology Park to include:

1. Water System Improvements:	\$1,083,125.00
2. Wastewater System Improvements:	\$ 500,000.00
3. <u>Soils Construction</u>	<u>\$8,412,000.00</u>
TOTAL:	\$9,995,125.00

- Engineering estimates were provided for each project and used as the basis of the grant application.
- NYS FAST NY Tract C grants will not fund contingencies.
- To date, the IDA has not received an official award letter.
- The award letter will provide contact information for ESD's Project Manager to the grant.
- The IDA will work with the ESD Project Manager to finalize the MWBE & Veterans % requirements as well as reimbursement parameters (progress payments) that may be requested by the IDA.
- Per the Grant Guidelines, the IDA will be required to provide a 10% equity match or approximately \$899,000.
- The IDA can assume reimbursable costs associated with the three (3) project improvements as of the date of the announcement (December 12, 2025).
- The Finance Committee is currently completing a Sources and Uses analysis for project financing.

- The FastNY Track C grant is a reimbursable grant. The IDA will need to investigate assuming up front funding through a Bond or Line of Credit.
- The Finance Committee is reviewing best options to present to the IDA Board.

Engineering Services:

- In order to undertake the three (3) project components, the IDA will need to retain engineering firms to prepare final design plans, bid specifications and provide bid assistance and construction administration services.
- Three (3) firms were solicited to provide these services to include:

FIRM	ENGINEERING	COST
Bohler Engineering	Soils Construction	\$45,000
CT Male	Water System Improvements	\$200,000
Environmental Design Partnership	Wastewater Improvements	\$108,500
TOTAL		\$353,500

- During the January 13, 2026 meeting, the IDA Board gave authorization to execute agreements with the above firms subject to the review and approval as to form and content by the Executive Director and counsel.
- All agreements have been executed and work has commenced.
- Niagara has agreed to pay all of the invoices for these services.

DISCUSSION:

-----END OF AGENDA ITEM-----

IV. FULTON COUNTY/FCCRG/FMRCC REPORTS:

A. County Report: No Report

DISCUSSION:

B. FCCRG Report: (See attached.) Terri Easterly

DISCUSSION:

C. FMRCC Report:

DISCUSSION:

-----END OF AGENDA ITEM-----

V. **OLD BUSINESS:**

A. **PROJECT NYK (ADK BOTTLING WORKS/NIAGARA) APPLICATION
(PROJECT # 1701-25-01A):**

a. **General Background:**

- Niagara Bottling, LLC (NB) is proposing to construct a 362,440+/-S.F (Phase I) manufacturing and warehousing facility on 50+/- acres in the Tryon Technology Park.
- Niagara Bottling, LLC has also proposed a Phase II that will add an additional 149,560+/- S.F. at a later date.
- The project will utilize Reverse Osmosis technology to produce purified drinking water.
- NB produces their own bottles utilizing a blow molding technique.
- The overall project will include the construction of three (3) 66' high water solos and three (3) 61' high resign pellet silos.
- The facility is proposed to be constructed in two (2) phases and consist of:

PHASE	AREA (S.F.)	# OF BOTTLING LINES	# OF EMPLOYEES	WATER DEMAND (GPD)	SEWER DEMAND (GPD)
1	362,440	2	55	600,000	175,000
2	149,240	2	44	600,000	175,000
TOTALS	511,680	4	99	1.2M	350,000

b. **Utilities:**

Water

- Water to the project will be provided by the City of Gloversville Water Department.
 - Phase 2 will require upgrades to the water pump station and a water main.

Sewer

- Sewer Capacity will be via Fulton County Sewer District No. 4: Hales Mills and the Gloversville-Johnstown Joint Wastewater Treatment Facility.
 - Phase 2 will require upgrades to the wastewater pump station and 5,000+/- feet of force main (6" to 8").

Electric

- Electric will be provided via existing infrastructure for Phase 1.
 - National Grid will provide power for Phase 2 without additional infrastructure costs until a permanent power solution is online.
 - A FastNY Track C application has been submitted to NYS ESD to assist in funding the additional power.

Natural Gas

- Natural Gas will be provided via the existing 99psi gas line located at Tryon.
- ABW produces their own bottles utilizing a blow molding technique.
- The project will include the construction of three (3) 66' high water solos and three (3) 61' high resin pellet silos.

c. Hours of Operation:

- The facility will operate 24 hours a day, 7 days a week year round.
- 4 rotating shifts (2 per day).

d. Truck Traffic:

- Phase 1 will consist of 3-4 truck trips per hour (6-8 vehicle trips) throughout a 24 hour cycle
- Phase 2 will consist of 6-8 truck trips per hour (12-16 vehicle trips) throughout a 24 hour cycle.
- Signage will be installed directing trucks onto CR 107, CR 158 and NYS Route 29 as the preferred truck route.
- A 4-way stop will be incorporated at the intersection of CR 107 and Sacandaga Road.

e. Town of Perth Review:

- Tryon is located within the Town of Perth Business Technology Zone (BTZ).
- July 28, 2025 - Planning Board commenced the review of the Site Plan.
 - Commenced SEQR
 - Scheduled Public Hearing
- August 14, 2025 - ZBA considered area variance for the six (6) silos and façade that exceeded 40 foot height regulation.
- August 20, 2025 - Planning Board continued the review of the Site Plan.
 - Opened Public Hearing (left open).
- September 15, 2025 - Planning Board:
 - Closed the public hearing.

- Completed SEQR
- Approved the site plan.
- Niagara Bottling required a Site Plan Amendment with the Town of Perth Planning Board for the following:
 - Cooling Tower
 - Water Storage Tank
 - Relocation of Soils
 - Location of onsite customer-owned substation.
- A revised SEQR EAF was circulated to Involved and Interested Agencies on the amendments.
- The Town of Perth Planning Board met on December 1, 2025 and approved the proposed amendments.
- The Town of Perth ZBA will meet on December 18, 2025 to review an area variance for the cooling tower.

f. 239-m Review:

- Since the project is located within 500 feet of a County Highway, the project was sent to the County Planning Board for a 239-m review.
- The County Planning Board met on August 19, 2025 and recommended approval with modifications to include wayfinding signage and the addition of a 4-way stop at CR 107 and Sacandaga Road.

g. Tryon Technology Park Design Standards:

- During the September 9, 2025 meeting of the IDA, the IDA Board gave a conditional approval of the Site Plan per the Tryon Technology Park Design Standards.
 - Condition: Issuance of a Negative Declaration under SEQR by Perth Planning Board.

h. Project Application:

- Niagara Bottling has submitted an application to the IDA.
- The Application Fee has been provided.
- The Project Application requests the following IDA benefits:

- Real Property Tax Exemptions	:	\$3,430,005
- <u>Sales Tax Exemptions</u>	:	<u>\$6,440,000</u>
- TOTAL	:	\$9,870,005
- Since the total benefits exceed \$100,000, a Public Hearing was required to be held within the Town of Perth.

i. Project Structure:

- ADK Bottling Works, LLC will lease the property to the IDA.
- The IDA will lease the property back to ADK Bottling Works, LLC.

j. Project Number:

- The project has been assigned Project Number 1701-25-01-A.

k. Project Review Criteria:

- Section 8 of the Project Application states that the IDA Board shall review the Project Application and utilize the following specific criteria for evaluating and determining whether to provide financial incentives to a proposed project:
 - a. Will the Project Create or Retain Jobs?
 - 1) The project will create fifty (50) new full-time jobs within two (2) years.
 - 2) The project will also create construction jobs.
 - b. What are the wages to be paid for the new jobs being created and the existing jobs being retained?

Category of Jobs to be Retained and Created	Average Annual Salary Hourly Rate for New Job Created	Average Salary or Range of Salary for Jobs Retained	Average Fringe Benefits for New Jobs Created	Average Fringe Benefits for Jobs Retained
Management	13@ \$55.00/hr		21%+/-	
Professional				
Administrative				
Production	37 @ \$28.00/hr*		21+/-%	
Other				

*Includes OT time

c. What is the Total Private Sector Investment?

- \$165+/- Million

d. How Much Local Labor will be Utilized During Construction:

- Fulton County : 20-25+/-
- Montgomery County : 20-25+/-
- Outside of Fulton/Montgomery Counties : 110-150+/-

e. How much will property values and property tax revenues increase for local taxing jurisdictions?

- The property within the Tryon Technology Park is owned by the IDA and is tax exempt.
- Prior to the IDA's ownership in 2014, the property was owned by the NYS Department of Social Welfare beginning in 1965.
- The property has been tax exempt since 1965.
- A new parcel will be created for the 50 acre lot that Niagara will own creating new property tax revenues for Fulton County, Town of Perth and Broadalbin-Perth School District.

l. October 14, 2025 Meeting of the IDA:

- During the October 14, 2025 meeting, the IDA Board reviewed the above application information and determined that project NYK Niagara Bottling, LLC was in keeping with the IDA's Mission.
- The IDA Board adopted a resolution scheduling a Public Hearing for November 5, 2025 at 10:00 a.m. at the Town of Perth Municipal Complex.
- The Public Hearing was held. There were no speakers.

m. December 9, 2025 Meeting of the IDA:

Broadalbin Perth Central School District PILOT:

- Scott Henze met with Stephen Tomlinson, Superintendent of the Broadalbin Perth School District in regards to the proposed School PILOT on October 30, 2025. The Superintendent requested that the following be considered:
 1. 20% of the total value of the School PILOT be paid as a Host Community Benefit Gift.
 2. That the remaining years of the PILOT payments be standardized.
- ADK Bottling Works has agreed to this PILOT structure.

Town of Perth PILOT:

- Scott Henze met with the Town of Perth Supervisor to discuss the proposed Town PILOT. The Supervisor requested that the following be considered:
 1. A \$150,000 Host Community Benefit Gift be provided to the Town as part of the Town PILOT.
- ADK Bottling Works has agreed to this PILOT structure.
- The proposed PILOT structure is a deviation from the standard IDA PILOT.

NYS ESD Grants:

FastNY:

- On December 12, 2025, NYS ESD announced that the IDA was awarded \$8.99M in FastNY Track C funding to perform the following upgrades to the Tryon Technology Park:
 1. Upgraded Water Pump Station pumps and waterline.
 2. Upgraded Sewer Pump Station pumps and sewerline.
 3. Site soil relocation to the 115acre lot.

PowerUp:

- Grant application is complete.
- National Grid is performing a final review of overall costs of extending transmission level power into Tryon.
- National Grid noted that their review would be complete on February 18, 2026.
- Once complete, grant application will be submitted.

DISCUSSION:

n. Adopting Resolution:

- During the December 9, 2025 meeting, the IDA adopted a Resolution to take certain actions in support to the proposed NYK Niagara Bottling, LLC Project 1701-25-01-A. These actions included:
 1. Appointing ADK Bottling, LLC or its assigns as agent to undertake the Project.

2. Approving sales tax exemptions in an amount not to exceed \$6,440,000 in connection with the Project.
3. Approving a PILOT structure for the Project consisting of a 10 year term and host benefit packages to the Town and School District consisting of approximately \$3,339,698 in exemptions.
4. Adopting the Town of Perth's Negative Declaration pursuant to SEQRA.

DISCUSSION:

o. Access Agreement:

- Final closing documents are being prepared however closing is not expected to take place for several weeks.
- An early access agreement is needed in order for ADK Bottling Works to access the property to perform due diligence and preliminary site work.
- This early access agreement will be between the IDA, Winstanley Enterprises and ADK Bottling Works.
- See Agreement attached.

DISCUSSION:

MOTION: To approve an Access Agreement with Adirondack Bottling Works, LLC to allow for due diligence and preliminary site work to be performed on a 50 acre tract of land in the Tryon Technology Park in support to the proposed NYK Niagara Bottling, LLC Project 1701-25-01-A.

MADE BY:

SECONDED:

DISCUSSION:

VOTE:

p. Temporary Easement Agreement:

- A Temporary Easement Agreement is needed in order for Adirondack Bottling Works, LLC to access additional lands at the Tryon Technology Park as part of the soils project work to be performed.
- This Temporary Easement Agreement will be between the IDA, Winstanley Enterprises and ADK Bottling Works.
- See agreement attached.

DISCUSSION:

MOTION: To approve a Temporary Easement Agreement with Adirondack Bottling Works, LLC to allow access to additional lands at the Tryon Technology Park as part of soils project work to be performed.

MADE BY:
SECONDED:
DISCUSSION:
VOTE:

q. Partial Assignment of Option:

- Winstanley Enterprises, LLC desires to assign its Option to purchase a 50 acre tract of land within the Tryon Technology Park to the ADK Bottling Works, LLC.
- In short, the ADK Bottling Works, LLC will directly compensate the IDA for the purchase of the 50 acre tract of land.
- See Assignment attached.

DISCUSSION:

MOTION: To approve a Partial Assignment of Option with Winstanley Enterprises, LLC and Adirondack Bottling Works, LLC to purchase a 50 acre tract of land within the Tryon Technology Park

MADE BY:
SECONDED:
DISCUSSION:
VOTE:

-----END OF AGENDA ITEM-----

B. CROSSROADS PARK MARKETING:

1. Background:

- In 2024, the IDA chose to execute a Listing Agreement for 1-year with Colleen Ioele-DeCristofaro of Howard Hannah to market 25+/- acres of land within the Crossroads Park for housing.

- The Listing Agreement was due to expire on April 11, 2025.
- At the April 8, 2025 meeting, the consensus of the IDA was to re-list the property with Colleen Ioele-DeCristofaro at Gateway Realty Solutions for a 12-month term.

2. Listing Price:

- The original listing price for the 25 acres was \$595,000.
- The listing price was then reduced to \$550,000.
- At the September meeting of the IDA, Colleen Ioele-DeCristofaro discussed reducing the listing price again. The IDA Board agreed to reduce the list price to \$375,000.

3. Conflict:

- Colleen Ioele-DeCristofaro was recently elected to serve as a County Supervisor to the City of Johnstown.
- On January 2, 2026, Colleen will be officially sworn in.
- County Attorney Jason Brott is requesting that the IDA remove Colleen and Gateway Realty Solutions as the listing agent/firm due to a conflict of interest.
- Per the executed Exclusive Right to Sell Listing Agreement, if within sixty (60) days after the expiration of the Listing Period, the Owner accepts a purchase offer on the property from any person whom the Property has been shown during the listing period, Owner will pay the Listing Broker compensation.
- During the December 8, 2025 meeting, the IDA Board passed a motion to release Colleen Ioele-DeCristofaro and Gateway Realty Solutions from serving as listing agent and firm to the IDA's marketing efforts to the Crossroads Park as of 5:00 P.M. December 31, 2025 and to authorize Executive Director Scott Henze and Colleen Ioele-DeCristofaro to determine the list of persons whereby compensation would be provided per Section 13(A)(4)(d) of the executed Exclusive Right to Sell Listing Agreement.
- There was one (1) firm agreed upon, Urban Redevelopment Group, LLC.
- Fulton County Attorney Jason Brott has drafted an Unconditional Withdrawal from Exclusive Listing agreement to execute.
- See agreement attached.

DISCUSSION:

MOTION: To authorize the Chairman to execute the Unconditional Withdrawal from Exclusive Listing agreement with Gateway Realty Solutions.

MADE BY:

SECONDED:

DISCUSSION:

VOTE:

-----END OF AGENDA ITEM-----

C. PROJECT HALE CREEK PRESERVE, LLC APPLICATION (PROJECT # 1701-25-03A):

- During the January 13, 2026 meeting, the IDA Board adopted a resolution taking certain actions providing benefits to the Hale Creek Preserve, LLC project.
- Project is pending on NYS Homes and Community Renewal incentive.

Phase II Environmental Site Assessment:

- Through grant funding provided by the FCCRG, a Phase I Environmental Site Assessment was performed on the project parcels by HRP Associates.
- Based upon the findings within the Phase I, a Phase II Environmental Site Assessment is required.
- Grant funds will pay for the Phase II Environmental Site Assessment.
- In order for the Phase II Environmental Site Assessment to be performed by HRP Associates, a Site Access Agreement is required.
- See agreement.

DISCUSSION:

MOTION: To authorize the Chairman to execute a Site Access Agreement with HRP Associates to perform Phase II Environmental Site Assessment work.

MADE BY:

SECONDED:

DISCUSSION:

VOTE:

-----END OF AGENDA ITEM-----

D. DECKER DRIVE, LLC EXPANSION PROJECT APPLICATION (PROJECT # 1701-25-02A):

- During the January 13, 2026 meeting, the IDA Board adopted a resolution taking certain actions providing benefits to the proposed Decker Drive, LLC Expansion Project 1701-25-01-A.
- All closing documents have been executed. The property/project closed on February 13, 2026.

- On February 6, 2026, Scott Henze and Kara Lais participated in a Teams call with Wesson Group staff to discuss the purchase of an additional three (3) acres of land within the Crossroads Business Park.
- It was noted that the IDA would need to have an appraisal performed prior to selling the land to Wesson.
- The Wesson Group is preparing to have a survey completed to subdivide three (3) acres from parcel 163.10-2-1 (41.5 acres).

DISCUSSION:

-----END OF AGENDA ITEM-----

E. NATIONAL GRID INGHAMS TO ROTTERDAM TRANSMISSION UPGRADE PROJECT:

- National Grid will be reconstructing their 115kV transmission line from their existing Inghams Substation in Manheim, NY to the existing substation in Rotterdam, NY.
- National Grid has contracted with Canacre to assist them in securing land easements as part of the upgrade project.
- Canacre has identified a 20-acre lot (Lot A) located in the Johnstown Industrial Park as an ideal location to serve as a temporary marshaling (laydown) yard.
- Canacre would also like to include two (2) additional adjacent lots identified as Lot B and Lot C.
- The 20-acre lot is owned by the IDA.
- The Lease Term would include 40+/- months (November 1, 2026-February 28, 2030).
- Canacre has had a market study performed in order to provide a Lease Price for the lease of the entire 20-acre lot to include Lots B and C.
- The Market Study identifies a Lease Price of \$293,232.
- The IDA and the City of Johnstown entered into an Intermunicipal Agreement for properties sold or leased within the Johnstown Industrial Park.
- 93% of all proceeds go to the City. The remaining 3% are retained by the IDA.
- In order for the IDA to consider leasing the property to Canacre, the IDA is required to have a commercial appraisal performed.
- A proposal has been requested and provided by CBRE to perform a commercial appraisal based upon a monthly lease for a term of approximately 40 months.
- The cost of the appraisal was \$3,500.

- During the November 18, 2025 meeting, the IDA Board agreed to contract with CBRE to have the appraisal done on the property at a cost not to exceed \$3,500 with 50% being paid by the City of Johnstown.
- Scott Henze notified CBRE on November 19, 2025.
- CBRE responded on December 2, 2025 to discuss the appraisal.
- The appraisal will be based upon a yearly land rent.
- CBRE delivered a Market Rent Study appraisal for the 29.8 acres of land on December 30, 2025.
- A copy of the Market Rent Study has been provided to the City of Johnstown.
- Per email dated January 13, 2026, CANACRE is changing the term to a start date of July 1, 2026 (additional 4 months).

Update from January 13, 2026 meeting:

- IDA and City Counsel to discuss changes to agreement.
- A meeting to be scheduled in March with Mayor to discuss terms and compensation based upon the CBRE Market Rent Study.

DISCUSSION:

-----END OF AGENDA ITEM-----

VI. NEW BUSINESS:

F. T-Bills:

- Current T-Bill status:

T-BILL #	TERM	RATE %	MATURITY DATE
1	12 month	3.502%	11/30/26
2	9 month	3.425%	10/29/26
3	12 month	4.005%	5/14/26
4	6 month	4.003%	2/12/26

- T-Bill# 4 expired on February 12, 2026.
- An email was circulated on February 12, 2026 with updated rates.
- Based upon the email responses, no final direction was given.
- Below are the rates:

Maturity Date	Duration	Yield to Maturity (YTM)	
5/12/2026	3 Mo. T-Bill	3.298%	
8/13/2026	6 Mo. T-Bill	3.409%	
10/29/2026	9 Mo. T-Bill	3.361%	
1/21/2027	12 Mo. T-Bill	3.307%	

- Would the IDA like to renew T-Bill #4 for three (3) months at 3.298% in order to combine with T-Bill #3 that is due to mature on 5/14/26?

DISCUSSION:

MOTION: To renew T-Bill #4 for _____ at the _____ % rate.

MADE BY:

SECONDED:

DISCUSSION:

VOTE:

-----END OF AGENDA ITEM-----

A. 2026 IDA Goals:

A. 2025 & 2026 Goals:

- During the June 10, 2025 meeting, the IDA reviewed the 2025 Goals that were set and agreed that the majority of them have been met or were in the process of being met.
- Does the IDA Board feel as though the goals have been met at this time?

2025 GOALS	WAS THE GOAL MET?	PROPOSED 2026 GOALS
Continue Board and Executive Director Training.		
Maintain an IDA presence at the Brownfield Developers Summit and attend one (1) other Economic Development Conference.		
Determine the Feasibility and develop an action plan for the		

development/re-development of sites/buildings within the City of Johnstown, Gloversville and Villages for housing and/or light industrial/high tech uses.		
Commence the implementation of Building Fulton County's Future: Roundabout Housing Hub.		
Commence the implementation of Building Fulton County's Future: Tryon Residential Incubator Site.		
Commence the implementation of Building Fulton County's Future: Building Demolition & Substation Supporting Tryon Technology Park.		
Implement the coordinated final goal of the Joint Executive Committee in relation to a shared toolbox/landing page web concept (IDA, CRG, FMRCC, and Workforce Development) to include an audit of the IDA's website.		
Utilize the County's Dashboard Matrix (Airtable) to track IDA goal progress.		
Each member attend one (1) Board of Directors meeting of the Fulton-Montgomery Regional Chamber of Commerce.		

- During the June 10th, 2025 meeting, there commenced a discussion regarding becoming proactive with the various school districts within Fulton County by meeting with District Superintendents to discuss impacts to school districts stemming from IDA incentives (PILOTS). It was recommended that this become a goal.
- IDA Board to propose new goals.

MOTION:

MADE BY:

SECONDED:

DISCUSSION:

VOTE:

-----END OF AGENDA ITEM-----

B. 2025 Pilot Report:

- Each year, the IDA monitors all PILOT Agreements it has on projects to verify that PILOT payments are being made per the PILOT Agreements.
- Each year, the IDA sends a letter to every company it has a PILOT with asking that they fill out a PILOT Report.
- The IDA also sends a similar letter to all local taxing jurisdictions impacted by an IDA PILOT. The information from local taxing jurisdictions is used to compare against the information received from companies.
- Letters were sent out in December, 2025.
- Responses were provided in January, 2026
- The following IDA Projects have active PILOT's as of December 31, 2025:

Company	Address	Date PILOT Expires	All Taxes Paid (Y/N)	IDA Notes:
Benjamin Moore	155 Union Avenue Extension, Johnstown	2032	Yes	Benjamin Moore paid a late penalty to City (\$2,083.67).
Hoffmans Carwash	237 S. Kingsboro Avenue Extension, Gloversville, NY	2032	Yes	Hoffman was billed twice for City and County taxes.

DISCUSSION:

-----END OF AGENDA ITEM-----

C. ST-62 Form:

- IDA's are required to annually file an ST-62 Form titled "IDA Annual Compliance Report State Sales Tax Recapture."
- The ST-62 asks if an IDA:
 - Granted any new sales tax exemption in the previous calendar year.
 - Amended any sales tax exemptions in the previous calendar year.
 - Moved to recapture sales tax benefits given to a company in the previous calendar year.
- In 2025, the IDA:
 - Did not amend any project sales tax exemptions.
 - Did not move to recapture any sales tax benefits.
 - Did not approve any new sales tax exemptions.
- IDA Chairman needs to be authorized to sign and submit this ST-62 for the fiscal year ending December 31, 2025.
- ST-62 must be filed by March 31, 2026.

- See attached.

MOTION: To authorize the Chairman to sign and submit an ST-62 Form for fiscal year ending December 31, 2025.

MADE BY:

SECONDED:

DISCUSSION:

VOTE:

-----END OF AGENDA ITEM-----

VII. IDA TRAINING:

1. ABO Public Authority Website Transparency Reviews

- The ABO issued a Special Report on October 30, 2025 of Website Transparency Reviews conducted in years 2021-2024.
- The FCIDA was not one of the 29 IDA's reviewed.
- Executive Director has reviewed the requirements in comparison to the current IDA website and determined that there are eleven (11) out of the fifty-four (54) requirements that need to be added:

Mission Statement	Yes
Enabling Statute	No
By-laws	Yes
Code of Ethics	Yes
Conflict of Interest Policy	Yes
Whistleblower Policy	No
Organization Chart-including, at minimum, the IDA's Executive structure and major organizational units	Yes
Report on Operations and Accomplishments-including a description of the Authority's operation, completed and active projects, as well as any material changes in Authority operations and programs	Yes
List of IDA Board Members - including appointing entity, appointment dates, and term	Yes
Each IDA board members' current employment and professional background	Yes
List of Committees and Committee Members	No
Executive Management Team- including professional background and qualifications	Yes

Authority Performance Measures	Yes
Annual Performance Evaluation indicating status of Performance Measures	Yes
Authority Schedule of Debt (including conduit debit)	No
Managements' Assessment of the Authority's Internal Control Structure and Procedures- including a description of operating and financial risks and any policies to mitigate risk	Yes
Board meeting schedule	No
Board meeting notice	Yes
Board agendas	Yes
Board packets	No
Board meeting minutes	Yes
Board meeting webcasting and video recordings Board resolutions	Yes
Committee meeting schedule	No
Committee meeting notice	Yes
Committee meeting agendas	Yes
Committee meeting packets	No
Committee meeting minutes	Yes
Committee meeting webcasting and video recordings	Yes
Annual Budget Report and details of 4-year financial plan	Yes
Annual Independent Certified Financial Audit	Yes
Independent Auditor's Report on Internal Controls over Financial Reporting	Yes
Independent audit management letter (if none it should be stated)	Yes
List of grants provided (if applicable) - including grants recipient's name and address, the purpose of the grant, date awarded, and amount awarded	No

List of loans provided (if applicable)-including borrower's name and address, loan purpose, date awarded, amount issued, term of the loan, repayment status, principal repaid and amount outstanding as of the end of the fiscal year	N/A
List of bonds issued (if applicable)- including bond recipient's name, amount of bonds issued, purpose of bonds, and current amount outstanding as of the end of the fiscal year	Yes
List of active IDA projects, including the current year's financial assistance (tax exemptions received and PILOT payments made) and existing jobs	Yes
Assessment of the progress of each active project	Yes
Standard Application form	Yes
Resolutions for all active projects	Yes
Project Agreements- including PILOT agreements (if applicable) for all active projects	No
Uniform Tax Exemption Policy	Yes
Policies for the Suspension Discontinuance or Modification of Financial Assistance	Yes
Recapture Policy- including policies for return of all or part of financial assistance provided (PILOT and tax exemptions) when a material violation occurs	Yes
Annual Compliance Report Regarding State Sales Tax Recaptures (ST-62)	Yes
Property Acquisition Policies	Yes
Property Disposition Policies	Yes
List of Real Property owned by the Authority	Yes
Personal Property Transactions	No
Real Property Transactions	Yes
Policies for the procurement of all goods and services	Yes
Annual Procurement Officer	Yes
Investment Policies	Yes

Annual Investment Report- including the investment audit results and management letter, record of investment income, list of fees paid for investment services, and explanation of any amendments to the Investment Policy	
Fee Schedules (if Applicable) of any service or administrative fees charge	Yes
Current Year Official Statements or similar bond documents	Yes

-----END OF AGENDA ITEM-----

VIII. OTHER BUSINESS:

1. NYS Economic Development Council Conference:

- Dave D’Amore and Executive Director attended the two (2) day conference held at the Albany Capital Center on February 10 & 11, 2026.
- The conference was very well attended.
- Key takeaways:
 - There is a bill to give IDA’s the authority to provide grants and loans.
 - An update to the PARIS reporting system is in progress (2 years).
 - Power availability and cost continues to be a priority.
 - Stabilization of the power grid.
 - NYS Budget includes changes to the NYS Environmental Quality Review (SEQR).
 - NYS ESD FastNY grant is not within the proposed NYS Budget.

DISCUSSION:

-----END OF AGENDA ITEM-----

IX. EXECUTIVE SESSION:

1. Upon a majority vote of its total membership, taken in an open meeting pursuant to a motion identifying the general area or areas of the subject or

subjects to be considered, a public body may conduct an executive session for the below enumerated purposes only, provided, however, that no action by formal vote shall be taken to appropriate public moneys:

- i. matters which will imperil the public safety if disclosed;
- ii. any matter which may disclose the identity of a law enforcement agent or informer;
- iii. information relating to current or future investigation or prosecution of a criminal offense which would imperil effective law enforcement if disclosed;
- iv. discussions regarding proposed, pending or current litigation;
- v. collective negotiations pursuant to article fourteen of the civil service law;
- vi. the medical, financial, credit or employment history of a particular person or corporation, or matters leading to the appointment, employment, promotion, demotion, discipline, suspension, dismissal or removal of a particular person or corporation;
- vii. the preparation, grading or administration of examinations;
- viii. the proposed acquisition, sale or lease of real property or the proposed acquisition of securities, or sale or exchange of securities held by such public body, but only when publicity would substantially affect the value thereof.

MOTION: To go into Executive Session for _____.

MADE BY:

SECONDED:

DISCUSSION:

VOTE :

TIME :

MOTION: To go out of Executive Session.

MADE BY:

SECONDED:

DISCUSSION:

VOTE:

TIME:

X. NEXT MEETING:

- Next regularly scheduled meeting is Tuesday March 10, 2026.

XI. CLOSE MEETING:

MOTION: To close the meeting at _____a.m.

MADE BY:

SECONDED:

DISCUSSION:

VOTE:

