

FULTON COUNTY INDUSTRIAL DEVELOPMENT AGENCY

**TUESDAY
JUNE 9, 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 (VIA ZOOM)
___ JOSEPH SEMIONE, MEMBER
___ DAVID D'AMORE, MEMBER
___ JOE GILLIS, MEMBER
___ KARA LAIS, FITZGERALD, MORRIS, BAKER, FIRTH PC (VIA ZOOM)
___ SCOTT HENZE, EXECUTIVE DIRECTOR

OTHERS PRESENT:

___ TOM ROEHL, LIASON ECONOMIC DEVELOPMENT & ENVIRONMENT COMMITTEE
___ DENIS WILSON, FCCRG
_____, FMRCC
___ TRAVIS MITCHELL, ENVIRONMENTAL DESIGN PARTNERSHIP

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 MAY 12, 2026 MEETING:

MOTION: To approve the minutes to the May 12, 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:

- The Finance Committee met on June 1, 2026 to continue the discussion on IDA investments.
- T-Bills 3&4 have been moved to the ICS account that generates 3.5% interest rate.
- The Finance Committee continues to explore investment opportunities that will:
 1. Meet regulatory Compliance
 2. Earn the best interest rates
 3. Provide short-term flexibility.
 4. Provide a diversified portfolio.
- Finance Committee recommendation is to leave the T-Bill 3&4 investments in the ICS account for the time being.
- Executive Director to provide T-Bill rates at each monthly meeting for monitoring purposes.

DISCUSSION:

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

IV. FULTON COUNTY/FCCRG/FMRCC REPORTS:

A. County Report: Tom Roehl

DISCUSSION:

B. FCCRG Report: (See attached.) Denis Wilson
DISCUSSION:

C. FMRCC Report:
DISCUSSION:

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

V. OLD BUSINESS:

A. Website Portal:

- Emery Designs submitted a draft report “*Unifying Economic Development & Tourism Web Experience Fulton County, NY*”.
- Updated CDI Interview list sent to Betsy Emory.
- Betsy Emory making contact to those on the list to see who is willing to participate in the interviews.
- Betsy Emory developed the CDI Interview Questionnaire per category (Economic Development, Tourism, Workforce, and Housing).
- CDI Interview Questionnaire circulated to Executive Team for feedback.
- During the September 9, 2025 meeting, the IDA Board reviewed the questionnaires.
- Betsy Emory has completed thirteen (13) CDI interviews to date. Two (2) more interviews to be conducted by the end of the week.
- Betsy Emory has submitted a draft report on the Customer Development Interviews.
- The draft report was provided and discussed at the December 9, 2025 meeting.
- Betsy Emory presented the report to the IDA Board at the March 10, 2026 meeting.
- Betsy Emory presented the report to the CRG Board at their March 27, 2026 meeting.
- During the April 14, 2026 meeting, Sue Collins noted that she and CRG member Seth Brown would arrange for the five (5) groups to reconvene to discuss the shared web portal concept proposed by Emery Designs.
- A meeting was scheduled for May 11, 2026 however required to be rescheduled due to a last minute schedule conflict of the.
- A meeting was held on May 18, 2026 to continue the discussion of the web portal.
- See report from Sue Collins.

DISCUSSION:

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

B. 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	3 month	3.320%	5/28/26

*Moved to ICS account in May 2026.

- Current T-Bill rates are as follows:

Maturity Date	Duration	Yield to Maturity
8/6/2026	3 Mo. T-Bill	%
11/5/2026	6 Mo. T-Bill	%
2/18/2027	9 Mo. T-Bill	%
4/15/2027	~12 Mo. T-Bill	%

DISCUSSION:

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

C. NYS FastNY Track C Grant Award:

- Executive Director prepared and submitted a revised NYS ESD FastNY Track C grant for various infrastructure improvements at Tryon Technology Park to include:
 1. Water System Improvements: \$1,083,125.00
 2. Wastewater System Improvements: \$2,715,465.00
 3. Soils Spread/Lift: \$3,037,000.00
 4. Demolition: \$3,159,635.00

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.
- On December 12, 2025, NYS ESD notified the IDA that it was awarded \$8.99M.
- On February 27, 2026, NYS ESD provided a letter formalizing the grant award in the amount of \$8,995,612 having a total project cost of \$9,995,125.
- NYS goal for Minority and Women Owned Business Enterprise (MWBE) is 30%.
- NYS goal for Service-Disabled Veteran Owner Business (SDVOB) is 6%.
- There is a 1% non-refundable commitment fee requirement (\$89,956.12).

- Per the Grant Guidelines, the IDA will be required to provide a 10% equity match or approximately \$999,512.00.
- The IDA can assume reimbursable costs associated with the four (4) project improvements as of the date of the announcement on December 12, 2025.
- The grant requires that project work commence within two (2) years of announcement.
- During the January 13, 2025 meeting, the IDA authorized contracts with the following:

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

*Based upon an original \$500,000 construction project.

- All engineering agreements have been executed.
- ADK Bottling Works, LLC has agreed to reimburse the IDA for all engineering costs associated with the Water, wastewater and soils project.
- A project manager has been assigned to the IDA.
- Executive Director has been communicating with the project manager on the grant.
- ESD Board will provide formal approval of the Grant Disbursement Agreement (GDA) on June 25, 2026.
- The GDA will identify the terms of the grant to include progress reimbursement payments.
- ESD has agreed to proceed with progress payments if the IDA desires.
- The GDA will be finalized and executed in August 2026.
- It is expected that the IDA will award construction contracts in September/October for the Water and Wastewater construction work.

DISCUSSION:

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

VI. NEW BUSINESS:

A. 2026 IDA Academy:

- The 2026 IDA Academy will be held on Thursday July 16, 2026 at the Hilton Garden Inn, Clifton Park, NY.
- There will be a networking event at the Saratoga Race Course on Friday July 17, 2026 for IDA Academy sponsors, attendees and board members

on a first come first serve basis. Trackside verandas have been rented and light snacks and refreshments will be served.

- Board members Mike Fitzgerald and Greg Truckenmiller attended the 2025 IDA Academy with Executive Director Scott Henze.
- The cost for three (3) registrations was \$525.00
- Sponsorship opportunities are currently being requested for the 2026 IDA Academy (See attached Form).
- An IDA Partner Sponsor is \$1,000 and includes three (3) complementary registrations.
- Executive Director is recommending that the IDA consider the IDA Partner Sponsor for 2026.

DISCUSSION:

MOTION:

MADE BY:

SECONDED:

DISCUSSION:

VOTE:

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

B. Parkhurst Field Foundation Request:

- Executive Director has had discussions with Dave Karpinski, Executive Director of the Parkhurst Field Foundation on the final buildout of the historic Parkhurst Field on Harrison Street.
- In 2022/23 Fulton County provided \$1M in ARPA funding in order to build the grand stadium.
- There remains three (3) additional fields to construct as part of the project.
- Mr. Karpinski has noted that per CT Male's engineering drawings, in order to complete the fields, 4,000 yards of fill is needed per field.
- Mr. Karpinski is requesting the IDA consider donating up to 12,000 yards of fill from the Tryon Technology Park soils project.
- See attached letter request dated May 26, 2026.

DISCUSSION:

MOTION:

MADE BY:

SECONDED:

VOTE:

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

VII. OTHER BUSINESS:

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

VIII. 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:

IX. NEXT MEETING:

- Next regularly scheduled meeting is Tuesday July 7, 2026.

X. CLOSE MEETING:

MOTION: To close the meeting at _____ a.m.

MADE BY:

SECONDED:

DISCUSSION:

VOTE:

