



MINUTES
BOARD OF DIRECTORS MEETING
Thursday, August 27, 2026 – 10:30 AM
Materials Management Facility
23400 NYS Route 177
Rodman, New York

The Development Authority of the North Country Board of Directors met in regular session in person and via Zoom Videoconference at the Materials Management Facility, 23400 NYS Rt. 177, Rodman, New York on Thursday, August 27, 2026 at 10:30 AM.

Members Present

Voting

Mary Doheny, Chairperson
Kenneth Bibbins
Dennis Mastascusa
Thomas Hefferon
Margaret Murry
Eric Virkler

Non-Voting

Travis Flint
Steve Hunt
Brian McGrath*

*Attended via videoconferencing.

Members Absent

Alex MacKinnon
Mark Hall

Staff Present:

Carl Farone, Executive Director
Jennifer Staples, Chief Financial Officer
Carrie Tuttle, Chief Operating Officer
Stephen Bohmer, Director of Information Technology
Michelle Capone, Director of Regional Development
Dawn Loudon, Comptroller
Thomas Haynes, Director of Engineering
Brian Nutting, Director of Water Quality
Regina Rybka-Lagattuta, Director of Human Resources
Shawn Thornton, Director of Materials Management
Brian Zuris, Director of Telecommunications
Angela Marra, Executive Assistant

Guests:

Jennifer Granzow, Counsel, Wladis Law Firm
David Wolf
Eldon Glick
Simon Glick
Michael Miller*

1. Chairperson Doheny called the meeting to order at 10:31 AM.

2. Chairperson Doheny requested a roll call.

- A quorum of voting and non-voting members was not established.
The meeting moved forward with non-action items.

3. Privilege of the Floor -

Attending the Board meeting as a guest, Mr. Simon Glick spoke during privilege of the floor regarding an issue he has had securing water and sewer to a new build in the Town of Rutland. His father, Eldon Glick, who has been overseeing the building process, submitted their original application to the Town of Rutland for approval three months ago but they have been having many issues with repetitive requirement requests from DANC Engineering regarding the Rutland contracts for the water sewer approval. He further stated that to date, they have not had any DANC engineers come out to the site, and the Glicks feel these requirements have added hardships to their request. Mr. Glick stated they are proposing to connect a new build residential house nearing completion into the sewer system but are at a standstill. The primary issue has been working out engineering to connect either to a manhole or to a main with a gravity flow connection system to avoid issues with the water line. From his father's communication with the DANC engineer, it seems that communication is to go through the town clerk. With multiple back and forth communications, the Glicks are sensing the town clerk has become irritated and weary of this issue. Mr. Glick would like to look into what can be done to simplify this process or come to a better understanding from a contractor's perspective. He feels an actual meeting on-site would help to verify the actual existing infrastructure and help this project move forward with a plan that would simplify the situation.

M. Doheny asked if this is mainly a concern pertaining to paperwork and procedure, and also stated it is unclear what the specific request is of the Development Authority at this time. Mr. Glick replied that the feedback they are getting is that they thought the complete sewer application was submitted to the Town of Rutland three months ago, but as of earlier this week the town said they never received a complete application.

Mr. Glick further stated they tried to communicate directly with the Route 3 Sewer Board but were directed back to the Town of Rutland as this is who the Route 3 Sewer Board prefers to communicate through. They submitted another application on Friday and received verbal confirmation this morning from the town supervisor verifying receipt. While it is a complete application, the Glicks are hearing the Route 3 Sewer Board will be denying it because the Glicks are proposing future development on a shared lateral, but Mr. Glick stated he knows of other laterals in that area and doesn't understand why they would deny his. The Glicks also feel this plan for a gravity fed line is not being approved to force the builders to use pump stations, which will require ongoing maintenance and potential cost in the future whereas the gravity flow would be more maintenance free.

M. Doheny asked if the Authority provides technical services to the Town of Rutland. C. Farone replied that the Authority does provide technical services to the town but does not own the pipeline, and the Route 3 Sewer Board would provide the official approval of this application. It is the understanding of the Authority that the Glick's

previous applications to the Route 3 Sewer Board have been denied because they have not met specific requirements.

S. Hunt arrived at 10:36 AM.
Mr. Hunt's arrival established a quorum.

Mr. Glick asked what oversight or function does the Authority have over the Route 3 Sewer Board. C. Farone replied that the Authority provides them with technical assistance. He further explained that the Authority has professional licensed engineers that work for the Route 3 Sewer Board to provide advice on managing their system, but ultimately the Route 3 Sewer Board approves or denies these connections.

Mr. Glick asked if the Route 3 Sewer Board would be consulting with Authority engineers in evaluating their application. C. Farone stated this is correct. Mr. Glick then asked if it would be reasonable for one of the Authority engineers to meet on site and help them come to an understanding.

M. Doheny proposed that the Authority follow-up with the Route 3 Sewer Board to see if this request is possible because they are our contractual party.

Mr. Glick stated that it seems like an onsite meeting would go a long way.
M. Doheny stated that the Authority can relay that request, and we understand there is frustration, but we have to figure out what works best for the sewer board and the town. The Authority will have Thomas Haynes contact Mr. Glick.

C. Farone stated that a key component to be communicated to the Authority Board is that the Authority does not own this facility. What is built to connect to the Route 3 Sewer Board is owned by them, and they need to ensure these lateral connections are built to spec because the sewer board is responsible for maintaining this pipeline for the next 50 – 100 years. He further explained that he personally spent an hour and a half with Mr. Eldon Glick this week going over this exact issue. The Authority is not taking this issue lightly and is working to assist in finding the best path forward.

M. Doheny asked Mr. Glick if he felt this was a good plan moving forward, and he agreed.

4. Chairperson's Report

- a. The next Board Meeting will serve as our Strategic Planning Session and will be held on September 24th at 10:30 AM at the Warneck Pump Station. She asked the Board members with any requests to be added to the agenda contact C. Farone.

5. Executive Director's Report

C. Farone thanked everyone for coming to the landfill for today's meeting, and offered tours of the facility to anyone interested following the meeting.

- a. City of Watertown Disinfection Byproduct Project –

C. Farone shared an update from the city. The city had a work session with the city council on August 10th where their engineers (GHD) provided a presentation on where they are with this project. The status update included that tree clearing has been completed and the design for the entire project has been submitted to the health department and is awaiting approval. The City of Watertown originally bonded for \$61.7 million, but GHD shared this project has now increased to \$70.1 million. Due to this increase, GHD noted a course correction to a phased project with phase 1 being the pretreatment, or sedimentation basin. Communication with the funding agencies and regulatory agencies is common with moving these types of projects forward. C. Farone shared that he has communicated with the city mayor and city manager in the hopes of working together in establishing the best path forward.

b. Household Hazardous Waste -

The third event is scheduled in Lowville on August 29th. C. Farone reviewed the annual trends as they continue to improve with staff increasing the social media presence of the events. A program has also been rolled out to address vape recycling.

M. Doheny asked to have the importance of vape recycling explained.

C. Farone explained that we don't want the chemical content or lithium batteries to join the waste stream as they can ignite the landfill. While it is legal for an individual to throw these items into their household trash, if a larger organization collects them, such as a school, they become hazardous waste and must be taken to a household hazardous waste collection facility to be treated properly.

c. Board Member Online Training –

C. Farone reported that six Board members have completed this training, with five still requiring completion. He shared the upcoming training dates and times.

M. Murray commented that these sessions do fill up fast, and it is not just our Board signing up to take them.

d. Authority Updates –

C. Farone shared the following staff updates:

- John Phelps, Recycling Coordinator, received his Master's in business management information technology.
- Brianne Bush, Administrative Supervisor, received her Bachelor's in integrative studies.
- Matt Siver, Senior Project Development Specialist, has been with the Authority for 15 years.
- New Employees –
 - Joanna Brislan – Program Administrator for NMNY
 - Erin Sullivan – Maintenance Technician Assistant
 - Flora Kamprich – Customer Service Coordinator

6. Upon a motion by D. Mastascusa and seconded by M. Murray, the minutes from the June 25, 2026 Board Meeting were unanimously approved.

7. Finance –

J. Staples presented the June financials. The Statement of Net Position reflects the change from fiscal year-end 26 against the June fiscal year 27 year-to-date. The change between assets and total liabilities, deferred outflows and net position is a slight decrease of \$2 million, or 0.7%. There are no notable areas to call out in the balance sheet.

Moving to Change in Net Position for all units, Total Operating Revenue is running lower than the year-to-date budget by \$1.4 million. Grant Revenue is under budget by \$1.6 million, related to timing of draws for the Telecom NTIA project. Grant Revenue is showing as a negative amount because grant revenue was previously booked against the Telecom Hamilton County project for the purchase of fiber during fiscal year 26, but we needed to purchase that fiber back when we closed the project resulting in a negative revenue number. Overall, Operating Expenses are under budget by \$400,000. Wastewater Treatment is over budget by \$44,000, associated with the Army Sewer Line and is related to a higher sewage usage. Revenue for the Army Sewer Line is also over budget by \$76,000, offsetting the extra expense. Both the Closure and Post-Closure costs, and the Community Benefits are over budget as they are driven by tons received. Tons at the landfill are over budget year to date by 4,841 tons, mostly in municipal solid waste. Computer Expenses is over budget by \$69,000 and is associated with the yearly maintenance and subscription fees billed at the beginning of the fiscal year for a full year. The budget is spread evenly over 12 months which shows a timing issue between invoices paid and how the budget is spread.

Under Non-Operating Revenue and Expense, the Total Net Non-Operating Revenue and Expense is under budget by \$111,000, Interest Income is under budget by \$32,000 year-to-date, Actual Interest Income year-to-date is \$787,000, and Market Adjustment, which is only an accounting entry, is a negative \$122,000, adding up to the June year-to-date interest income of \$664,000.

In summary, the Change in Net Position shows a year-to-date loss of \$766,000 versus a year-to-date budgeted gain of \$343,000. This discrepancy is mainly due to the timing of the NTIA draws.

Upon a motion by E. Virkler, and seconded by M. Murray, financials ending June 30, 2026, were unanimously approved.

8. Governance

- a. Resolution No. 2026-08-56, recognizing and acknowledging David M. Wolf for his committed leadership of the Development Authority, Telecommunications Division and his significant contributions to the progress and well-being of the North Country. Furthermore, the Development Authority of the North Country is extending its appreciation and gratitude to David M. Wolf for his unwavering personal dedication and professional commitment.

C. Farone shared this resolution in recognition of the impact that Dave has had on everyone who has had the privilege to work with Dave, to work for Dave, or to work on a \$20 million dollar project with Dave. In reflecting on how much the network has grown over the past two decades, Dave shared the numbers, not in

the network, miles, customers, or revenues, but instead in network capacity. He noted that the network has grown from 11.25 billion bits per second to 2 trillion bits per second. To put that into perspective, that represents a nearly 178-fold increase in our capacity. The network that Dave and his team have built can carry approximately 178 times more data; what used to be done in 178 minutes can now be done in one. What is most remarkable is not the number itself, but what the capacity enables. It enables our schools and libraries to educate, our hospitals to provide critical healthcare services, our emergency responders to protect our communities, and utility providers to operate the electric grid, military partners to keep our nation safe and our businesses to compete in a global economy. Dave's leadership transformed a regional fiber network into a critical infrastructure that serves communities across the North Country every second of every day. He did not do this for recognition, but because he genuinely believes that no community in the North Country should be left behind on a telecommunications perspective. Dave, on behalf of the Development Authority of the North Country, thank you for your friendship, your vision, your dedication, and your nearly 18 years of service. The impact of your work will be felt throughout the North Country for many generations to come.

T. Flint arrived at 11:01 AM.

Dave Wolf thanked Carl for his leadership and friendship over the years, and stated it has been tremendous working here. He also thanked the Board for being very supportive through the years. He shared that he is on a board and they only do one thing, he can only imagine the time, energy and effort it takes to be on a board where you do telecom, water, sewer, and many other different things. This effort, guidance, assistance, dedication and time you have all provided over the years is very much appreciated, thank you.

M. Doheny stated that this was a nice statement from Carl, but she thinks it was an undersell. Dave is tremendous and will be a loss, but the team he leaves behind is well trained and well prepared.

Upon a motion by K. Bibbins and seconded by M. Murray, Resolution No. 2026-08-56, Recognition of Service, David M. Wolf, was unanimously approved.

- b. Resolution No. 2026-08-57, approving the Personnel Policy as attached and incorporated in this Resolution.

C. Farone reviewed the changes made to the policy in detail, as outlined within the resolution and the attached policy.

Upon a motion by K. Bibbins and seconded by E. Virkler, Resolution No. 2026-08-57, Personnel Policy, Approving Modifications, was unanimously approved.

- c. Resolution No. 2026-08-58, approving the Telecommuting Policy as attached and incorporated in this Resolution.

Upon a motion by E. Virkler and seconded by M. Murray, Resolution No. 2026-08-58, Telecommuting Policy, Approving Modifications, was unanimously approved.

9. Technical Services Summary Report –

- I. Lewis County, TSA, NBRC Grant Administration, Project AP-NBRC-511, Moose River Road Extension Bridge Replacement, Total Agreement Amount of \$9,525.00, 8/27/26 – 12/31/2027, Lewis County
- II. Village of Hammond, TSA, Municipal Efficiency Study, Total Agreement Amount of \$40,000.00, 8/27/26 – 3/31/27, St. Lawrence County
- III. Village of Hammond, TSA, Technical Assistance with NYSDEC Order on Consent R6-20250805, Total Agreement Amount of \$10,000.00, 8/27/26 – 8/31/2027, St. Lawrence County
- IV. Town of Colton, TSA, NBRC Grant Administration, Project AP-NBRC-577, Wastewater Treatment Plant, Improvement Project, Total Agreement Amount of \$14,630.00, 8/27/26 – 12/31/27, St. Lawrence County
- V. Village of Clayton, TSA, NBRC Grant Administration, Project AP-NBRC-604, Essential Workers Housing, Total Agreement Amount of \$20,000.00, 8/27/26 – 12/31/2027, Jefferson County
- VI. Town of Watertown, O&M, Operations & Maintenance Service Agreement, Total Agreement Amount of \$474,300.00, 1/1/27 – 12/31/27, Jefferson County

Upon a motion by M. Murray, and seconded by D. Mastascusa, Board Contract Summary Table items number I and VI for the month of June were unanimously approved.

10. Engineering –

- a. Resolution No. 2026-08-59, authorizing and directing the Executive Director to execute the attached Technical Services Agreement, by and between the Development Authority of the North Country and the Lake Champlain – Lake George Regional Planning Board.

M. Doheny asked if this resolution is only approving the review.

C. Tuttle responded yes, and further explained what would be involved to get this shovel ready; such as permitting, would the fiber be run underground or overhead, where to locate the towers, and is there already access to these sites. 50% of the land in the Adirondack Park is state owned, and typically cannot be built on. This project will involve GIS work, field work, survey work, coordination with DOT, and understanding real estate and rights-of-way. We want to understand these costs and figure out the best way to do this. This has been discussed at the Adirondack Park Local Government Review Board, which consists of leaders from all 12 counties within the Adirondack Park. It has also been discussed with the APA (Adirondack Park Agency) to see if they have any environmental concerns about tower and fiber construction within the park. Currently they are very supportive of a comprehensive up-front planned approach.

M. Doheny noted that the most important word she heard was comprehensive solutions, as it has been a desperate need in that area, especially for a 911 connection.

D. Mastascusa asked what the timeline is for this project.

C. Tuttle responded that it would be three years for Stage 1. She further stated there are some pieces that will be done sooner to keep things moving forward and keep construction on track; such as funding and construction. This covers 6 million acres over 12 counties. There is a lot of work that has already been done, mostly on the eastern side of the network, and we're going to make sure we capitalize on that.

Upon a motion by E. Virkler and seconded by M. Murray, Resolution No. 2026-08-59, Technical Services Agreement, Lake Champlain – Lake George Regional Planning Board, Adirondack Park Comprehensive Cell Coverage, was unanimously approved.

11. Materials Management –

- a. Resolution No. 2026-08-60, adopting the 2026-2035 Local Solid Waste Management Plan as the official plan for the Local Solid Waste Planning Unit. Furthermore, it is resolved that the Executive Director of the Authority, or their designee is hereby authorized and directed to submit required documentation to the NYSDEC confirming adoption of the LAWMP and to take all necessary steps to implement the goals and strategies outlined in the 2026-2035 LSWMP. A certified copy of this resolution, together with the finalized Local Solid Waste Management Plan, shall be maintained in the official record of the Authority and shared with the NYSDEC as required.

C. Tuttle expressed her appreciation to S. Thornton and his team, the solid waste directors from each of the three counties, and John Phelps, who have all put in a great deal of work and effort to complete this collaborative process, allowing us to receive the DEC approval.

Upon a motion by D. Mastascusa and seconded by M. Murray, Resolution No. 2026-08-60, Authorizing the Formal Adoption of the 2026 – 2035 Local Solid Waste Management Plan, was unanimously approved.

12. Telecommunications –

- a. Resolution No. 2026-08-61, authorizing and directing the Executive Director to negotiate and enter into an addendum to the twenty-year Indefeasible Right to Use with National Grid for the construction and connection of the additional National Grid substation to the 10 Gbps wave core ring. Furthermore, upon execution of said addendum to the twenty-year Indefeasible Right of Use, authorizing the Chief Financial Officer to increase the existing capital project budget for the National Grid Network Expansion (Project No. 30782) from \$3,310,000 to \$3,964,000.

Upon a motion by T. Hefferon and seconded by K. Bibbins, Resolution No. 2026-08-61, Capital Project Budget Amendment 2, Telecommunications Division, National Grid Network Expansion Project, was unanimously approved.

- b. Resolution No. 2026-08-62, authorizes the Chief Financial Officer to increase the existing capital project budget for the NTIA/National Grid Middle Mile (Project 30-693) from \$24,450,000 to \$30,047,750 to reflect the \$5,97,750 increase in National Grid in-kind services for make-ready.

Upon a motion by D. Mastascusa and seconded by T. Hefferon, Resolution No. 2026-08-62, Capital Budget Amendment, Telecommunications Division, NTIS/National Grid Middle Mile Project, was unanimously approved.

- c. Resolution No. 2026-08-63, authorizing and directing the Executive Director to negotiate and enter into a twenty-year Indefeasible Right of Use with NYSEG for its Franklin County Network Expansion project. Furthermore, upon receipt of payment for the projected capital costs, authorizing the Chief Financial Officer to establish a new Telecommunications capital project, titled NYSEG Franklin County Network Expansion, in the amount of \$1,309,000 to construct approximately 5.1 miles of underground dark fiber.

Upon a motion by E. Virkler and seconded by D. Mastascusa, Resolution No. 2026-08-63, Capital Project Authorization, Telecommunications Division, New York State Electric & Gas, was unanimously approved.

- d. Resolution No. 2026-08-64, authorizing the Executive Director to negotiate and execute an amended Joint Development Agreement with Franklin County to accept ownership and operate approximately 0.8 miles of fiber in Franklin County. Said agreement shall be for ten years and shall require that Franklin County reimburse the Development Authority of the North Country for expenses incurred that are in excess of revenue in any year of the agreement. Such reimbursement applies only to expenses incurred and revenue generated on the 0.8 miles of telecommunications infrastructure in Franklin County that was constructed as part of the MIP 1 Project. Furthermore, upon execution of the Joint Development Agreement Amendment, authorizing the Chief Financial Officer to establish a Telecommunications Division Capital Project, "Franklin County Municipal Infrastructure Project (MIP1)", in the amount of \$40,000.

M. Doheny asked if Franklin County is asking the Authority to do this.

C. Tuttle confirmed the county did request this from the Authority.

Upon a motion by D. Mastascusa and seconded by M. Murray, Resolution No. 2026-08-64, Capital Project Authorization, Telecommunications Division, Franklin County Municipal Infrastructure Project (MIP1), was unanimously approved.

- e. Resolution No. 2026-08-65, authorizing and directing the Executive Director to negotiate and enter into a ten-year Indefeasible Right of Use with Franklin County for its MIP3 project. Furthermore, upon execution of the ten-year Indefeasible Right of Use, authorizing the Chief Financial Officer to establish a new Telecommunications capital project, titled Franklin County MIP3 Project, in the amount of \$45,900.00.

Upon a motion by D. Mastascusa and seconded by M. Murray, Resolution No. 2026-08-65, Capital Project Authorization, Telecommunications Division, Franklin County Municipal Infrastructure Program, was unanimously approved.

13. Water Quality –

- a. Resolution No. 2026-08-66, authorizing the Executive Director to execute Amendment No. 2 to the Sewer Service Agreement with the Town of Pamela, as attached to the resolution.

Upon a motion by E. Virkler and seconded by D. Mastascusa, Resolution No. 2026-08-66, Army Sewer Line, Sewer Service Agreement with the Town of Pamela, Amendment 2, was unanimously approved.

- b. Resolution No. 2026-08-67, amending the FY 2027 Regional Water Line Budget to be funded from reserves by increasing Building Maintenance (GL 5804) current budget of \$9,000 to the amended budget of \$26,600, for an increase of \$17,600.

Upon a motion by M. Murray and seconded by E. Virkler, Resolution No. 2026-08-67, Regional Water Line, FY 2027 Operating Budget Amendment, Water Quality Division, was unanimously approved.

14. Executive Session –

- a. To discuss the proposed sale of real property where the value could be significantly affected by public disclosure.

Upon a motion by M. Murray and seconded by K. Bibbins, the Board moved into Executive Session at 11:30 AM.

Upon a motion by M. Murray and seconded D. Mastascusa, the Board moved out of Executive Session at 11:44 AM.

No action was taken.

15. Additional Resolutions –

- a. Resolution No. 2026-08-68, authorizing the Executive Director to enter into a Purchase Contract in the amount of \$20,113 with SLIC Network Solutions Inc. for the sale of approximately 11.4 miles of fiber optic network located in Warrensburg, New York. Furthermore, authorizing the Executive Director to execute all documents necessary to complete the sale of this Authority asset and transfer of ownership and authorizing the Chief Financial Officer to make adjustments to the Authority's financial statements to reflect this transaction.

Upon a motion by M. Murray and seconded by D. Mastascusa, Resolution No. 2026-08-68, Authorizing Sale of Telecommunications Fiber Infrastructure in Warrensburg New York, was unanimously approved.

- b. Resolution No. 2026-08-69, authorizing the Executive Director to execute and sign all agreements, contracts, and other documents necessary or appropriate

to establish and implement the investment advisory and custodial services arrangement with the selected firm, subject to all applicable policies and legal requirements. Furthermore, authorizing the Chief Financial Officer to negotiate the fees and other financial terms associated with the custodial services to be provided by the investment advisor's firm, consistent with the terms and conditions approved by the Board; and authorizing the Executive Director and Chief Financial Officer to take such additional actions as may be necessary to effectuate the intent of this Resolution.

C. Farone stated that the Authority will remain with the current investment advisor and that the custodial services will be transitioned to the advisory firm, RBC.

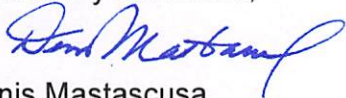
Upon a motion by E. Virkler and seconded by K. Bibbins, Resolution No. 2026-08-69, Investment Advisor/Custodial Services, was unanimously approved.

16. Next Board Meeting/Strategic Planning Session Date – September 24, 2026

17. Adjourn -

Upon a motion by K. Bibbins and seconded by M. Murray, the meeting was adjourned at 11:48 AM.

Respectfully submitted,



Dennis Mastascusa
Board Secretary