

Catskill Watershed Corporation
Board Meeting
March 3, 2026
AGENDA

- I. Call to Order**
- II. Pledge of Allegiance**
- III. Roll Call of Directors**
- IV. Review and Approval of February 3, 2026 Board Minutes – Tab 1**
- V. Presentation of Communications**
 - Finance Report – Tab 2
 - Executive Director’s Report – Tab 3
 - Committee Meeting Schedule – Tab 4
 - Committee Meeting Minutes – Tab 5

- VI. Public Discussion**

- VII. Presentation of Resolutions (* Pending Committee Recommendation)**
- VIII. Res #5834 Tab 6 – MOA 145 – Stonewall Windham LLC – Tabled 9/2/25, 10/7/25, 11/4/25, 12/2/25, 1/6/26 & 2/3/26**
 - Res #5979 Tab 7 – Septic Over \$30,000 – Hossam Banaja
 - Res #5980 Tab 8 – Septic Over \$30,000 – Additional Cost – Frank Messineo
 - Res #5981 Tab 9 – Second Time Repair Eligibility – Deanna Osborn*
 - Res #5982 Tab 10 – Second Time Repair Eligibility – Saverio Prisco*
 - Res #5983 Tab 11 – Second Time Repair Eligibility – Lynda Rutherford*
 - Res #5984 Tab 12 – FHMIP – Maple Ave. Hobart – Design of Relocation of Public Utilities
 - Res #5985 Tab 13 – FHMIP – Walton CSD Bus Garage – Relocation Property Design*
 - Res #5986 Tab 14 – FHMIP – You Can’t Change Me LLC – Relocation Feasibility Study

- Executive Session**
 - Res #5987 Tab 15 – CFF – Business Loan - Osmanli Properties LLC.

- IX. Announcements from the Chair**
- X. Board Member Discussion – Next Meeting April 7, 2026**
- XI. Adjournment**

CATSKILL WATERSHED CORPORATION

Board of Directors Meeting

DRAFT MINUTES

February 3, 2026

I. Called to Order at 11:06 AM

II. Pledge of Allegiance: Led by Tina Molé

III. Roll Call of Directors

Members Present: Tina Molé, Alicia Terry, Shilo Williams, Richard Parete, Joseph Cetta, Arthur Merrill, George Haynes, Jr, Innes Kasanof, Allen Hinkley, Jeff Senterman, John Kosier and James Sofranko

Members Excused: Thomas Snow, Christopher Mathews and Thomas Hoyt

Staff Members Present: Jason Merwin, Timothy Cox, Donald Brown, Jessica Fiedler, Lindsay Ballard, Gemma Young, Lynn Kavanagh, Barbara Puglisi and Samantha Costa

Others Present: Aaron Bennett (NYCDEP), Nick Sadler (NYCDEP), John Schwartz (NYCDEP), Matt Gianetta (NYCDEP), Mike Maloney (NYSDOH), Pat Palmer (NYSDOH), Karen Stainbrook (NYSDEC) and Joan Lawrence-Bauer (Walton Reporter).

Others Present Via Zoom: John Wimbush (Department of State WPPC Coordinator), Morgan Tarbell (NYSDOH), Pauline Wanjugi (NYSDOH), Tom Stalter (NYCDEP), Dymitry Ostapyshyn (NYCDEP), Nick Carbone (Watershed Affairs Coordinator), Heidi Emrich (Ulster County Environmental Planner), Mike Meyer (NYCDEP).

IV. Review and Approval of January 6, 2026, Board Minutes – Tab 1

A motion to approve the Board Minutes to stand as submitted was made by Tina Molé without objection

Voice Vote carried unanimously.



V. Presentation of Communications

Finance Report – Tab 2

A motion to approve the financial reports as of December 31, 2025, was made by Arthur Merrill and seconded by Joseph Cetta.

Voice Vote carried unanimously.



Executive Director’s Report – Tab 3

Executive Director’s Report was received and approved as submitted upon motion by Tina Molé.

Committee Schedule – Tab 4

Committee Schedule was received and approved as submitted upon motion by Tina Molé.

Committee Meeting Minutes – Tab 5

Committee Minutes were received and approved as submitted upon motion by Tina Molé.

VI. Public Discussion: – Samantha announced that she will be taking a new Board member photo on March 3, 2026.

VII. Presentation of Resolutions

A motion to table Tab 6, Resolution No. 5834, was received and approved as submitted upon motion by Tina Molé

MOA 145 – Stonewall Windham LLC – Tab 6

February 3, 2026

RESOLUTION NO. 5834
BOARD REVIEW OF
CWC MOA 145 PROGRAM APPLICATION FOR
STONEWALL WINDHAM LLC; STORMWATER CONTROLS

WHEREAS, Section 128(c)(i) of the 1997 New York City Watershed Memorandum of Agreement (MOA) directs the Catskill Watershed Corporation (“CWC”) to establish a program to pay for the reasonable and proper cost to design, implement, permit, construct and maintain new stormwater measures pursuant to stormwater pollution prevention plans required by the 18-39(b)(3) and 18-39(e) of the watershed regulations; and

WHEREAS, Section 145(ii) of the Watershed MOA and the West of Hudson Future Stormwater Program Rules provides for payment of eligible project costs required solely by the New York City Department of Environmental Protection (“NYCDEP”) and not otherwise required by State or federal law NYCDEP will fund 50% of the incremental costs of stormwater measures required solely by the Watershed Regulations for a small businesses as defined as resident in New York State, independently owned and operated, and employ one hundred (100) or less individuals; and

WHEREAS, by Resolution Number 3261, the CWC Board of Directors approved an agreement with NYCDEP for funding for CWC to enable CWC to administer the MOA 145 Stormwater Program for NYCDEP; and

WHEREAS, Stonewall Windham LLC, has applied to the CWC MOA 145 Program for one-half of 50% reimbursement of eligible design and construction costs for stormwater controls for 16 new townhouse buildings in the amount of Five Hundred Thirteen Thousand Four Hundred Thirty-Two Dollars and Forty-Eight Cents (\$513,432.48); and

WHEREAS, the Future Stormwater/MOA 145 Program Rules require that the CWC Board of Directors shall review and approve each application, with attached documentation and staff recommendations; and

WHEREAS, CWC staff recommended reimbursement from the MOA 145 Program of eligible stormwater costs for an amount not-to-exceed Five Hundred Thirteen Thousand Four Hundred Thirty-Two Dollars and Forty-Eight Cents (\$513,432.48); and

WHEREAS, the CWC Wastewater/Stormwater Committee recommends that the application be approved by the CWC Board of Directors.

NOW, THEREFORE, LET IT BE RESOLVED, that the CWC Board of Directors has reviewed the staff recommendation and supporting documentation and approves reimbursement from the MOA 145 Program in the total not-to-exceed amount of Five Hundred Thirteen Thousand Four Hundred Thirty-Two Dollars and Forty-Eight Cents (\$513,432.48) for design and construction costs of stormwater controls for 16 new townhouse buildings.

Stonewall Windham LLC
Program: FSW/MOA-145

Address: 1 Tennis Lane, Windham NY 12496

Engineer: Katterskill Engineers

Contractor: Ryan Martin

Tax Parcel ID: 95.07-1-98

Project Description:

On October 17, 2024, DEP approved the Stormwater Pollution Prevention Plan (SWPPP) Extension for Stonewall Windham LLC located in Windham, NY. The original SWPPP was approved in June 2009 under a previous owner who did not move the project to the construction phase. The project site is 12.6 acres with 11 acres of disturbance and 4.7 acres of new impervious surfaces. Review and approval of a SWPPP to meet Watershed Regulations was required by NYC DEP. In addition, a SWPPP was required for coverage under the NYS DEC “General Permit for Stormwater Discharges from Construction Activities” (GP-0-20-001).

The project consists of constructing 16 buildings which include 59 townhouses and associated paved parking and roadways, a clubhouse with swimming pool, a retail building, and tennis courts. Stormwater controls on the site include all erosion & sediment controls, three detention ponds, two dry ponds, a dry well underground infiltration structure, ~3220 feet of culvert pipe, plunge pools, check dams, level spreaders, stormwater manholes, and 35 catch basins.

Stonewall Windham LLC submitted an application on June 10, 2025. Engineering and construction costs with a CWC added 15% contingency totaled Two Million Fifty-Three Thousand Seven Hundred Twenty-Nine Dollars and Ninety-Three Cents (\$2,053,729.93). The applicant has elected for 50% reimbursement of all DEP and DEC stormwater costs for a total of One Million Twenty-Six Thousand Eight Hundred Sixty-Four Dollars and Ninety-Six Cents (\$1,026,864.96). The applicant is also considered a small business; therefore, funding will be divided between the Future Stormwater Program and the MOA 145 or Five Hundred Thirteen Thousand Four Hundred Thirty-Two Dollars and Forty-Eight Cents (\$513,432.48) from each program.

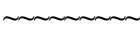
COST BREAKOUT	
Design:	\$59,907.11
Construction:	\$1,725,945
Total:	\$1,785,852.11
15% Contingency:	\$267,877.82
TOTAL:	\$2,053,729.93
50% Election	\$1,026,864.96
PROGRAM ALLOCATION	
FSW Funding	\$513,432.48
MOA-145 Funding	\$513,432.48

The CWC recommends reimbursement of up to Five Hundred Thirteen Thousand Four Hundred Thirty-Two Dollars and Forty-Eight Cents (\$513,432.48) from both the Future Stormwater Program and the MOA-145 Program to Stonewall Windham LLC for the design and construction costs of implementing a SWPPP required by NYC DEP Watershed Regulations and NYS DEC General Permit.

Recommended Future Stormwater Funding Request not to exceed \$513,432.48

Recommended MOA-145 Funding Request not to exceed \$513,432.48

Voice Vote carried unanimously.



A motion to approve Tab 7 to Tab 11, Resolution No. 5960 to Resolution No. 5964, was made by Innes Kasanof and seconded by Allen Hinkley.

Septic Over \$30,000 – Linda Jones – Tab 7

February 3, 2026

RESOLUTION NO. 5960

**BOARD APPROVAL OF SEPTIC CONSTRUCTION ESTIMATE OVER \$35,000:
LINDA JONES**

WHEREAS, pursuant to the Watershed Memorandum of Agreement and the Septic System Rehabilitation and Replacement Program Contracts with New York City Department of Environmental Protection, the Catskill Watershed Corporation (“CWC”) shall act as program manager for the Septic Program and implement the Septic Program consistent with the terms of said contracts; and

WHEREAS, pursuant to section 2:01:09 of the CWC Septic Rehabilitation and Replacement Program Rules Article 2A, if the total amount requested for reimbursement is more than Thirty-Five Thousand Dollars (\$35,000.00), the homeowner shall supply detailed quotes from three unrelated contractors, and CWC staff shall forward the design with recommendation to the CWC Board for approval; and

WHEREAS, CWC staff has reviewed three construction quotes, including the lowest quote for the septic system repair in the amount of Forty-Two Thousand Five Hundred Fifty-Two Dollars (\$42,552.00); and

WHEREAS, the contractor’s quote for this system is more than Thirty-Five Thousand Dollars (\$35,000.00); and

WHEREAS, the CWC staff have determined the eligible amount of Forty-Two Thousand Five Hundred Fifty-Two Dollars (\$42,552.00) to be a reasonable cost for this system in accordance with the schedule of values; and

WHEREAS, the Septic Committee has reviewed the documentation and recommend approving the reimbursement of Forty-Two Thousand Five Hundred Fifty-Two Dollars (\$42,552.00) as it is in substantial agreement with our schedule of values.

NOW, THEREFORE LET IT BE RESOLVED, that the CWC Board of Directors approves the eligible cost of this system for reimbursement to be the total not-to-exceed amount of Forty-Two Thousand Five Hundred Fifty-Two Dollars (\$42,552.00).

Linda Jones Over \$35,000:

Address: 383 Federal Hill Road, Delhi NY 3753

Town: Delhi

Bedrooms: 3

Engineer: Headwaters Engineering, PLLC

Contractor: A&M Excavating

Sign In Date: 3/1/25

Design Application Received By DEP: 7/30/25

Design Application Deemed Complete: 8/12/25

Date Recommended for DEP Design Approval: 9/3/25

2-Year Deadline: 3/21/27

Homeowner and CWC staff received three quotes from unrelated contractors for the amount of \$42,552.00, \$42,929.00 and \$46,255.00. Major components of this system include a 1,000-gallon septic tank, 220 linear feet of gravity pipe, one distribution box, 260 cubic yards of absorption fill material, 160 linear feet of Presby pipe, 19 cubic yards of C-33 sand, 129 linear feet of vent pipe, 90 linear feet of curtain drain, 25 linear feet of

curtain drain outlet pipe, 30 linear feet of access road, remove four trees, a temporary culvert and site restoration. The lowest quote is within 10% of the staff estimated cost of construction. Therefore, we are requesting that the Septic Committee recommends to the Board of Directors that they accept this reimbursement request of \$42,552.00.

Septic Over \$30,000 – Edison Lopez – Tab 8

February 3, 2026

RESOLUTION NO. 5961

**BOARD APPROVAL OF SEPTIC CONSTRUCTION ESTIMATE OVER \$30,000:
EDISON LOPEZ**

WHEREAS, pursuant to the Watershed Memorandum of Agreement and the Septic System Rehabilitation and Replacement Program Contracts with New York City Department of Environmental Protection, the Catskill Watershed Corporation (“CWC”) shall act as program manager for the Septic Program and implement the Septic Program consistent with the terms of said contracts; and

WHEREAS, pursuant to section 2:01:09 of the CWC Septic Rehabilitation and Replacement Program Rules Article 2A, if the total amount requested for reimbursement is more than Thirty Thousand Dollars (\$30,000.00) CWC staff shall forward the design with recommendation to the CWC Board for approval; and

WHEREAS, CWC staff has reviewed a construction quote submitted by a contractor for the septic system repair in the amount of Thirty-Four Thousand Nine Hundred Ninety-Nine Dollars (\$32,130.36); and

WHEREAS, the contractor’s quote for this system is more than Thirty Thousand Dollars (\$30,000.00); and

WHEREAS, the CWC staff have determined the eligible amount of Thirty-Two Thousand One Hundred Thirty Dollars and Thirty-Six Cents (\$32,130.36) to be a reasonable cost for this system in accordance with the schedule of values; and

WHEREAS, the Septic Committee has reviewed the documentation and recommend approving the reimbursement of Thirty-Two Thousand One Hundred Thirty Dollars and Thirty-Six Cents (\$32,130.36) as it is in substantial agreement with our schedule of values.

NOW, THEREFORE LET IT BE RESOLVED, that the CWC Board of Directors approves the eligible cost of this system for reimbursement to be the total not-to-exceed amount of Thirty-Two Thousand One Hundred Thirty Dollars and Thirty-Six Cents (\$32,130.36).

Edison Lopez Over \$30,000:

Address: 12293 Route 23A, Prattsville NY 12468

Town: Lexington

Bedrooms: 2

Engineer: Praetorius & Conrad P.C.

Contractor: GR Excavating Inc.

Sign In Date: 1/3/25

Design Application Received By DEP: 6/7/25

Design Application Deemed Complete: 8/4/25

Date Recommended For DEP Design Approval: 8/4/25

2-Year Deadline: 1/3/27

Homeowner and CWC staff received a quote from a contractor in the amount of \$32,130.36. Major components of this system include a 1,250-gallon septic tank, one pump chamber, 20 linear feet gravity pipe, 49 linear feet of force main, an effluent filter, one distribution box, 20 cubic yards of absorption fill material, 216 square feet of Eljen units, 16 cubic yards of C-33 sand, three risers, 40 linear feet of access road,

decommission a second septic tank, spread and reclaim excess material and site restoration. We received a quote for \$32,130.36. The quote is well below our estimated cost for construction. Therefore, we are requesting that the Septic Committee recommends to the Board of Directors that they accept this reimbursement request of \$32,130.36.

Septic Over \$30,000 – Tawney Meres – Tab 9

February 3, 2026

RESOLUTION NO. 5962

**BOARD APPROVAL OF SEPTIC CONSTRUCTION ESTIMATE OVER \$35,000:
TAWNY MERES**

WHEREAS, pursuant to the Watershed Memorandum of Agreement and the Septic System Rehabilitation and Replacement Program Contracts with New York City Department of Environmental Protection, the Catskill Watershed Corporation (“CWC”) shall act as program manager for the Septic Program and implement the Septic Program consistent with the terms of said contracts; and

WHEREAS, pursuant to section 2:01:09 of the CWC Septic Rehabilitation and Replacement Program Rules Article 2A, if the total amount requested for reimbursement is more than Thirty-Five Thousand Dollars (\$35,000.00), the homeowner shall supply detailed quotes from three unrelated contractors, and CWC staff shall forward the design with recommendation to the CWC Board for approval; and

WHEREAS, CWC staff has reviewed four construction quotes, including the lowest quote for the septic system repair in the amount of Sixty-Two Thousand Eight Hundred Twenty-Six Dollars (\$62,826.00); and

WHEREAS, the contractor’s quote for this system is more than Thirty-Five Thousand Dollars (\$35,000.00); and

WHEREAS, the CWC staff have determined the eligible amount of Sixty-Two Thousand Eight Hundred Twenty-Six Dollars (\$62,826.00) to be a reasonable cost for this system in accordance with the schedule of values; and

WHEREAS, the Septic Committee has reviewed the documentation and recommend approving the reimbursement of Sixty-Two Thousand Eight Hundred Twenty-Six Dollars (\$62,826.00) as it is in substantial agreement with our schedule of values.

NOW, THEREFORE LET IT BE RESOLVED, that the CWC Board of Directors approves the eligible cost of this system for reimbursement to be the total not-to-exceed amount of Sixty-Two Thousand Eight Hundred Twenty-Six Dollars (\$62,826.00).

Tawny Meres Over \$35,000:

Address: 6212 County Highway 26, Hamden NY 13782

Town: Hamden

Bedrooms: 3

Engineer: Steele Brook Engineering PLLC

Contractor: VanDusen Backhoe & Landscape Service

Sign In Date: 9/6/24

Design Application Received By DEP: 1/22/25

Design Application Deemed Complete: 2/5/25

Date Recommended for DEP Design Approval: 2/14/25

2-Year Deadline: 9/6/26

Homeowner and CWC staff received four quotes from unrelated contractors for the amount of \$62,826.00, \$71,435.00 \$88,055.00 and \$102,505.56. Major components of this system include a 1,000-gallon septic tank,

one pump chamber, 125 linear feet of gravity pipe, 152 linear feet of force main, an effluent filter, 131 cubic yards of absorption fill material, 100 cubic yards of random fill material, three peat modules, 60 linear feet of swale, three risers, 60 linear feet of access road, remove eight trees and two stumps, 30 linear feet of six-inch sleeve and site restoration. The lowest quote is within 10% of the staff estimated cost of construction. Therefore, we are requesting that the Septic Committee recommends to the Board of Directors that they accept this reimbursement request of \$62,826.00.

Septic Over \$30,000 – Doug Strait – Tab 10

February 3, 2026

RESOLUTION NO. 5963

**BOARD APPROVAL OF SEPTIC CONSTRUCTION ESTIMATE OVER \$35,000:
DOUG STRAIT**

WHEREAS, pursuant to the Watershed Memorandum of Agreement and the Septic System Rehabilitation and Replacement Program Contracts with New York City Department of Environmental Protection, the Catskill Watershed Corporation (“CWC”) shall act as program manager for the Septic Program and implement the Septic Program consistent with the terms of said contracts; and

WHEREAS, pursuant to section 2:01:09 of the CWC Septic Rehabilitation and Replacement Program Rules Article 2A, if the total amount requested for reimbursement is more than Thirty-Five Thousand Dollars (\$35,000.00), the homeowner shall supply detailed quotes from three unrelated contractors, and CWC staff shall forward the design with recommendation to the CWC Board for approval; and

WHEREAS, CWC staff has reviewed three construction quotes, including the lowest quote for the septic system repair in the amount of Forty-Three Thousand Two Hundred Thirty Dollars (\$43,230.00); and

WHEREAS, the contractor’s quote for this system is more than Thirty-Five Thousand Dollars (\$35,000.00); and

WHEREAS, the CWC staff have determined the eligible amount of Forty-Three Thousand Two Hundred Thirty Dollars (\$43,230.00) to be a reasonable cost for this system in accordance with the schedule of values; and

WHEREAS, the Septic Committee has reviewed the documentation and recommend approving the reimbursement of Forty-Three Thousand Two Hundred Thirty Dollars (\$43,230.00) as it is in substantial agreement with our schedule of values.

NOW, THEREFORE LET IT BE RESOLVED, that the CWC Board of Directors approves the eligible cost of this system for reimbursement to be the total not-to-exceed amount of Forty-Three Thousand Two Hundred Thirty Dollars (\$43,230.00).

Doug Strait Over \$35,000:

Address: 92 Alby Way, Prattsville NY 12468

Town: Prattsville

Bedrooms: 3

Engineer: Doug Strait P.E.

Contractor: James E. Rion

Sign In Date: 2/12/24

Design Application Received By DEP:

Design Application Deemed Complete: 6/18/25

Date Recommended for DEP Design Approval: 6/18/25

2-Year Deadline: 2/12/26

Homeowner and CWC staff received three quotes from unrelated contractors for the amount of \$43,230.00, \$61,816.62 and \$62,924.10. Major components of this system include a 1,000-gallon septic tank, a siphon chamber, 227 linear feet of gravity pipe, an effluent filter, one distribution box, 387 cubic yards of absorption fill material, 240 linear feet of absorption trench, 90 linear feet of curtain drain, 70 linear feet of curtain drain outlet pipe, three cleanouts, three risers, 180 linear feet of access road and site restoration. The lowest quote is within 10% of the staff estimated cost of construction. Therefore, we are requesting that the Septic Committee recommend to the Board of Directors that they accept this reimbursement request of \$43,230.00.

Septic Over \$30,000 – Gregory Wetzel – Tab 11

February 3, 2026

RESOLUTION NO. 5964

**BOARD APPROVAL OF SEPTIC CONSTRUCTION ESTIMATE OVER \$35,000:
GREGORY WETZEL**

WHEREAS, pursuant to the Watershed Memorandum of Agreement and the Septic System Rehabilitation and Replacement Program Contracts with New York City Department of Environmental Protection, the Catskill Watershed Corporation (“CWC”) shall act as program manager for the Septic Program and implement the Septic Program consistent with the terms of said contracts; and

WHEREAS, pursuant to section 2:01:09 of the CWC Septic Rehabilitation and Replacement Program Rules Article 2A, if the total amount requested for reimbursement is more than Thirty-Five Thousand Dollars (\$35,000.00), the homeowner shall supply detailed quotes from three unrelated contractors, and CWC staff shall forward the design with recommendation to the CWC Board for approval; and

WHEREAS, CWC staff has reviewed three construction quotes, including the lowest quote for the septic system repair in the amount of Forty-Two Thousand One Hundred Sixty-Five Dollars (\$42,165.00); and

WHEREAS, the contractor’s quote for this system is more than Thirty-Five Thousand Dollars (\$35,000.00); and

WHEREAS, the CWC staff have determined the eligible amount of Forty-Two Thousand One Hundred Sixty-Five Dollars (\$42,165.00) to be a reasonable cost for this system in accordance with the schedule of values; and

WHEREAS, the Septic Committee has reviewed the documentation and recommend approving the reimbursement of Forty-Two Thousand One Hundred Sixty-Five Dollars (\$42,165.00) as it is in substantial agreement with our schedule of values.

NOW, THEREFORE LET IT BE RESOLVED, that the CWC Board of Directors approves the eligible cost of this system for reimbursement to be the total not-to-exceed amount of Forty-Two Thousand One Hundred Sixty-Five Dollars (\$42,165.00).

Gregory Wetzel Over \$35,000:

Address: 511 Wolf Hollow Road, Andes NY 13731

Town: Andes

Bedrooms: 2

Engineer: John Bolger P.E.

Contractor: LaFever Excavating Inc.

Sign In Date: 6/24/24

Design Application Received By DEP: 2/25/24

Design Application Deemed Complete: 3/14/25

Date Recommended for DEP Design Approval: 6/16/25

2-Year Deadline: 6/24/26

Homeowner and CWC staff received three quotes from unrelated contractors for the amount of \$42,165.00, \$45,442.00 and \$51,375.50. Major components of this system include a 1,000-H2O gallon septic tank, one H2O pump chamber, 23 linear feet of gravity pipe, 26 linear feet of force main, 39 cubic yards of absorption fill material, 150 linear feet of Presby pipe, 30 cubic yards of C-33 sand, 34 linear feet of vent pipe, four cast iron risers, four additional riser sections, spread and reclaim material and site restoration. The lowest quote is within 10% of the staff estimated cost of construction. Therefore, we are requesting that the Septic Committee recommends to the Board of Directors that they accept this reimbursement request of \$42,165.00.

Voice Vote carried unanimously.



A motion to approve Tab 12, Resolution No. 5965, was made by Richard Parete and seconded by John Kosier.

Septic Over \$30,000 – Expanded Septic Program – Tibet House Inc: Menla Retreat & Day Spay – Tab 12

February 3, 2026

RESOLUTION NO. 5965

**BOARD APPROVAL OF SEPTIC CONSTRUCTION ESTIMATE OVER \$30,000:
TIBET HOUSE INC. - EXPANDED SEPTIC PROGRAM**

WHEREAS, pursuant to the 2017 Filtration Avoidance Determination, the Catskill Watershed Corporation (“CWC”) is the program manager for the CWC Expanded Septic Program and implements the Expanded Septic Program consistent per the terms of the Septic V Program Agreement; and

WHEREAS, pursuant to section 13:00:02:01 of the CWC Expanded Septic Program Rules Article 13, if the total amount requested for reimbursement is more than Thirty Thousand Dollars (\$30,000.00) CWC staff shall forward the design with recommendation to the CWC Board for approval; and

WHEREAS, CWC staff has reviewed a construction quote submitted by a contractor for the septic system repair in the amount of Forty-Two Thousand Eight Hundred Seventy-Five Dollars and Forty-Four Cents (\$42,875.44); and

WHEREAS, the contractor’s quote for this system is more than Thirty Thousand Dollars (\$30,000.00); and

WHEREAS, the CWC staff have determined the contractor’s quote of Forty-Two Thousand Eight Hundred Seventy-Five Dollars and Forty-Four Cents (\$42,875.44) to be a reasonable cost for this system in accordance with our schedule of values; and

WHEREAS, the Septic Committee has reviewed the documentation and recommend approving the reimbursement of Forty-Two Thousand Eight Hundred Seventy-Five Dollars and Forty-Four Cents (\$42,875.44) as it is in substantial agreement with our schedule of values.

NOW, THEREFORE LET IT BE RESOLVED, that the CWC Board of Directors approves the eligible cost of this system for reimbursement to be the total not-to-exceed amount of Forty-Two Thousand Eight Hundred Seventy-Five Dollars and Forty-Four Cents (\$42,875.44).

Tibet House US Inc. Backup

Expanded Septic Program: Menla Retreat & Day Spa

Address: 48 Northwest Road, Phoenicia NY 12464

Town: Shandaken

Bedroom: 4

Engineer: Civil 1

Contractor: Chad Davis Contracting

Sign In Date: 04/25/25

Design Application Received By DEP: 5/20/25

Design Application Deemed Complete: 6/12/25

Date Recommended For DEP Design Approval: 11/6/25

2-Year Deadline: 04/05/27

Property owner and CWC staff received a quote from a contractor in the amount of \$42,875.44. Major components of this system include a 1,250-gallon septic tank, 69 linear feet of gravity pipe, 308 cubic yards of absorption fill material, 150 linear feet of Presby pipe, 75 cubic yards of C-33 sand, 10 linear feet of vent pipe, 92 linear feet of silt fence, 160 linear feet of access road, 2,200 square feet of jute fabric, remove 15 trees, set the septic tank with a large excavator, decommission a second dry well and site restoration. The quote is within 10% of CWC’s estimated cost of construction. The Septic Committee recommends that the CWC Board approve reimbursement in an amount not to \$42,875.44.

Voice Vote carried unanimously.



A motion to approve Tab 13 to Tab 17, Resolution No. 5966 to Resolution No. 5970, was made by Arthur Merrill and seconded by James Sofranko.

Septic Over \$30,000 – Additional Cost – Tara Buckley – Tab 13

February 3, 2026

RESOLUTION NO. 5966

**BOARD APPROVAL OF SEPTIC CONSTRUCTION ESTIMATE
OVER \$30,000 – ADDITIONAL COSTS:
TARA BUCKLEY**

WHEREAS, pursuant to the Watershed Memorandum of Agreement and the Septic System Rehabilitation and Replacement Program Contracts with New York City Department of Environmental Protection, the Catskill Watershed Corporation (“CWC”) shall act as program manager for the Septic Program and implement the Septic Program consistent with the terms of said contracts; and

WHEREAS, pursuant to section 2:01:09 of the CWC Septic Rehabilitation and Replacement Program Rules Article 2A, if the total amount requested for reimbursement is more than Thirty Thousand Dollars (\$30,000.00) CWC staff shall forward the design with recommendation to the CWC Board for approval; and

WHEREAS, on June 3, 2025, by Resolution Number 5730, the CWC Board approved reimbursement to Tara Buckley in an amount not-to-exceed Eighty Thousand Five Hundred Eight Dollars and Ninety-Five Cents (\$80,508.95); and

WHEREAS, CWC staff has reviewed an additional construction invoice of costs incurred submitted by the homeowner for the septic system repair in the amount of Forty-Five Thousand Five Hundred Nine Dollars and Sixteen Cents (\$45,509.16); and

WHEREAS, the total contractor’s invoices for this system are more than Thirty Thousand Dollars (\$30,000.00); and

WHEREAS, CWC staff have determined the total reasonable cost of the additional work according to CWC Schedule of Values to be Forty-Five Thousand Five Hundred Nine Dollars and Sixteen Cents (\$45,509.16); and

WHEREAS, CWC staff have determined that One Hundred Twenty-Six Thousand Eighteen Dollars and Eleven Cents (\$126,018.11) is a reasonable cost for this system in accordance with our schedule of values; and

WHEREAS, the Septic Committee has reviewed the documentation and recommend approving total reimbursement of One Hundred Twenty-Six Thousand Eighteen Dollars and Eleven Cents (\$126,018.11) as it is in substantial agreement with our schedule of values.

NOW, THEREFORE LET IT BE RESOLVED, that the CWC Board of Directors approves the eligible cost of this system for reimbursement to be the total not-to-exceed amount of One Hundred Twenty-Six Thousand Eighteen Dollars and Eleven Cents (\$126,018.11).

Tara Buckley Backup

Address: 7066 State Route 28, Shandaken NY 12481

Town: Shandaken

Engineer: Christopher DiChiaro P.E.

Contractor: Eberhardt Excavation LLC

This project was previously approved for \$80,508.95. The contractor discovered at the beginning of construction that the access route quoted was not possible due to wet conditions that were not present during design. An access road had to be built from State Route 28 to deliver materials to the site. This required 35 less feet of access road. This amount was quoted back, but the contractor had to get a DOT access permit, hire flaggers, get an MPT sign package and rent a crash truck. The existing drainage ditch had to be changed to a deep curtain drain and swale. The contractor had quoted rerouting existing storm drainage on the west side of the house. When excavation began, it became apparent that it needed replacement. An additional 90 linear feet of culvert pipe and a catch basin were installed. A third grey water line and a cesspool were discovered. The line was connected to the new system Several large boulders were encountered that were unsuitable for backfill. They were spread and reclaimed on site. Topsoil, seed and mulch had to be spread over a larger area. The contractor has requested \$45,509.16 for the added work. This amount appears to be reasonable and justified. The Septic Committee recommends that the CWC Board of Directors approve an additional reimbursement of \$45,509.16 for total reimbursement not-to-exceed \$126,018.11.

Septic Over \$30,000 – Additional Cost – Ryan Holland – Tab 14

February 3, 2026

RESOLUTION NO. 5967

**BOARD APPROVAL OF SEPTIC CONSTRUCTION ESTIMATE
OVER \$30,000 – ADDITIONAL COSTS:
RYAN HOLLAND**

WHEREAS, pursuant to the Watershed Memorandum of Agreement and the Septic System Rehabilitation and Replacement Program Contracts with New York City Department of Environmental Protection, the Catskill Watershed Corporation (“CWC”) shall act as program manager for the Septic Program and implement the Septic Program consistent with the terms of said contracts; and

WHEREAS, pursuant to section 2:01:09 of the CWC Septic Rehabilitation and Replacement Program Rules Article 2A, if the total amount requested for reimbursement is more than Thirty Thousand Dollars (\$30,000.00) CWC staff shall forward the design with recommendation to the CWC Board for approval; and

WHEREAS, CWC Staff previously approved reimbursement to Ryan Holland in the amount not-to-exceed One Thousand Six Hundred Eighty-Four Dollars and Twenty Cents (\$1,684.20) for installation of a one thousand two hundred fifty-gallon septic tank; and

WHEREAS, in April of 2025 the project was approved in the amount not-to-exceed Thirty-One Thousand Four Hundred Seventy-Nine Dollars and Sixty Cents (\$31,479.60); and

WHEREAS, the total contractor's invoices for this system is more than Thirty Thousand Dollars (\$30,000.00); and

WHEREAS, CWC staff have determined the total reasonable cost of the additional work according to CWC Schedule of Values to be One Thousand Two Hundred Ten Dollars and Eighty Cents (\$1,210.80); and

WHEREAS, CWC staff have determined that One Thousand Two Hundred Ten Dollars and Eighty Cents (\$1,210.80) is a reasonable cost for this system in accordance with our schedule of values; and

WHEREAS, the Septic Committee has reviewed the documentation and recommend approving total reimbursement of Thirty-Four Thousand Three Hundred Seventy-Four Dollars and Sixty Cents (\$34,374.60) as it is in substantial agreement with our schedule of values.

NOW, THEREFORE LET IT BE RESOLVED, that the CWC Board of Directors approves the eligible cost of this system for reimbursement to be the total not-to-exceed amount of Thirty-Four Thousand Three Hundred Seventy-Four Dollars and Sixty Cents (\$34,374.60).

Ryan Holland Backup

Address: 289 McNaught Hill Road, Bovina NY 13740

Town: Bovina

Engineer: John Bolger P.E.

Contractor: Tweedie Construction Services Inc.

This project was previously approved for \$1,684.20 to install a 1,250-gallon septic tank in 2010 for a former owner. \$31,479.60 was approved in April 2025 to replace the absorption field. The engineer directed the contractor to install 100 linear feet of curtain drain to prevent the pump chamber from being flooded. The contractor has requested \$2,018.00 for the added work. This is a secondary residence eligible for 60% reimbursement. $\$2,018.00 \times 60\% = \$1,210.80$. This amount appears to be reasonable and justified. The total project cost will be \$34,374.60. The Committee recommended that a resolution be brought before the Board of Directors to reimburse Ryan Holland in the amount not to exceed \$1,210.80 for additional costs to build his septic system.

Septic Over \$30,000 – Additional Cost – Nicholas Lewis – Tab 15

February 3, 2026

RESOLUTION NO. 5968

BOARD APPROVAL OF SEPTIC CONSTRUCTION ESTIMATE

OVER \$30,000 – ADDITIONAL COSTS:

NICHOLAS LEWIS

WHEREAS, pursuant to the Watershed Memorandum of Agreement and the Septic System Rehabilitation and Replacement Program Contracts with New York City Department of Environmental Protection, the

Catskill Watershed Corporation (“CWC”) shall act as program manager for the Septic Program and implement the Septic Program consistent with the terms of said contracts; and

WHEREAS, pursuant to section 2:01:09 of the CWC Septic Rehabilitation and Replacement Program Rules Article 2A, if the total amount requested for reimbursement is more than Thirty Thousand Dollars (\$30,000.00) CWC staff shall forward the design with recommendation to the CWC Board for approval; and

WHEREAS, on May 2, 2023, by Resolution Number 4804, the CWC Board approved reimbursement to Nicholas Lewis in an amount not-to-exceed Thirty-Four Thousand Four Hundred Forty-Eight Dollars and Twenty-Three Cents (\$34,448.23); and

WHEREAS, CWC staff has reviewed an additional construction invoice of costs incurred submitted by the homeowner for the septic system repair in the amount of Three Thousand One Hundred Seventy-Two Dollars and Sixty Cents (\$3,172.60); and

WHEREAS, the total contractor’s invoices for this system is more than Thirty Thousand Dollars (\$30,000.00); and

WHEREAS, CWC staff have determined the total reasonable cost of the additional work according to CWC Schedule of Values to be Three Thousand One Hundred Seventy-Two Dollars and Sixty Cents (\$3,172.60); and

WHEREAS, CWC staff have determined that Thirty-Seven Thousand Six Hundred Twenty Dollars and Eighty-Three Cents (\$37,620.83) is a reasonable cost for this system in accordance with our schedule of values; and

WHEREAS, the Septic Committee has reviewed the documentation and recommend approving total reimbursement of Thirty-Seven Thousand Six Hundred Twenty Dollars and Eighty-Three Cents (\$37,620.83) as it is in substantial agreement with our schedule of values.

NOW, THEREFORE LET IT BE RESOLVED, that the CWC Board of Directors approves the eligible cost of this system for reimbursement to be the total not-to-exceed amount of Thirty-Seven Thousand Six Hundred Twenty Dollars and Eighty-Three Cents (\$37,620.83).

Nicholas Lewis Backup

Address: 489 Takanasee Road, Fleischmanns NY 12430

Town: Middletown

Engineer: Rex Sanford P.E.

Contractor: Josh Construction

This project was previously approved for \$34,448.23. The septic tank delivery truck was unable to navigate the access road to set the tank behind the house. The contractor had to use a large excavator to carry and set the tank. Large rocks and boulders had to be removed from trench areas to complete the system. The contractor brought 30 cubic yards of absorption fill material to backfill absorption trenches. The contractor has requested \$3,172.60 for the added work. This amount appears to be reasonable and justified. The Septic Committee recommends that the CWC Board of Directors approve an additional reimbursement of \$3,172.60 for total reimbursement not-to-exceed \$37,620.83.

Septic Over \$30,000 – Additional Cost – Ryan Rowlett – Tab 16

February 3, 2026

RESOLUTION NO. 5969

**BOARD APPROVAL OF SEPTIC CONSTRUCTION ESTIMATE
OVER \$30,000 – ADDITIONAL COSTS:**

RYAN ROWLETT

WHEREAS, pursuant to the Watershed Memorandum of Agreement and the Septic System Rehabilitation and Replacement Program Contracts with New York City Department of Environmental Protection, the Catskill Watershed Corporation (“CWC”) shall act as program manager for the Septic Program and implement the Septic Program consistent with the terms of said contracts; and

WHEREAS, pursuant to section 2:01:09 of the CWC Septic Rehabilitation and Replacement Program Rules Article 2A, if the total amount requested for reimbursement is more than Thirty Thousand Dollars (\$30,000.00) CWC staff shall forward the design with recommendation to the CWC Board for approval; and

WHEREAS, on September 3, 2024, by Resolution Number 5395, the CWC Board approved reimbursement to Ryan Rowlett in an amount not-to-exceed Forty-One Thousand Five Hundred Twenty-Five Dollars (\$41,525.00); and

WHEREAS, CWC staff has reviewed an additional construction invoice of costs incurred submitted by the homeowner for the septic system repair in the amount of Two Thousand Three Hundred Thirty-One Dollars and Twenty-Five Cents (\$2,331.25); and

WHEREAS, the total contractor’s invoices for this system are more than Thirty Thousand Dollars (\$30,000.00); and

WHEREAS, CWC staff have determined the total reasonable cost of the additional work according to CWC Schedule of Values to be Two Thousand Three Hundred Thirty-One Dollars and Twenty-Five Cents (\$2,331.25); and

WHEREAS, CWC staff have determined that Forty-Three Thousand Eight Hundred Fifty-Six Dollars and Twenty-Five Cents (\$43,856.25) is a reasonable cost for this system in accordance with our schedule of values; and

WHEREAS, the Septic Committee has reviewed the documentation and recommend approving total reimbursement of Forty-Three Thousand Eight Hundred Fifty-Six Dollars and Twenty-Five Cents (\$43,856.25) as it is in substantial agreement with our schedule of values.

NOW, THEREFORE LET IT BE RESOLVED, that the CWC Board of Directors approves the eligible cost of this system for reimbursement to be the total not-to-exceed amount of Forty-Three Thousand Eight Hundred Fifty-Six Dollars and Twenty-Five Cents (\$43,856.25).

Ryan Rowlett Backup

Address: 2325 County Highway 8, Roxbury NY 12474

Town: Roxbury

Engineer: John Bolger P.E.

Contractor: Jim Peters Excavating LLC

This project was previously approved for \$41,525.00. A large buried concrete slab was discovered when the contractor began excavation to install the Fuji aerobic unit. Five hours of hammering were required to attain necessary depth. The contractor has requested \$2,331.25 for the added work. This amount appears to be reasonable and justified. The Septic Committee recommends that the CWC Board of Directors approve an additional reimbursement of \$2,331.25 for total reimbursement not-to-exceed \$43,856.25.

RESOLUTION NO. 5970

**BOARD APPROVAL OF SEPTIC CONSTRUCTION ESTIMATE
OVER \$30,000 – ADDITIONAL COSTS:
LAURA WHITE**

WHEREAS, pursuant to the Watershed Memorandum of Agreement and the Septic System Rehabilitation and Replacement Program Contracts with New York City Department of Environmental Protection, the Catskill Watershed Corporation (“CWC”) shall act as program manager for the Septic Program and implement the Septic Program consistent with the terms of said contracts; and

WHEREAS, pursuant to section 2:01:09 of the CWC Septic Rehabilitation and Replacement Program Rules Article 2A, if the total amount requested for reimbursement is more than Thirty Thousand Dollars (\$30,000.00) CWC staff shall forward the design with recommendation to the CWC Board for approval; and

WHEREAS, on September 2, 2025, by Resolution Number 5813, the CWC Board approved reimbursement to Laura White in an amount not-to-exceed Sixty Thousand Three Hundred Forty-Four Dollars and Forty-Five Cents (\$60,344.45); and

WHEREAS, CWC staff has reviewed an additional construction invoice of costs incurred submitted by the homeowner for the septic system repair in the amount of Fourteen Thousand Seven Hundred Eighty-Six Dollars and Fifteen Cents (\$14,786.15); and

WHEREAS, the total contractor’s invoices for this system are more than Thirty Thousand Dollars (\$30,000.00); and

WHEREAS, CWC staff have determined the total reasonable cost of the additional work according to CWC Schedule of Values to be Fourteen Thousand Seven Hundred Eighty-Six Dollars and Fifteen Cents (\$14,786.15); and

WHEREAS, CWC staff have determined that Seventy-Five Thousand One Hundred Thirty Dollars and Sixty Cents (\$75,130.60) is a reasonable cost for this system in accordance with our schedule of values; and

WHEREAS, the Septic Committee has reviewed the documentation and recommend approving total reimbursement of Seventy-Five Thousand One Hundred Thirty Dollars and Sixty Cents (\$75,130.60) as it is in substantial agreement with our schedule of values.

NOW, THEREFORE LET IT BE RESOLVED, that the CWC Board of Directors approves the eligible cost of this system for reimbursement to be the total not-to-exceed amount of Seventy-Five Thousand One Hundred Thirty Dollars and Sixty Cents (\$75,130.60).

Laura White Backup

Address: 64 Porcupine Road, Grahamsville NY 12740

Town: Denning

Engineer: Steele Brook Engineering

Contractor: Mammoth Excavation

This project was previously approved for \$60,344.45. While preparing to install absorption fill material, the contractor discovered that the water supply line to the house went through the planned absorption field. The engineer submitted a new design to NYCDEP re-locating the absorption field further up the hill. The new design required a pump chamber, two-inch force main an additional riser, more tree removal and spread and reclaim excess material removed for the pump chamber. The contractor has requested \$14,786.15 for the

added work. This amount appears to be reasonable and justified. The Septic Committee recommends that the CWC Board of Directors approve an additional reimbursement of \$14,786.15 for total reimbursement not-to-exceed \$75,130.60.

Voice Vote carried unanimously.



A motion to approve Tab 18, Resolution No. 5971, was made by Joseph Cetta and seconded by Richard Parete.

Second Time Repair Eligibility – Christina Mitchell – Tab 18

February 3, 2026

RESOLUTION NO. 5971

BOARD APPROVAL OF MOA SEPTIC PROGRAM - SECOND TIME REPAIR ELIGIBILITY – CHRISTINA MITCHELL

WHEREAS, pursuant to the Watershed Memorandum of Agreement and the Septic System Rehabilitation and Replacement Program Contracts with New York City Department of Environmental Protection, the Catskill Watershed Corporation (“CWC”) shall act as program manager for the Septic Program and implement the Septic Program consistent with the terms of said contracts; and

WHEREAS, pursuant to section 2:01:05 of the CWC Septic Rehabilitation and Replacement Program Rules (MOA Septic Program) Article 2A, CWC Board of Directors in consultation with the Executive Director may find a property eligible for funding of a septic or component thereof previously paid for by the CWC MOA Septic Program if ten (10) years has elapsed from date of construction completion and absent misuse by the Property owner; and

WHEREAS, the Applicant, Christina Mitchell, requested eligibility under the MOA Septic Program for a second time repair funding for their septic system; and

WHEREAS, CWC staff have confirmed that the Applicant’s septic system is currently failing or reasonably likely to fail in the near future, that more than ten years has elapsed from date of construction approval, and that the Applicant has not misused the septic system following the prior construction approval; and

WHEREAS, the Septic Committee has reviewed the documentation and recommends the CWC Board approve the Applicant’s eligibility for a second time repair funding from MOA Septic Program.

NOW, THEREFORE LET IT BE RESOLVED, that the CWC Board of Directors in consultation with the CWC Executive Director approves Applicant’s request for eligibility for second time repair funding from the MOA Septic Program.

Christina Mitchell Backup

The property is located in the town of Walton. This project was paid for in 2014 under our Priority 7 Program. A Second Time Repair was approved by the Committee and Board of Directors for a pump replacement. The pump has been replaced and paid for. The pump alarm continues to ring. The level in the pump chamber is too high. There may be electrical issues and possible infiltration. Exploratory work will need to be done to diagnose the problem. The homeowner had a maintenance pump out done in 2023. Discussion.

Voice Vote carried unanimously.



A motion to approve Tab 19, Resolution No. 5972, was made by John Kosier and seconded by Jeff Senterman.

Septic Maintenance Over \$1,000 – Joan & Robert Hunt – Tab 19

February 3, 2026

RESOLUTION NO. 5972

**BOARD APPROVAL OF SEPTIC MAINTENANCE OVER \$1,000:
JOAN AND ROBERT HUNT**

WHEREAS, pursuant to the 2002 and subsequent Filtration Avoidance and the Septic Maintenance Contract with New York City Department of Environmental Protection, the Catskill Watershed Corporation (“CWC”) shall act as program manager for the Septic Maintenance Program and implement the Program consistent with the terms of said contract; and

WHEREAS, pursuant to section 10:01:03 of the CWC Septic Maintenance Program Rules Article 10, if the total amount requested for reimbursement is more than One Thousand Dollars (\$1,000.00), CWC staff shall forward the request with recommendation to the CWC Board for approval; and

WHEREAS, CWC staff has reviewed reimbursement request from property owners in the amount of One Thousand Nine Dollars (\$1,009.00); and

WHEREAS, the maintenance reimbursement request for this system is more than One Thousand Dollars (\$1,000.00); and

WHEREAS, the CWC staff have determined the eligible amount of One Thousand Nine Dollars (\$1,009.00) to be a reasonable cost for this maintenance; and

WHEREAS, the Septic Committee has reviewed the documentation and recommend approving the reimbursement of One Thousand Nine Dollars (\$1,009.00).

NOW, THEREFORE LET IT BE RESOLVED, that the CWC Board of Directors approves the eligible cost of this system maintenance for reimbursement to be the total not-to-exceed amount of One Thousand Nine Dollars (\$1,009.00).

Septic Maintenance Over \$1,000.00 Backup

Joan and Robert Hunt

Address: 724 County Highway 3, Margaretville, New York 12455

Town: Middletown

Contractors: T. Dolph Inc.; LaFever Excavating, Inc. and Neal Many

Mr. and Ms. Hunt have submitted receipts for the following costs to pump out their septic tank. \$375.00 from T. Dolph Inc. to locate the septic tank. This required cutting the pipe to run a camera through the line. \$25.00 to repair the cut pipe was disallowed for a total of \$350.00. \$1,218.00 from LaFever Excavating, Inc. to uncover the tank with an excavator and install a six-inch riser with lid and five additional one-foot sections. \$450.00 from Neal Many for pumping the septic tank. $\$350.00 + \$1,218.00 + \$450.00 = \$2,018.00$. CWC Septic Maintenance Program Rules provide for 50% reimbursement, in this case \$1,009.00. Program Rules require Septic Committee and Board of Directors approval for Septic Maintenance Program funding requests over \$1,000.00. CWC Septic Committee recommends the CWC Board of Directors approve the reimbursement request.

Voice Vote carried unanimously.

A motion to approve Tab 20, Resolution No. 5973, was made by Arthur Merrill and seconded by Inness Kasanof.

Septic Program Rule Change – Tab 20

February 3, 2026

RESOLUTION NO. 5973

**MOA SEPTIC PROGRAM RULE CHANGE FOR REIMBURSEMENT OF PAST REPAIRS
OUTSIDE PRIORITY AREAS ON OR BEFORE DECEMBER 31, 2025**

WHEREAS, pursuant to the 1997 Watershed Memorandum of Agreement (Paragraph 124) and the Septic System Rehabilitations and Replacements Program Contract (the “Septic Program”) with NYCDEP, the CWC shall act as program manager for the Septic Program and implement the Septic Program consistent with the terms of said contract and CWC’s Septic Program Rules; and

WHEREAS, the CWC Septic Program Rules (Article 2-A) established priority areas for the CWC Septic Program, effective on July 1, 1999; and

WHEREAS, by Resolution Number 5602, the CWC Board of Directors approved a program rule change to Article 2-A to provide for reimbursement to homeowners outside of current priority areas who repaired or replaced their septic system prior to December 31, 2024; and

WHEREAS, watershed residents outside of the current CWC Septic Program priority areas have rehabilitated or replaced their septic systems after December 31, 2024; and

WHEREAS, the repair or replacement of these septic systems has been and will continue to benefit the water quality in the West of Hudson Watershed; and

WHEREAS, the CWC Septic Committee and CWC staff estimate that there is adequate funding and personnel to reimburse those residents who repaired or replaced their septic system between February 14, 2017, and December 31, 2025, regardless of whether or not those systems are located in an existing priority area.

NOW, THEREFORE BE IT RESOLVED, that the CWC Board approves the attached amendment of Article 2A of the CWC Septic Program Rules as described in Attachment A to provide for the reasonable and necessary reimbursement to individuals who repaired or replaced failed septic systems between February 14, 2017, and December 31, 2025, in areas within the West of Hudson Watershed but outside the CWC Septic Program priority areas.

ATTACHMENT A

Proposed changes are **underlined**.

Proposed deletions are **~~struck out~~**.

2:00:02:01 Reimbursement for Past Completed Repairs

1. The property owner of an eligible septic system within or outside current priority areas can be reimbursed under applicable program rules for eligible costs for repairs/replacement completed on or before ~~December 31, 2023~~ **DECEMBER 31, 2025** and as provided below. For reimbursements under this section only, CWC staff need not determine if the system was in failure or reasonably likely to fail prior to the repair/replacement.

a. For reimbursement requests received on or after **March 2, 2010**, an eligible system must have been repaired or replaced between February 14, 2017 and ~~December 31, 2023~~ **DECEMBER 31, 2025**. To be eligible for reimbursement, all homeowners must either:

- i. Provide copy of NYCDEP Final Construction Approval; or
- ii. For repairs/replacement that under the Watershed Regulations do not require NYCDEP Construction approval, such as in-kind septic tank replacements, either:
 1. Notify CWC within a reasonable time prior to such repair/replacement. CWC must witness the installation of repairs/replacements for which reimbursement is requested; or
 2. Submit the following to the CWC Board for approval:
 - a. Sufficient documentation, including invoices and canceled checks, demonstrating that such repair/replacement was completed and paid for; and
 - b. Affidavits signed by the homeowner and contractor, notarized by a notary public, attesting that:
 - i. The work for which reimbursement is requested was completed as described; and
 - ii. Payment was provided to the contractor as described in the documentation.

Upon receipt of all necessary documentation, and any required CWC Board approval, the CWC may pay a portion of reasonable and necessary costs of improvements made to such eligible septic system.

2. An eligible system repaired or replaced after ~~December 31, 2023~~ **DECEMBER 31, 2025** will follow Section 2:00:02:03.
3. Every property owner requesting reimbursement under the Septic Program must execute a program participation agreement.

Voice Vote carried unanimously.

~~~~~

A motion to approve Tab 21, Resolution No. 5974, was made by Richard Parete and seconded by Allen Hinkley.

**FSW – Restriction of Earnings Transfer – Tab 21**

February 3, 2026

**RESOLUTION NO. 5974**

**FUTURE STORMWATER PROGRAM - RESTRICTION OF EARNINGS TRANSFER**

**WHEREAS**, the 1997 New York City Watershed MOA (MOA) allows for the Catskill Watershed Corporation (CWC) to establish a program to design, construct, implement and maintain new stormwater measures pursuant to stormwater pollution prevention plans required by 18-39(b)(3) of the watershed regulations; and

**WHEREAS**, the CWC established the Future Stormwater Program (Program) that provides reimbursement for eligible projects; and

**WHEREAS**, pursuant to the MOA Paragraph 128(d)(i) and (ii), the principal amount of Future Stormwater Funds may be used only to pay the cost of designing, constructing, permitting and implementing eligible stormwater projects, and may not be used to pay any operation or maintenance costs; and

**WHEREAS**, pursuant to the MOA Paragraph 128(d)(iii), earnings on Future Stormwater Funds may be used to pay for operation and maintenance costs directly related to or resulting from an eligible stormwater project; and

**WHEREAS**, the CWC Board of Directors passed Resolution No. 256 on April 24, 1999, that allocated all 1999 earnings in the Future Stormwater Program Fund to pay for operation and maintenance costs resulting from an eligible stormwater project; and

**WHEREAS**, the CWC Board of Directors passed Resolution No. 309 on October 26, 1999, which established that One Million Dollars (\$1,000,000) be set aside and that all earnings were reserved for paying approved operation and maintenance costs; and

**WHEREAS**, the CWC Board of Directors passed Resolution No. 800 on January 25, 2005, which allocated all Future Stormwater earnings to pay for operation and maintenance costs resulting from an eligible stormwater project; and

**WHEREAS**, the eligible Future Stormwater funding is less than \$1,000,000.00; and

**WHEREAS**, the CWC Finance Committee recommended transferring \$3,000,000.00 of operation and maintenance reserve funding to the Future Stormwater Program and continue reserving all interest earnings to pay for operation and maintenance costs; and

**NOW, THEREFORE, LET IT BE RESOLVED**, that the Board authorizes the transfer of \$3,000,000.00 from the operation and maintenance reserve to the Future Stormwater Program and to continue reserving all interest earnings to pay for operation and maintenance costs resulting from an eligible stormwater project.

*Voice Vote carried unanimously.*



A motion to approve Tab 22, Resolution No. 5975, was made by John Kosier and seconded by Allen Hinkley.

**FSW – Paul Haley Residence – Lake in the Sky Subdivision – Tab 22**

February 3, 2026

**RESOLUTION NO. 5975**

**BOARD REVIEW OF FUTURE STORMWATER PROGRAM APPLICATION FOR PAUL HALEY  
RESIDENCE  
STORMWATER CONTROLS REIMBURSEMENT**

**WHEREAS**, the 1997 New York City Watershed Memorandum of Agreement (“Watershed MOA”) paragraph 128 (“Future Stormwater Program”) directs the Catskill Watershed Corporation (“CWC”) to establish a program to pay for the reasonable and proper cost to design, implement, permit, construct and maintain new stormwater measures pursuant to stormwater pollution prevention plans required by the 18-39(b)(3) and 18-39(e) of the watershed regulations; and

**WHEREAS**, Section 145(ii) of the Watershed MOA and the West of Hudson Future Stormwater Program Rules provide for payment of eligible project costs required solely by the New York City Department of Environmental Protection (“NYCDEP”) and not otherwise required by State or federal law; and

**WHEREAS**, Paul Haley has applied for funding of eligible project costs in the amount of Eleven Thousand Four Hundred Fifty-Six Dollars and Twenty Cents (\$11,456.20) for design and construction of new stormwater controls related to the construction of a new residence in the Town of Gilboa; and

**WHEREAS**, the CWC share of stormwater funding is 50% of the eligible costs for this project because Paul Haley’s residence is part of a larger common plan of development; and

**WHEREAS**, the Future Stormwater Program Rules require that the CWC Board of Directors shall review and approve each application, with attached documentation and staff recommendations; and

**WHEREAS**, CWC staff recommended reimbursement of eligible stormwater costs for a total not-to-exceed amount of Eleven Thousand Four Hundred Fifty-Six Dollars and Twenty Cents (\$11,456.20); and

**WHEREAS**, the CWC Wastewater/Stormwater Committee recommended that the application be approved by the CWC Board of Directors.

**NOW, THEREFORE, LET IT BE RESOLVED**, that the CWC Board of Directors has reviewed the attached application, staff recommendation and supporting documentation and approves payment of Eleven Thousand Four Hundred Fifty-Six Dollars and Twenty Cents (\$11,456.20).

**NOW, THEREFORE BE IT FURTHER RESOLVED**, approval of funding by the CWC Board of Directors constitutes a preliminary decision under the 1997 Watershed Memorandum of Agreement and the decision will become final without any further action by the CWC Board of Directors unless an objection is timely filed with the Watershed Protection and Partnership Council.

**Paul Haley Residence – Lake in the Sky Subdivision**

**Program:** Future Stormwater

**Address:** 146 Lake in the Sky Drive Lot 26, Gilboa, NY

**Engineer:** Ed McCarthy

**Contractor:** Delaware Bulldozing Company

**Project Description:**

On May 7, 2020 DEP approved the Stormwater Pollution Prevention Plan (SWPPP) for the Haley Residence located in the Lake in the Sky Subdivision in the Town of Gilboa. The project is part of a larger common plan of development resulting in greater than 5-acres of land disturbance. A SWPPP was required by NYC DEP to meet the Watershed Regulations. In addition, a SWPPP was required for coverage under the NYS DEC “General Permit for Stormwater Discharges from Construction Activities” (GP-0-15-02). The NYC DEP issued a construction acceptance letter for the project on October 28, 2025.

The project consisted of constructing a single-family residential home. Stormwater controls included erosion and sediment controls, multiple rain gardens, plantings, gutters, stormwater piping, a swale, plunge pool and level spreader. On December 11, 2025, Paul Haley applied to the CWC Future Stormwater program for the design and construction costs of implementing a SWPPP. CWC removed ineligible items from the request. Design and construction costs totaled Twenty-Two Thousand Nine Hundred Twelve Dollars and Forty Cents (\$22,912.40). The applicant has elected for 50% reimbursement of eligible costs or Eleven Thousand Four Hundred Fifty-Six Dollars and Twenty Cents (\$11,456.20).

| <b>COST BREAKOUT</b>      |                    |
|---------------------------|--------------------|
| Design:                   | \$2,250.00         |
| Construction:             | \$20,662.40        |
| <b>Total:</b>             | \$22,912.40        |
| 15% Contingency:          | \$0                |
| <b>TOTAL:</b>             | \$22,912.40        |
| <b>50% Election</b>       | <b>\$11,456.20</b> |
| <b>PROGRAM ALLOCATION</b> |                    |
| FSW Funding               | <b>\$11,456.20</b> |
| MOA-145 Funding           | \$0                |

The CWC recommends reimbursement of up to Eleven Thousand Four Hundred Fifty-Six Dollars and Twenty Cents (\$11,456.20) to Paul Haley for 50% of the costs associated with implementing a SWPPP required by NYC Watershed Regulations and the NYS DEC General Permit.

**Recommended Future Stormwater Funding not-to-exceed: \$11,456.20**

*Voice Vote carried unanimously.*



A motion to approve Tab 23, Resolution No. 5976, was made by Innes Kasanof and seconded by Arthur Merrill.

**Policy – Records Retention Policy – Tab 23**

February 3, 2026

**RESOLUTION NO. 5976**  
**CWC RECORDS RETENTION POLICY**

**WHEREAS**, one of the purposes of the Catskill Watershed Corporation (CWC) is administration of watershed protection and partnership programs; and

**WHEREAS**, CWC pursuant to its by-laws agreed to comply with New York State Freedom of Information Law and Open Meetings Law; and

**WHEREAS**, both the New York State Freedom of Information Law and the various funding agreements between CWC and the City of New York require CWC to retain certain records for up to seven years; and

**WHEREAS**, the CWC Policy Committee has reviewed and recommends adoption of the CWC Records Retention Policy to ensure compliance with New York State Freedom of Information Law and funding agreements with the City of New York, and to permanently maintain limited records of historical value, for program efficiency, or to assist the public.

**NOW, THEREFORE BE IT RESOLVED**, that the CWC Board of Directors adopts the attached Records Retention Policy, and that the Records Retention Policy shall be further amended from time to time based upon experience and information and as CWC deems necessary.

*Voice Vote carried unanimously.*



A motion to approve Tab 24, Resolution No. 5977, was made by Richard Parete and seconded by Jeff Senterman.

**Operating – 2026 Operating V Budget – Tab 24**

February 3, 2026

**RESOLUTION NO. 5977**  
**CWC 2026 FISCAL YEAR OPERATING FUNDS AGREEMENT BUDGET APPROVAL**

**WHEREAS**, the Catskill Watershed Corporation (CWC) is a not-for-profit local development corporation located in Arkville, in the Town of Middletown, Delaware County; and

**WHEREAS**, the City, as set forth in the Watershed MOA, agreed to fund several watershed protection programs in the West of Hudson Watershed to be administered by CWC; and

**WHEREAS**, pursuant to the Watershed MOA, CWC agreed to serve as program manager and to identify projects and allocate and disburse program funds to each project in accordance with agreements entered into with each identified recipient of the funds, and the City provided funds for CWC’s related operational costs (Operating I Agreement); and

**WHEREAS**, pursuant to 2007 and 2017 Filtration Avoidance Determinations and as a requirement of 2010 Water Supply Permit issued by New York State Department of Environmental Conservation, CWC and New York City Department of Environmental Protection (NYCDEP) have entered into subsequent Operating Agreements (Operating Agreements II, III, and IV) whereby the City has provided funding for CWC’s operational expenses; and

**WHEREAS**, by Resolution 3755, CWC Board of Directors approved an agreement (Operating Funds V) with New York City Department of Environmental Protection (NYCDEP) for funding of the operation of CWC activities; and

**WHEREAS**, pursuant to the Operating V Agreement, CWC is required to annually submit budget to NYCDEP approved by CWC Board of Directors for expenses to be paid with funds from the Operating V Agreement, including building expenses and stormwater technical assistance position; and

**WHEREAS**, by Resolution 5900 CWC Board of Directors approved a 2026 Operating Budget; and

**WHEREAS**, NYCDEP requested a separate CWC Board approved budget for the Operating Funds V Contract; and

**NOW THEREFORE LET IT BE RESOLVED**, that the CWC Board of Directors approves the Fiscal Year 2026 Operating V budget attached hereto.

*Voice Vote carried unanimously.*



A motion to approve Tab 25, Resolution No. 5904, was made by Arthur Merrill and seconded by Innes Kasanoff.

**CFF – SBDC Amended Resolution – Tab 25**

February 3, 2026

**AMENDED RESOLUTION NO. 5904**

**AUTHORIZATION FOR CWC TO PROVIDE PARTIAL FUNDING FOR A FULL-TIME SMALL BUSINESS DEVELOPMENT CENTER COUNSELOR**

**WHEREAS**, the Catskill Watershed Corporation (“CWC”) is a not for profit corporation whose purpose as described in its Certificate of Incorporation is, in part, the public purpose of “relieving and reducing adult unemployment, promoting and providing for additional and maximum adult employment, bettering and maintaining adult job opportunities, instructing or training individuals to improve or develop their capabilities for such jobs”; and

**WHEREAS**, the 1997 Watershed Memorandum of Agreement (“MOA”) recognized that “the goals of drinking water protection and economic vitality within the watershed communities are not inconsistent”; and

**WHEREAS**, a need for business plan development, management consultation, business training seminars, workshops; conferences and targeted research in support of small business concerns is an identified need within the West of Hudson Watershed (“WOH”); and

**WHEREAS**, the Small Business Development Center (SBDC) is a network of host institutions which contributes to stability and economic growth by providing management consultation; business training seminars; workshops; conferences and targeted research in support of small business concerns; and

**WHEREAS**, pursuant to Resolution Number 278, on July 27, 1999 the CWC Board of Directors approved the authorization for CWC to act as an Outreach Center of the Mid- Hudson Regional SBDC Program; and

**WHEREAS**, pursuant to Resolution Number 468, on November 27, 2001 the CWC Board of Directors, approved matching funding for a full-time counselor in the amount of Thirty-Two Thousand Dollars (\$32,000.00); and

**WHEREAS**, pursuant to Resolution Number 592, 753, the CWC Board of Directors, approved matching funding for a full-time counselor in the amount of Thirty-Five Thousand Dollars (\$35,000.00); and

**WHEREAS**, pursuant to Resolution Number 1284 CWC Board of Directors approve a one-year in-kind lease to provide office space for the SBDC Outreach Center; and

**WHEREAS**, thereafter on an annual basis and pursuant to Resolution Numbers 903, 1064, 1214, 1487, 1697, 1890, 2026, 2226, 2452, 2625, 2817 and 2963 the CWC Board of Directors approved matching funding for a full-time counselor in the amount of Forty Thousand Dollars (\$40,000.00); and

**WHEREAS**, thereafter on an annual basis and pursuant to Resolution Numbers 3189, 3441, 3692, 3932, 4323, 4629, 5077 and 5500 the CWC Board of Directors approved matching funding for a full-time counselor in the amount of Forty-Five Thousand Dollars (\$45,000.00); and

**WHEREAS**, the Economic Development Committee recommends that CWC enter into a one-year contract with Ulster County Community College to provide Fifty Thousand Dollars (\$50,000.00) in matching funds for 2025 so that the Mid-Hudson Small Business Development Center provides counselors to service the West Of Hudson Watershed.

**NOW, THEREFORE BE IT RESOLVED**, the CWC Board authorizes the President and/or the Executive Director to execute a contract for Fifty Thousand Dollars (\$50,000.00) with Ulster County Community College to partially fund the personnel costs of counselors whose territory includes the WHO and provide an in-kind lease for one year to provide office space for the SBDC Outreach Center.

**NOW, THEREFORE BE IT FURTHER RESOLVED**, approval of this resolution by the Board constitutes a preliminary decision under the MOA. The decision will become final without any further action by the Board unless an objection is timely filed with the Watershed Protection and Partnership Council.

*Voice Vote carried unanimously.*

~~~~~

Executive Session A motion to enter executive session was made by Jeff Senterman and seconded by James Sofranko.

The Board re-entered regular session at 11:25 AM

A motion to approve Tab 26, Resolution No. 5978, was made by Innes Kasanof and seconded by Arthur Merrill.

RESOLUTION NO. 5978

APPROVAL OF SEASONED HOSPITALITY, LLC

BUSINESS LOAN

WHEREAS, the Catskill Watershed Corporation (CWC) established the REDI Fund Loan Program for the purpose of providing low interest loans to qualified economic development projects in the West of Hudson Watershed to be administered by the CWC in accordance with the Catskill Fund for the Future (CFF) Program Rules; and

WHEREAS, Seasoned Hospitality, LLC, have applied for a One Hundred Seventy-Five Thousand Dollar (\$175,000) loan for a term of twenty (20) years, at a rate of four and three hundred seventy-five thousandths of a percent (4.375%), such that the outstanding principal is fully paid on the two hundred fortieth (240th) payment date, for the renovation costs, furniture fixtures and equipment, inventory, working capital and soft costs in association with the property located at 654 Main Street, Margaretville, NY; and

WHEREAS, pursuant to the CFF Program rules the CWC Staff has reviewed a completed CWC Loan application for Seasoned Hospitality, LLC; and

WHEREAS, pursuant to the CFF Program rules the CWC Loan Committee has reviewed an underwriting report for Seasoned Hospitality, LLC; and

WHEREAS, the CWC Loan Committee has recommended approval of the CWC Loan application from Seasoned Hospitality, LLC; and

WHEREAS, the CWC staff has reviewed and processed this application, and submitted a loan application report to the Board of Directors, attached hereto; and

WHEREAS, the Executive Director, pursuant to the CFF Program rules, has evaluated and determined that this loan meets the criteria for a qualified economic development project, said recommendation is attached hereto and made a part hereof; and

WHEREAS, pursuant to the CFF Program Contract a condition of CFF loans (and grants) is that the recipient shall comply with all applicable provisions of the New York City Watershed regulations, as well as other applicable laws, rules and regulations; and

WHEREAS, prior to closing on this loan, all applicable approvals will have been received by the applicant; and

WHEREAS, pursuant to the CFF Program rules only the CWC Board of Directors may make an award from the CFF to an applicant.

NOW, THEREFORE BE IT RESOLVED, the CWC Board determines Seasoned Hospitality, LLC. application meets the CWC CFF qualified economic development criteria and approves of the loan application in the amount of a One Hundred Seventy-Five Thousand Dollars (\$175,000) loan for a term of twenty (20) years, at a rate of four and three hundred seventy-five thousandths of a percent (4.375%), such that the outstanding principal is fully paid on the two hundred fortieth (240th) payment date, for the renovation costs, furniture fixtures and equipment, inventory, working capital and soft costs in association with the property located at 654 Main Street, Margaretville, NY; and;

Catskill Watershed Corporation
Statement of Financial Position - * CM BS By Fund
As of 12/31/2025

	Current Year
Assets	
Current Assets:	
Cash - Checking	142,890,288.64
Cash - Savings Accounts	10,374,615.54
Cash - Certificates of Deposit	0.00
Cash - Money Markets	1,920,872.20
Cash - Restricted	12,444,093.18
Short-Term Investments	4,125,835.00
Grants Receivable	302,963.28
Accounts Receivable	1,850.00
Accrued Interest Receivable	200,500.05
Loans Receivable - net	1,806,438.67
Due From Other Funds	0.00
Prepaid Expenses & Other Assets	270,236.67
Total Current Assets:	174,337,693.23
Capital Assets:	
Capital Assets - Cost	20,681,845.79
Accum Depreciation/Amortization	(3,642,519.97)
Total Capital Assets:	17,039,325.82
Non-Current Assets:	
Long-Term Investments	4,232,967.30
Lease Recievble - net	50,087.90
Loans Receivable - net	27,883,563.68
Real Estate Investments - net	0.00
Total Non-Current Assets:	32,166,618.88
Total Assets	223,543,637.93
Liabilities & Net Assets	
Current Liabilities:	
Accounts Payable	1,636,957.30
Withholding Payables	(91.18)
Accrued Liabilities	388,529.34
Lease Liabilities	0.00
Deferred Grant Revenue	204,002,490.69
Deferred Interest Income	48,622.67
Total Current Liabilities:	206,076,508.82
Net Assets:	
Unrestricted	17,467,129.11
Total Net Assets:	17,467,129.11
Total Liabilities & Net Assets	223,543,637.93

Catskill Watershed Corporation
Statement of Financial Position - * Statements of Net Position By Program
As of 12/31/2025

	Operating	Grant Fund	Septic III	Septic V	Septic Maintenance II	Stream Corridor Program	Flood Hazard II	CWMP III	Total
Assets									
Current Assets:									
Cash - Checking	778,366.01	0.00	2,073,905.37	26,485,306.31	777,788.04	276,885.72	10,360,107.68	2,189,728.65	42,942,087.78
Cash - Certificates of Deposit	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Cash - Money Markets	962.32	0.00	0.00	0.00	0.00	0.00	0.00	0.00	962.32
Cash - Restricted	0.00	0.00	0.00	0.00	0.00	1,323,250.22	0.00	1,120,842.96	2,444,093.18
Short-Term Investments	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Grants Receivable	0.00	2,298.85	0.00	0.00	0.00	0.00	0.00	0.00	2,298.85
Accounts Receivable	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,850.00	1,850.00
Accrued Interest Receivable	449.40	0.00	0.00	0.00	0.00	0.00	0.00	0.00	449.40
Due From Other Funds	490,237.62	(2,298.85)	0.00	(134,916.43)	(11,317.78)	0.00	(16,837.54)	(710.32)	324,156.70
Prepaid Expenses & Other Assets	263,424.17	0.00	0.00	0.00	0.00	0.00	0.00	0.00	263,424.17
Total Current Assets:	1,533,439.52	0.00	2,073,905.37	26,350,389.88	766,470.26	1,600,135.94	10,343,270.14	3,311,711.29	45,979,322.40
Capital Assets:									
Capital Assets - Cost	20,547,013.25	0.00	5,697.16	27,758.25	0.00	0.00	0.00	0.00	20,580,468.66
Accum Depreciation/Amortization	(3,507,687.43)	0.00	(5,697.16)	(27,758.25)	0.00	0.00	0.00	0.00	(3,541,142.84)
Total Capital Assets:	17,039,325.82	0.00	0.00	0.00	0.00	0.00	0.00	0.00	17,039,325.82
Non-Current Assets:									
Long-Term Investments	47,760.96	0.00	0.00	0.00	0.00	0.00	0.00	0.00	47,760.96
Total Non-Current Assets:	47,760.96	0.00	0.00	0.00	0.00	0.00	0.00	0.00	47,760.96
Total Assets	18,620,526.30	0.00	2,073,905.37	26,350,389.88	766,470.26	1,600,135.94	10,343,270.14	3,311,711.29	63,066,409.18
Liabilities & Net Assets									
Current Liabilities:									
Accounts Payable	155,684.31	0.00	0.00	483,026.24	16,240.37	0.00	62,066.28	325,491.15	1,042,508.35
Withholding Payables	(91.18)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	(91.18)
Accrued Liabilities	335,429.34	0.00	0.00	0.00	0.00	0.00	0.00	0.00	335,429.34
Lease Liabilities	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Deferred Grant Revenue	18,129,503.83	0.00	2,000,000.00	25,867,363.64	750,229.89	1,458,622.74	10,281,203.86	2,986,220.14	61,473,144.10
Total Current Liabilities:	18,620,526.30	0.00	2,000,000.00	26,350,389.88	766,470.26	1,458,622.74	10,343,270.14	3,311,711.29	62,850,990.61
Net Assets:									
Unrestricted	0.00	0.00	73,905.37	0.00	0.00	141,513.20	0.00	0.00	215,418.57
Total Net Assets:	0.00	0.00	73,905.37	0.00	0.00	141,513.20	0.00	0.00	215,418.57
Total Liabilities & Net Assets	18,620,526.30	0.00	2,073,905.37	26,350,389.88	766,470.26	1,600,135.94	10,343,270.14	3,311,711.29	63,066,409.18

Catskill Watershed Corporation
Statement of Financial Position - * Statements of Net Position By Program
As of 12/31/2025

	CWMP - Shokan	Public Education II - Renewal	Public Education III	Stormwater Technical Assist Pr	Stormwater Retrofit III	Tax Consulting Fund	Tax Litigation Avoidance Prgm	WOH Future Stormwater Controls	Total
Assets									
Current Assets:									
Cash - Checking	78,559,856.75	31,908.80	733,815.42	20,100.13	5,120,969.32	397,712.47	402,612.70	1,206,063.76	86,473,039.35
Cash - Savings Accounts	0.00	0.00	0.00	0.00	0.00	0.00	0.00	5,600,382.89	5,600,382.89
Cash - Certificates of Deposit	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Cash - Money Markets	0.00	0.00	0.00	0.00	0.00	1,197.06	0.00	619,399.50	620,596.56
Cash - Restricted	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Short-Term Investments	0.00	0.00	0.00	0.00	0.00	0.00	0.00	946,547.30	946,547.30
Grants Receivable	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Accrued Interest Receivable	0.00	0.00	0.00	0.00	0.00	2,181.47	0.00	19,939.81	22,121.28
Due From Other Funds	(2,465.36)	0.00	(2,849.76)	0.00	(2,166.67)	0.00	0.00	(9,582.56)	(17,064.35)
Prepaid Expenses & Other Assets	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total Current Assets:	78,557,391.39	31,908.80	730,965.66	20,100.13	5,118,802.65	401,091.00	402,612.70	8,382,750.70	93,645,623.03
Capital Assets:									
Capital Assets - Cost	0.00	0.00	0.00	0.00	37,571.45	0.00	0.00	971.47	38,542.92
Accum Depreciation/Amortization	0.00	0.00	0.00	0.00	(37,571.45)	0.00	0.00	(971.47)	(38,542.92)
Total Capital Assets:	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Non-Current Assets:									
Long-Term Investments	0.00	0.00	0.00	0.00	0.00	231,839.66	0.00	1,833,808.72	2,065,648.38
Total Non-Current Assets:	0.00	0.00	0.00	0.00	0.00	231,839.66	0.00	1,833,808.72	2,065,648.38
Total Assets	78,557,391.39	31,908.80	730,965.66	20,100.13	5,118,802.65	632,930.66	402,612.70	10,216,559.42	95,711,271.41
Liabilities & Net Assets									
Current Liabilities:									
Accounts Payable	52,390.10	0.00	0.00	6,061.63	0.00	0.00	0.00	382,715.15	441,166.88
Accrued Liabilities	0.00	3,100.00	0.00	0.00	0.00	0.00	0.00	0.00	3,100.00
Deferred Grant Revenue	76,044,109.20	28,808.80	730,965.66	14,038.50	5,031,122.39	554,338.35	377,076.82	3,932,722.20	86,713,181.92
Total Current Liabilities:	76,096,499.30	31,908.80	730,965.66	20,100.13	5,031,122.39	554,338.35	377,076.82	4,315,437.35	87,157,448.80
Net Assets:									
Unrestricted	2,460,892.09	0.00	0.00	0.00	87,680.26	78,592.31	25,535.88	5,901,122.07	8,553,822.61
Total Net Assets:	2,460,892.09	0.00	0.00	0.00	87,680.26	78,592.31	25,535.88	5,901,122.07	8,553,822.61
Total Liabilities & Net Assets	78,557,391.39	31,908.80	730,965.66	20,100.13	5,118,802.65	632,930.66	402,612.70	10,216,559.42	95,711,271.41

Catskill Watershed Corporation
Statement of Financial Position - * Statements of Net Position By Program
As of 12/31/2025

	Future SW-MOA145	Economic Vitality	Catskill Fund for the Future	Total
Assets				
Current Assets:				
Cash - Checking	2,032,005.48	2,535.33	11,440,620.70	13,475,161.51
Cash - Savings Accounts	0.00	0.00	4,774,232.65	4,774,232.65
Cash - Certificates of Deposit	0.00	0.00	0.00	0.00
Cash - Money Markets	0.00	0.00	1,299,313.32	1,299,313.32
Cash - Restricted	0.00	0.00	10,000,000.00	10,000,000.00
Short-Term Investments	0.00	0.00	3,179,287.70	3,179,287.70
Grants Receivable	0.00	300,664.43	0.00	300,664.43
Accrued Interest Receivable	0.00	0.00	177,929.37	177,929.37
Loans Receivable - net	0.00	0.00	1,806,438.67	1,806,438.67
Due From Other Funds	(7,763.28)	(268,643.90)	(30,685.17)	(307,092.35)
Prepaid Expenses & Other Assets	<u>0.00</u>	<u>0.00</u>	<u>6,812.50</u>	<u>6,812.50</u>
Total Current Assets:	2,024,242.20	34,555.86	32,653,949.74	34,712,747.80
Capital Assets:				
Capital Assets - Cost	0.00	0.00	62,834.21	62,834.21
Accum Depreciation/Amortization	<u>0.00</u>	<u>0.00</u>	<u>(62,834.21)</u>	<u>(62,834.21)</u>
Total Capital Assets:	0.00	0.00	0.00	0.00
Non-Current Assets:				
Long-Term Investments	0.00	0.00	2,119,557.96	2,119,557.96
Lease Receivable - net	0.00	0.00	50,087.90	50,087.90
Loans Receivable - net	0.00	0.00	27,883,563.68	27,883,563.68
Real Estate Investments - net	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
Total Non-Current Assets:	0.00	0.00	30,053,209.54	30,053,209.54
Total Assets	<u>2,024,242.20</u>	<u>34,555.86</u>	<u>62,707,159.28</u>	<u>64,765,957.34</u>
Liabilities & Net Assets				
Current Liabilities:				
Accounts Payable	108,241.28	34,555.86	10,484.93	153,282.07
Withholding Payables	0.00	0.00	0.00	0.00
Accrued Liabilities	0.00	0.00	50,000.00	50,000.00
Deferred Grant Revenue	1,916,000.92	0.00	53,900,163.75	55,816,164.67
Deferred Interest Income	<u>0.00</u>	<u>0.00</u>	<u>48,622.67</u>	<u>48,622.67</u>
Total Current Liabilities:	2,024,242.20	34,555.86	54,009,271.35	56,068,069.41
Net Assets:				
Unrestricted	<u>0.00</u>	<u>0.00</u>	<u>8,697,887.93</u>	<u>8,697,887.93</u>
Total Net Assets:	0.00	0.00	8,697,887.93	8,697,887.93
Total Liabilities & Net Assets	<u>2,024,242.20</u>	<u>34,555.86</u>	<u>62,707,159.28</u>	<u>64,765,957.34</u>

Catskill Watershed Corporation
Statement of Revenues and Expenditures
From 12/1/2025 Through 12/31/2025

	<u>Current Period Actual</u>	<u>Current Year Actual</u>
SUPPORT & REVENUES		
Contract Income	2,405,099.50	18,749,545.21
Interest & Other Income	<u>518,170.88</u>	<u>6,097,743.76</u>
Total SUPPORT & REVENUES	<u><u>2,923,270.38</u></u>	<u><u>24,847,288.97</u></u>
EXPENSES		
Salary	163,950.48	1,971,147.30
Fringe Benefits	69,480.94	853,858.78
Program Expenses	2,630,832.50	17,482,588.32
Occupancy & Interest Exp	33,906.16	41,436.87
Advertising & Promotion	1,331.24	23,939.14
Office Supplies	1,223.26	13,541.00
Communications	2,183.10	30,098.45
Grants	16,441.85	156,397.29
Travel	7,338.11	26,400.37
Conferences & Seminars	0.00	7,285.27
Insurance	9,806.95	115,209.06
Repair & Maintenance	1,807.38	58,575.41
Subscriptions & Publications	3,519.92	11,094.80
Professional Fees	61,964.49	301,728.20
Depreciation & Amortization	49,983.00	572,946.58
Dues, Licenses & Memberships	778.04	1,203.04
Miscellaneous Expense	<u>29.95</u>	<u>410.82</u>
Total EXPENSES	<u><u>3,054,577.37</u></u>	<u><u>21,667,860.70</u></u>
 Excess Rev/Exp	 <u><u>(131,306.99)</u></u>	 <u><u>3,179,428.27</u></u>

Catskill Watershed Corporation
Statement of Revenues and Expenditures
From 12/1/2025 Through 12/31/2025

	Operating	Grant Fund	Septic III	Septic V	Septic Maintenance II	Stream Corridor Program	Flood Hazard II	CWMP III	Total
SUPPORT & REVENUES									
Contract Income	236,999.38	0.00	0.00	1,082,896.99	33,915.42	0.00	101,999.62	319,995.37	1,775,806.78
Interest & Other Income	<u>1,862.96</u>	<u>2,298.85</u>	<u>3,707.22</u>	<u>52,483.25</u>	<u>1,420.91</u>	<u>2,860.33</u>	<u>18,569.24</u>	<u>7,773.79</u>	<u>90,976.55</u>
Total SUPPORT & REVENUES	<u>238,862.34</u>	<u>2,298.85</u>	<u>3,707.22</u>	<u>1,135,380.24</u>	<u>35,336.33</u>	<u>2,860.33</u>	<u>120,568.86</u>	<u>327,769.16</u>	<u>1,866,783.33</u>
EXPENSES									
Salary	98,238.43	2,298.85	0.00	20,562.80	2,373.17	0.00	11,605.62	1,250.63	136,329.50
Fringe Benefits	39,736.35	0.00	0.00	11,155.29	448.81	0.00	3,295.72	317.06	54,953.23
Program Expenses	14.04	0.00	0.00	1,080,614.81	29,157.60	0.00	95,565.64	325,491.15	1,530,843.24
Occupancy & Interest Exp	33,906.16	0.00	0.00	0.00	0.00	0.00	0.00	0.00	33,906.16
Advertising & Promotion	776.90	0.00	0.00	0.00	0.00	0.00	554.34	0.00	1,331.24
Office Supplies	1,223.26	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,223.26
Communications	1,943.53	0.00	0.00	164.92	12.00	0.00	6.07	7.39	2,133.91
Travel	7,300.03	0.00	0.00	0.00	0.00	0.00	38.08	0.00	7,338.11
Conferences & Seminars	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Insurance	9,806.95	0.00	0.00	0.00	0.00	0.00	0.00	0.00	9,806.95
Repair & Maintenance	1,356.81	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,356.81
Subscriptions & Publications	3,495.92	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3,495.92
Professional Fees	48,503.56	0.00	0.00	0.00	0.00	0.00	0.00	0.00	48,503.56
Administrative Expenses	(58,190.59)	0.00	0.00	22,882.42	3,344.75	0.00	9,463.39	702.93	(21,797.10)
Depreciation & Amortization	49,983.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	49,983.00
Dues, Licenses & Memberships	738.04	0.00	0.00	0.00	0.00	0.00	40.00	0.00	778.04
Miscellaneous Expense	<u>29.95</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>29.95</u>
Total EXPENSES	<u>238,862.34</u>	<u>2,298.85</u>	<u>0.00</u>	<u>1,135,380.24</u>	<u>35,336.33</u>	<u>0.00</u>	<u>120,568.86</u>	<u>327,769.16</u>	<u>1,860,215.78</u>
Excess Rev/Exp	<u>0.00</u>	<u>0.00</u>	<u>3,707.22</u>	<u>0.00</u>	<u>0.00</u>	<u>2,860.33</u>	<u>0.00</u>	<u>0.00</u>	<u>6,567.55</u>

Catskill Watershed Corporation
Statement of Revenues and Expenditures
From 12/1/2025 Through 12/31/2025

	<u>CWMP - Shokan</u>	<u>Public Education II - Renewal</u>	<u>Public Education III</u>	<u>Stormwater Technical Assist Pr</u>	<u>Stormwater Retrofit III</u>	<u>Tax Consulting Fund</u>	<u>Tax Litigation Avoidance Prgm</u>	<u>WOH Future Stormwater Controls</u>	<u>Total</u>
SUPPORT & REVENUES									
Contract Income	0.00	16,363.94	6,849.73	496.51	0.00	0.00	0.00	400,805.63	424,515.81
Interest & Other Income									
	<u>179,699.64</u>	<u>77.91</u>	<u>1,322.10</u>	<u>36.26</u>	<u>9,157.23</u>	<u>2,271.32</u>	<u>719.78</u>	<u>30,076.56</u>	<u>223,360.80</u>
Total SUPPORT & REVENUES	<u>179,699.64</u>	<u>16,441.85</u>	<u>8,171.83</u>	<u>532.77</u>	<u>9,157.23</u>	<u>2,271.32</u>	<u>719.78</u>	<u>430,882.19</u>	<u>647,876.61</u>
EXPENSES									
Salary	4,035.59	0.00	2,971.79	375.61	1,168.93	0.00	0.00	2,912.51	11,464.43
Fringe Benefits	1,489.16	0.00	2,344.65	157.16	456.52	0.00	0.00	1,230.00	5,677.49
Program Expenses									
Communications	316,343.61	0.00	0.00	0.00	1,073.00	0.00	0.00	402,355.04	719,771.65
Grants	0.00	0.00	0.00	0.00	4.34	0.00	0.00	2.44	6.78
Travel	0.00	16,441.85	0.00	0.00	0.00	0.00	0.00	0.00	16,441.85
Conferences & Seminars	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Administrative Expenses	2,465.36	0.00	2,855.39	0.00	1,089.33	0.00	0.00	3,267.62	9,677.70
Miscellaneous Expense	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total EXPENSES	<u>324,333.72</u>	<u>16,441.85</u>	<u>8,171.83</u>	<u>532.77</u>	<u>3,792.12</u>	<u>0.00</u>	<u>0.00</u>	<u>409,767.61</u>	<u>763,039.90</u>
Excess Rev/Exp	<u>(144,634.08)</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>5,365.11</u>	<u>2,271.32</u>	<u>719.78</u>	<u>21,114.58</u>	<u>(115,163.29)</u>

Catskill Watershed Corporation
Statement of Revenues and Expenditures
From 12/1/2025 Through 12/31/2025

	Future SW-MOA145	Economic Vitality	Catskill Fund for the Future	Total
SUPPORT & REVENUES				
Contract Income	168,358.52	36,418.39	0.00	204,776.91
Interest & Other Income	<u>3,702.02</u>	<u>4.07</u>	<u>200,127.44</u>	<u>203,833.53</u>
Total SUPPORT & REVENUES	<u>172,060.54</u>	<u>36,422.46</u>	<u>200,127.44</u>	<u>408,610.44</u>
EXPENSES				
Salary	1,593.18	1,305.68	13,257.69	16,156.55
Fringe Benefits	577.81	560.92	7,711.49	8,850.22
Program Expenses	168,438.77	34,555.86	177,222.98	380,217.61
Occupancy & Interest Exp	0.00	0.00	0.00	0.00
Advertising & Promotion	0.00	0.00	0.00	0.00
Communications	19.08	0.00	23.33	42.41
Conferences & Seminars	0.00	0.00	0.00	0.00
Repair & Maintenance	0.00	0.00	450.57	450.57
Subscriptions & Publications	0.00	0.00	24.00	24.00
Professional Fees	0.00	0.00	13,460.93	13,460.93
Administrative Expenses	1,431.70	0.00	10,687.70	12,119.40
Miscellaneous Expense	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
Total EXPENSES	<u>172,060.54</u>	<u>36,422.46</u>	<u>222,838.69</u>	<u>431,321.69</u>
Excess Rev/Exp	<u>0.00</u>	<u>0.00</u>	<u>(22,711.25)</u>	<u>(22,711.25)</u>

Catskill Watershed Corporation
Statement of Revenues and Expenditures
From 1/1/2025 Through 12/31/2025

	Operating	Grant Fund	Septic III	Septic V	Land Acquisition	Septic Maintenance II	Stream Corridor Program	Flood Hazard I	Flood Hazard II	CWMP III	Total
SUPPORT & REVENUES											
Contract Income	1,549,329.10	0.00	0.00	11,218,413.62	1,653.11	440,145.16	0.00	36,393.47	1,420,576.08	379,394.55	15,045,905.09
Interest & Other Income	<u>22,470.38</u>	<u>2,298.85</u>	<u>53,198.33</u>	<u>669,684.14</u>	<u>0.00</u>	<u>12,555.48</u>	<u>41,895.96</u>	<u>30,406.45</u>	<u>188,667.01</u>	<u>93,417.75</u>	<u>1,114,594.35</u>
Total SUPPORT & REVENUES	<u>1,571,799.48</u>	<u>2,298.85</u>	<u>53,198.33</u>	<u>11,888,097.76</u>	<u>1,653.11</u>	<u>452,700.64</u>	<u>41,895.96</u>	<u>66,799.92</u>	<u>1,609,243.09</u>	<u>472,812.30</u>	<u>16,160,499.44</u>
EXPENSES											
Salary	1,015,017.52	2,298.85	0.00	327,896.87	0.00	76,794.41	0.00	0.00	159,854.21	26,872.33	1,608,734.19
Fringe Benefits	458,231.50	0.00	0.00	146,102.29	0.00	17,399.55	0.00	0.00	48,213.37	8,707.57	678,654.28
Program Expenses	2,742.87	0.00	0.00	11,000,851.68	1,653.11	258,097.74	0.00	66,799.92	1,253,559.84	417,311.25	13,001,016.41
Occupancy & Interest Exp	41,249.99	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	41,249.99
Advertising & Promotion	14,154.79	0.00	0.00	0.00	0.00	0.00	0.00	0.00	9,557.25	0.00	23,712.04
Office Supplies	13,451.62	0.00	0.00	89.38	0.00	0.00	0.00	0.00	0.00	0.00	13,541.00
Communications	26,015.37	0.00	0.00	1,367.48	0.00	44.81	0.00	0.00	127.08	17.76	27,572.50
Travel	26,117.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	267.89	0.00	26,385.39
Conferences & Seminars	5,897.85	0.00	0.00	375.41	0.00	508.82	0.00	0.00	266.59	0.00	7,048.67
Insurance	115,209.06	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	115,209.06
Repair & Maintenance	50,587.91	0.00	0.00	1,080.00	0.00	0.00	0.00	0.00	0.00	0.00	51,667.91
Subscriptions & Publications	10,926.80	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	10,926.80
Professional Fees	214,038.27	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	214,038.27
Administrative Expenses	(996,377.01)	0.00	0.00	410,334.65	0.00	99,855.31	0.00	0.00	137,356.86	19,903.39	(328,926.80)
Depreciation & Amortization	572,946.58	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	572,946.58
Dues, Licenses & Memberships	1,163.04	0.00	0.00	0.00	0.00	0.00	0.00	0.00	40.00	0.00	1,203.04
Miscellaneous Expense	<u>425.82</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>425.82</u>
Total EXPENSES	<u>1,571,799.48</u>	<u>2,298.85</u>	<u>0.00</u>	<u>11,888,097.76</u>	<u>1,653.11</u>	<u>452,700.64</u>	<u>0.00</u>	<u>66,799.92</u>	<u>1,609,243.09</u>	<u>472,812.30</u>	<u>16,065,405.15</u>
Excess Rev/Exp	<u>0.00</u>	<u>0.00</u>	<u>53,198.33</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>41,895.96</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>95,094.29</u>

Catskill Watershed Corporation
Statement of Revenues and Expenditures
From 1/1/2025 Through 12/31/2025

	<u>CWMP - Shokan</u>	<u>Public Education II - Renewal</u>	<u>Public Education III</u>	<u>Stormwater Technical Assist Pr</u>	<u>Stormwater Retrofit III</u>	<u>Tax Consulting Fund</u>	<u>Tax Litigation Avoidance Prgm</u>	<u>WOH Future Stormwater Controls</u>	<u>Total</u>
SUPPORT & REVENUES									
Contract Income	0.00	192,850.33	19,034.34	6,984.01	0.00	0.00	0.00	2,366,117.27	2,584,985.95
Interest & Other Income	<u>1,960,876.05</u>	<u>1,478.65</u>	<u>2,756.64</u>	<u>628.11</u>	<u>133,130.67</u>	<u>17,835.63</u>	<u>10,356.19</u>	<u>389,366.35</u>	<u>2,516,428.29</u>
Total SUPPORT & REVENUES	<u>1,960,876.05</u>	<u>194,328.98</u>	<u>21,790.98</u>	<u>7,612.12</u>	<u>133,130.67</u>	<u>17,835.63</u>	<u>10,356.19</u>	<u>2,755,483.62</u>	<u>5,101,414.24</u>
EXPENSES									
Salary	46,020.14	13,257.90	7,518.32	5,281.86	14,180.47	0.00	1,342.54	39,562.71	127,163.94
Fringe Benefits	15,374.10	10,109.06	5,815.42	2,330.26	5,494.56	0.00	718.78	16,102.16	55,944.34
Program Expenses	809,123.50	0.00	0.00	0.00	85,495.81	0.00	0.00	2,326,067.12	3,220,686.43
Communications	64.84	134.74	4.06	0.00	15.68	0.00	0.00	70.85	290.17
Grants	0.00	156,397.29	0.00	0.00	0.00	0.00	0.00	0.00	156,397.29
Travel	0.00	0.00	0.00	0.00	0.00	0.00	0.00	14.98	14.98
Conferences & Seminars	0.00	0.00	0.00	0.00	0.00	0.00	0.00	186.60	186.60
Administrative Expenses	29,889.06	14,429.99	8,453.18	0.00	13,885.18	0.00	943.29	52,043.47	119,644.17
Miscellaneous Expense	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>(15.00)</u>	<u>(15.00)</u>
Total EXPENSES	<u>900,471.64</u>	<u>194,328.98</u>	<u>21,790.98</u>	<u>7,612.12</u>	<u>119,071.70</u>	<u>0.00</u>	<u>3,004.61</u>	<u>2,434,032.89</u>	<u>3,680,312.92</u>
Excess Rev/Exp	<u>1,060,404.41</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>14,058.97</u>	<u>17,835.63</u>	<u>7,351.58</u>	<u>321,450.73</u>	<u>1,421,101.32</u>

Catskill Watershed Corporation
Statement of Revenues and Expenditures
From 1/1/2025 Through 12/31/2025

	Future SW-MOA145	Economic Vitality	Catskill Fund for the Future	Total
SUPPORT & REVENUES				
Contract Income	823,861.15	294,793.02	0.00	1,118,654.17
Interest & Other Income	<u>47,532.61</u>	<u>4.07</u>	<u>2,419,184.44</u>	<u>2,466,721.12</u>
Total SUPPORT & REVENUES	<u>871,393.76</u>	<u>294,797.09</u>	<u>2,419,184.44</u>	<u>3,585,375.29</u>
EXPENSES				
Salary	29,510.11	21,270.18	184,468.88	235,249.17
Fringe Benefits	11,714.91	7,443.80	100,101.45	119,260.16
Program Expenses	800,084.34	253,199.76	207,601.38	1,260,885.48
Occupancy & Interest Exp	0.00	0.00	186.88	186.88
Advertising & Promotion	0.00	0.00	227.10	227.10
Communications	208.36	0.00	2,027.42	2,235.78
Conferences & Seminars	0.00	0.00	50.00	50.00
Repair & Maintenance	0.00	0.00	6,907.50	6,907.50
Subscriptions & Publications	0.00	0.00	168.00	168.00
Professional Fees	0.00	0.00	87,689.93	87,689.93
Administrative Expenses	29,876.04	12,883.35	166,523.24	209,282.63
Miscellaneous Expense	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
Total EXPENSES	<u>871,393.76</u>	<u>294,797.09</u>	<u>755,951.78</u>	<u>1,922,142.63</u>
Excess Rev/Exp	<u>0.00</u>	<u>0.00</u>	<u>1,663,232.66</u>	<u>1,663,232.66</u>

Catskill Watershed Corporation
Board of Directors Fees
As of December 2025

<u>Board Members Name</u>	<u>December</u>	<u>Year to Date</u>
Alicia Terry	\$ 600.00	\$ 6,750.00
Allen Hinkley	-	4,500.00
Arthur Merrill	450.00	6,000.00
Christopher Mathews	450.00	4,950.00
George Haynes Jr.	300.00	3,600.00
Innes Kasanof	450.00	5,550.00
James Sofranko	300.00	4,350.00
Jeffrey Senterman	-	4,200.00
John Kosier	600.00	6,750.00
Joseph Cetta	450.00	5,850.00
Richard Parete	600.00	7,500.00
Thomas Hoyt	300.00	3,600.00
	-	
Total Board Fees Paid	<u>\$ 4,500.00</u>	<u>\$ 63,600.00</u>

**Catskill Watershed Corporation
Supplementary Schedules
Money Markets/Savings Accounts/Restricted Cash
As of December 31, 2025**

Fund	Bank	Terms	Interest Rate	Amount
<i>Account # 1200</i>				
Money Market Accounts				
Operating Account				
Operating - Money Market #1	Pershing	Short-Term	2.80%	\$ 962.32
Tax Consulting				
Tax Consulting - Money Market	Pershing	Short-Term	2.80%	1,197.06
Future Stormwater				
Future Stormwater - MM #1	Pershing	Short-Term	2.80%	619,399.50
Catskill Fund for the Future				
CFF - Money Market	Pershing	Short-Term	2.80%	1,299,313.32
			Total Money Markets:	<u>1,920,872.20</u>
			Total Per Financial Statements:	<u>1,920,872.20</u>
			Difference:	<u>\$ -</u>

Account # 1201
Savings Accounts

Future Stormwater

Future Stormwater - Savings Account	The Delaware Nat'l Bank of Delhi	Short-Term	3.27%	5,600,382.89
-------------------------------------	----------------------------------	------------	-------	--------------

Catskill Fund for the Future

CFF - Savings Account	The Delaware Nat'l Bank of Delhi	Short-Term	3.27%	4,774,232.65
-----------------------	----------------------------------	------------	-------	--------------

			Total Money Markets:	<u>10,374,615.54</u>
			Total Per Financial Statements:	<u>10,374,615.54</u>
			Difference:	<u>\$ -</u>

Account # 1205
Restricted Cash

Stream Corridor - Debris Removal Program

Stream Cor. - Debris Removal - Ckg	Bank of Greene County	Short-Term	2.13%	\$ 1,323,250.22
------------------------------------	-----------------------	------------	-------	-----------------

Community Wastewater III

CWMP III - [Lateral Program] - Ckg	Bank of Greene County	Short-Term	2.13%	1,120,842.96
------------------------------------	-----------------------	------------	-------	--------------

Catskill Fund for the Future

CFF - Savings Account	The Delaware Nat'l Bank	Short-Term	3.27%	10,000,000.00
-----------------------	-------------------------	------------	-------	---------------

			Total Restricted Cash:	<u>12,444,093.18</u>
			Total Per Financial Statements:	<u>12,444,093.18</u>
			Difference:	<u>\$ -</u>

Catskill Watershed Corporation
Investment in Municipal/Agency Bonds and U.S. Treasuries
Short & Long Term Municipal Bonds/Market Adjustments
As of December 31, 2025

Program / Pur. #	Name of Investment	Type of Investment	Date of Purchase	Maturity Date	CUSIP Number	Next Coupon/Final Payment	Effective Interest	Carrying Value	Total Program Value	Market Unrealized Gain/(Loss)	Net Short Term Municipal Bond Investments
<i>Account # 1202/#1208 -- Short Term Investments - Municipal/Agency Bonds</i>											
<i>Operating</i>											
<i>Tax Consulting</i>											
<i>Future Stormwater</i>											
<u>111</u>	NYC Transitional Finance	Municipal/Agency Bond	02/11/22	02/01/26	64971XG93	02/01/26	1.870%	75,000.00			
<u>27</u>	NYS Dorm Authority	Municipal/Agency Bond	02/03/22	02/15/26	64990FS70	02/15/26	1.800%	15,011.49			
<u>39</u>	NYD Dorm Authority	Municipal/Agency Bond	02/10/22	02/15/26	64990FS70	02/15/26	1.900%	125,080.54			
<u>40</u>	NYC Transitional Finance	Municipal/Agency Bond	01/21/22	05/01/26	64971WJ76	05/01/26	1.750%	465,794.29			
<u>14</u>	NYC Transitional Finance	Municipal/Agency Bond	03/17/22	05/01/26	64972JRW0	05/01/26	2.420%	34,869.73			
<u>8</u>	NYC Transitional Finance	Municipal/Agency Bond	09/23/25	08/01/26	64971WVE7	02/01/26	3.602%	174,846.15			
<u>137</u>	NYC Transitional Finance	Municipal/Agency Bond	05/18/23	11/01/26	64971Q7L1	05/01/26	4.150%	9,980.65			
<u>112</u>	Wyandanch NY SD	Municipal/Agency Bond	02/11/22	12/15/26	982616HG2	06/15/26	2.450%	50,696.03	951,278.87	(4,731.57)	946,547.30
<i>Catskill Fund for the Future</i>											
<u>2</u>	NYCGEN	Municipal/Agency Bond	08/26/25	02/01/26	64971XG93	02/01/26	3.952%	54,912.17			
<u>43</u>	NYC Transitional Finance	Municipal/Agency Bond	10/02/25	02/01/26	64971XG93	02/01/26	3.751%	164,712.12			
<u>26</u>	NYS Dorm Authority	Municipal/Agency Bond	02/03/22	02/15/26	64990FS70	02/15/26	1.800%	35,026.80			
<u>59</u>	NYS Dorm Authority	Municipal/Agency Bond	06/25/25	02/15/26	64990FS70	02/15/26	4.102%	349,287.14			
<u>62</u>	NYS Urban Development	Municipal/Agency Bond	02/04/22	03/15/26	64985TDC2	03/15/26	1.700%	129,898.35			
<u>71</u>	NYS Dorm Authority	Municipal/Agency Bond	03/25/22	03/15/26	64990FY32	03/15/26	4.101%	204,431.59			
<u>4</u>	NYS Urban Development	Municipal/Agency Bond	06/30/25	03/15/26	6500354W5	03/15/26	4.021%	124,783.20			
<u>9</u>	NYC Transitional Finance	Municipal/Agency Bond	01/21/22	05/01/26	64971WJ76	05/01/26	1.750%	911,554.41			
<u>37</u>	NYC Transitional Finance	Municipal/Agency Bond	12/10/25	05/01/26	64971W6C9	05/01/26	3.712%	428,825.61			
<u>7</u>	NYC Transitional Finance	Municipal/Agency Bond	02/04/22	05/01/26	64972JRW0/649	05/01/26	1.700%	124,818.24			
<u>56</u>	NYC Transitional Finance	Municipal/Agency Bond	03/17/22	05/01/26	64972JRW0	05/01/26	2.420%	69,739.45			
<u>138</u>	Upper Mohawk Vly Water	Municipal/Agency Bond	05/18/23	11/01/26	64971Q7L1	05/01/26	4.520%	19,961.31			
<u>24</u>	NYC Transitional Finance	Municipal/Agency Bond	09/18/25	11/01/26	64971XJC3	05/01/26	3.675%	496,765.37			
<u>3</u>	NYCGEN	Municipal/Agency Bond	08/26/25	11/01/26	64971XYQ5	05/01/26	3.888%	73,302.64	3,188,018.41	(8,730.71)	3,179,287.70
Total Short Term Municipal/Agency Bonds:									<u>4,139,297.28</u>	<u>(13,462.28)</u>	<u>4,125,835.00</u>
Total Per Financial Statements:									<u>4,139,297.28</u>	<u>(13,462.28)</u>	
Difference:									<u>(0.00)</u>	<u>0.00</u>	Rounding

Catskill Watershed Corporation
Investment in Municipal/Agency Bonds and U.S. Treasuries
Short & Long Term Municipal Bonds/Market Adjustments
As of December 31, 2025

Program / Pur. #	Name of Investment	Type of Investment	Date of Purchase	Maturity Date	CUSIP Number	Next Coupon/Final Payment	Effective Interest	Carrying Value	Total Program Value	Market Unrealized Gain/(Loss)	Net Short Term Municipal Bond Investments
<i>Account #1204/#1209 – Long Term Investments - Municipal/Agency Bonds</i>											
<i>Operating</i>											
<u>20</u>	NYS Urban Development	Municipal/Agency Bond	10/23/25	03/15/27	6500357E2	03/15/26	3.501%	47,802.82	47,802.82	(41.86)	47,760.96
<i>Tax Consulting</i>											
<u>98</u>	NYS Urban Development	Municipal/Agency Bond	10/23/25	03/15/27	6500357E2	03/15/26	3.501%	232,042.87	232,042.87	(203.21)	231,839.66
<i>Future Stormwater</i>											
<u>51</u>	NYS Urban Development	Municipal/Agency Bond	10/23/25	03/15/27	6500357E2	03/15/26	3.501%	150,379.71			
<u>136</u>	Upper Mohawk Vly Water	Municipal/Agency Bond	05/03/23	04/01/27	916091HL8	04/01/26	4.100%	19,444.50			
<u>6</u>	NYC Transitional Finance	Municipal/Agency Bond	09/09/25	05/01/27	64971XLS5	05/01/26	3.690%	711,181.03			
<u>34</u>	NYS Urban Development	Municipal/Agency Bond	09/29/25	03/15/28	6500355X2	03/15/26	3.680%	703,903.18			
<u>45</u>	NYS Urban Development	Municipal/Agency Bond	05/09/25	03/15/28	6500358R2	03/15/26	0.750%	247,620.41	1,832,528.83	1,279.89	1,833,808.72
<i>Catskill Fund for the Future</i>											
<u>95</u>	NYS Dorm Authority	Municipal/Agency Bond	11/20/25	02/15/27	64990FS88	01/15/26	0.630%	98,773.84			
<u>21</u>	NYS Urban Development	Municipal/Agency Bond	10/23/25	03/15/27	6500357E2	03/15/26	3.501%	67,720.67			
<u>139</u>	NYC Transitional Finance	Municipal/Agency Bond	05/03/23	04/01/27	916091HL8	04/01/26	4.100%	38,889.01			
<u>26</u>	NYC Transitional Finance	Municipal/Agency Bond	09/09/25	05/01/27	64971WJ84	05/01/26	3.716%	1,096,819.83			
<u>64</u>	NYC Transitional Finance	Municipal/Agency Bond	11/20/25	05/01/27	64971XLS5	05/01/26	3.643%	318,987.50			
<u>42</u>	NYC Transitional Finance	Municipal/Agency Bond	07/08/25	08/01/27	64972JRR1	02/01/26	3.500%	496,226.64	2,117,417.48	2,140.48	2,119,557.96
Total Long Term Municipal/Agency Bonds:									<u>4,229,792.01</u>	<u>3,175.29</u>	<u>4,232,967.30</u>
Total LT Per Financial Statements:									<u>4,229,792.00</u>	<u>3,175.30</u>	<u>4,232,967.30</u>
Rounding									<u>0.01</u>	<u>(0.01)</u>	<u>-</u>
Difference:											

Catskill Watershed Corporation
 Summary Budget Comparison
 From 12/1/2025 Through 12/31/2025

100%

Account Code	Account Title	Total Budget \$ - Original	YTD Actual	Remaining Budget	Percent Total Budget Remaining	Percent Total Budget Used
001	Salary Expense	2,025,229.00	1,971,147.30	54,081.70	2.67%	97.33%
002	Fringe Benefits	1,360,907.00	853,858.78	507,048.22	37.26%	62.74%
003	Program Expenses	49,017,307.00	17,482,588.32	31,505,718.68	64.31%	35.69%
004	Occupancy & Interest Exp	599,800.00	41,436.87	558,363.13	93.09%	6.91%
005	Advertising & Promotion	20,400.00	23,939.14	1,460.86	5.75%	94.25%
006	Office Supplies	24,300.00	13,541.00	10,759.00	44.28%	55.72%
007	Communications	27,600.00	30,098.45	5,501.55	15.45%	84.55%
008	Grants & Reimbursements	205,000.00	156,397.29	48,602.71	23.71%	76.29%
009	Travel	52,200.00	26,400.37	25,799.63	49.42%	50.58%
010	Conferences & Seminars	24,250.00	7,285.27	16,964.73	69.96%	30.04%
011	Insurance	114,494.00	115,209.06	(715.06)	(0.62)%	100.62%
012	Repair & Maintenance	47,590.00	58,575.41	14.59	0.02%	99.98%
013	Subscriptions & Publications	8,644.00	11,094.80	2,549.20	18.68%	81.32%
014	Professional & Director Fees	633,658.00	301,728.20	331,929.80	52.38%	47.62%
015	Administrative Costs	0.00	0.00	0.00	0.00%	0.00%
016	Depreciation & Amortization	634,041.00	572,946.58	61,094.42	9.64%	90.36%
017	Dues, Licenses, & Memberships	2,415.00	1,203.04	1,211.96	50.18%	49.82%
018	Miscellaneous Expense	2,000.00	410.82	1,589.18	79.46%	20.54%
Report Difference		(54,799,835.00)	(21,667,860.70)	(33,131,974.30)	60.46%	39.54%

NOW, THEREFORE BE IT FURTHER RESOLVED, the CWC staff is authorized and directed to issue a commitment letter informing the borrower of its intention to issue the loan subject to compliance with all applicable provisions of the New York City Watershed regulations as well as other applicable laws, rules and regulations, completion of the necessary documents, the right of objection and staff is directed to develop the loan agreement, promissory notes and other documentation necessary to effectuate this loan in a form agreed upon by CWC.

NOW, THEREFORE BE IT FURTHER RESOLVED that upon said approval of loan documentation CWC is authorized to close on said loan and disburse proceeds thereof in accordance with the loan documents.

NOW, THEREFORE BE IT FURTHER RESOLVED, approval of an application by the Board constitutes a preliminary decision under the MOA. The decision will become final without any further action by the Board unless an objection is timely filed with the Watershed Protection and Partnership Council.

QEDP Evaluation and CWC Staff Recommendation

Purpose: To review the CWC Loan Application of Seasoned Hospitality, LLC.

The Executive Director of the CWC makes the following evaluation concerning a REDI Fund Loan to **Seasoned Hospitality, LLC.** located in the Town of Middletown, NY. Evaluation is based on the Evaluation Criteria established in the Catskill Fund for the Future Program Rules, approved on August 22, 2001 by the CWC Board of Directors.

1. Based on due inquiry to the NYSDEC, the NYCDEP and to the best of CWC's knowledge, the property located at 654 Main Street, Margaretville, NY owned by Seasoned Hospitality LLC is in compliance with all applicable environmental statutes and regulations.
2. Based on due inquiry to the NYSDEC, the NYCDEP and to the best of CWC's knowledge, the property at 654 Main Street, Margaretville, NY is not subject to any enforcement actions by any regulatory agency.
3. (a) To the best of CWC's knowledge, the project is consistent with historic land use patterns, available infrastructure and sensitivity to the need for water quality protection.
 - (i) Seasoned Hospitality, LLC. located 654 Main Street, Margaretville, NY, will operate as a restaurant
 - (ii) The project is located in the Town Middletown .
 - (iii) The project will utilize a WWTP.
 - (iv) The project appears to present no threat to water quality.
 - (v) The project appears to generate no materials with the potential to degrade water quality that are not pretreated prior to release.
 - (vi) Based on NYCDEP the project is not in the 60 day travel time.
 - (vii) There is no impact on Federal or State wetlands.
- (b) The project maintains the character of the Town of Windham.
 - (i) The project is consistent with current zoning.
 - (ii) The project is compatible with surrounding land uses.
 - (iii) The project will not generate excessive traffic.
 - (iv) The project as described is of such magnitude that it does not appear likely to promote secondary growth and therefore requires not additional review of land use plans or infrastructure.
4. The project is consistent with the West of Hudson Economic Development Study, which has been completed.
5. Not applicable.

Voice Vote carried unanimously.

VIII. Announcements from the Chair

IX. Board Member Discussion – Next Meeting March 3, 2026

X. Adjourned 11:26 AM

Executive Director's Report
March 3, 2026

Community Wastewater Management Program

I am pleased to announce that all MOA Community Wastewater Management Projects are now complete. CWC has managed the study, design, and implementation of 15 Community Wastewater Projects as detailed in the 1997 MOA. A summary of completed projects is below:

Community	CWC Block Grant	Type of System	Total Connections
Bovina Center	\$825,000.00	Community Septic	75
Delancey	\$2,220,000.00	Septic Maintenance District	59
Claryville (Denning)	\$3,760,000.00	Septic Maintenance District	130
Claryville (Neversink)	\$4,895,000.00	Septic Maintenance District	
South Kortright	\$4,900,000.00	Connection to Hobart WWTP	48
Hamden	\$5,857,054.00	Community Septic	84
Trout Creek	\$6,500,000.00	Community Septic	44
Shandaken	\$6,770,000.00	Septic Maintenance District	60
Bloomville	\$7,021,000.00	Community Septic	84
Ashland	\$7,700,000.00	Small Diameter WWTP	90
New Kingston	\$7,700,000.00	Community Septic	28
West Conesville	\$8,411,000.00	Community Septic	54
Lexington	\$9,100,000.00	Community Septic	52
Halcottsville	\$11,454,000.00	Connection to Margaretville WWTP	53
Boiceville	\$12,278,000.00	WWTP	119
Total	\$99,391,054.00		980

Shokan- Shokan has entered the Construction Phase of the project. The Town has conditionally approved construction bids and all paperwork is being put together for official Notices to Proceed. CWC is working with the Town and contractors to complete all necessary subcontractor

approvals through the NYC subcontractor approval process. The process is lengthy and includes submission and review of numerous documents. As of February 19, 2026 only one contractor has received subcontractor approval. Carver Construction is notified shortly of their notice to proceed and should begin preliminary collection system work in the coming weeks.

As part of the project, a land use permit was required from DEP for construction work on property owned by the City. As part of the permit there are certain requirements that need to be met. CWC noted to DEP that the insurance requirements to do work on the City property exceeds the insurance requirements for construction of the entire project by \$1 million. DEP has confirmed only the Town as the permit holder will be required to have the increased insurance. CWC has been notified that the permit has been approved and is to be issued.

CWC has approved a contract amendment with Lamont Engineers to move into the construction phase.

CWC has received a draft contract amendment from NYCDEP to increase the funding for the project. CWC submitted questions back to NYCDEP on January 13th. Numerous discussions have taken place since then. We await NYCDEP's response and look forward to wrapping up the amendment soon.

Stormwater

Staff continue engaging with property owners throughout the Watershed. There are numerous projects moving forward.

CWC received a draft MOA 145 contract amendment from DEP on April 17, 2025. We requested a higher threshold limit of \$1 million based on approvals issued earlier this year. DEP did not approve that request but offered an increased threshold limit from \$300,000 to \$550,000. DEP did commit to revisiting the contract for an additional amendment if/when this limit proves to be insufficient. I expressed concern about having to go through this process again if it was deemed necessary. DEP preferred to hold at the \$550,000.

CWC approved the contract amendment at the August board meeting. DEP signed the amendment in late August, and we were recently informed on January 16, 2026, that the amendment was just registered. CWC has been tabling a \$513,432.48 resolution under this contract since September 2025. We detailed an enforcement letter provided by NYCDEP staff to that applicant at our January 2026 Wastewater Committee meeting. I asked NYCDEP for some patience with the property owner as they have been waiting for these significant funds to be made available to complete their project. We have recently invoiced for funds for this project and await receipt.

CWC has requested NYCDEP prioritize a new Future Stormwater Contract as described in the 4th Side Agreement. CWC has been warning of our concerns of funding to run out prior to new funding being made available. CWC has also requested NYCDEP anticipate future needs to amend this contract and draft this new contract in a way where future amendments and modifications

will make it possible to update this contract rather than start anew. This would be a prudent and efficient course of action. A draft contract was received on February 18, 2026.

Flood Hazard

CWC received a contract from NYSDEC and the Village of Hunter, evidencing approval of a grant for the relocation of the Hunter Fire Department. Following receipt, we forwarded our FHM contracts to the Town for execution. The CWC Board previously approved two grants to the Town, one for design, one for the property purchase of the relocation property. These grants were contingent on the State contract. A closing took place in October for the purchase of the relocation property. CWC has been informed that construction bids have left the Village with a shortfall of funds. On January 14, 2026 and again on February 17, 2026, CWC inquired to DEP about their interpretation of our existing contract to evaluation the potential to increase funding eligibility to assist in the relocation. CWC noted the effort and funding brought to the project by the Village. DEP has said they do not believe additional funding beyond the existing cap is possible under the contract without an amendment. CWC has explained that the timing of registering an amendment is a concern and are not sure whether work done during that time would be eligible for funding assistance. We have inquired whether it is possible to backdate a commencement time to allow eligibility of the Hunter Fire Department. We explained that many of our new contracts are backdated and we would like to do something similar with the amendment.

Demolition projects in Olive and Hunter have been mostly completed. There are some items to be finished in the spring, including restoration.

CWC received low bids from LaBella Associates for consulting services for 1) Feasibility Studies and 2) Demolition Services. The CWC Board approved those bids in January 2026. We are preparing contracts for these services for a period of 2 years.

CWC has been working with Walton School to determine a recommended funding amount for design of a new bus garage. An application is going to committee this month for review and consideration.

CWC continues to engage with municipalities and property owners about potential flood mitigation projects.

Septic

The program is open. The demand for engineers remains a major issue in the program and should be a priority for the Watershed to increase availability of engineers to work in the septic program.

Staff has had a number of discussions regarding potential program rule changes and efficiency measures. We are also compiling a number of examples for DEP to consider for cost reduction efforts.

CWC held a septic training class for contractors and engineers on January 20, 2026 and February 10, 2026. I presented some 2025 highlights and asked participants to provide their own feedback on cost reduction efforts.

Septic Maintenance

Pump out numbers throughout the Watershed continue to rise. Outreach and proactive staff work are contributing to the success of the maintenance program. 2025 was another record year for maintenance pump outs.

In 2025, DEP inquired about the possibility of closing all additional WWTP Septage Acceptance applications considering Windham may potentially be able to accept the full amount of Watershed septage. I responded that I did not anticipate any other plants applying but wanted to make sure DEP didn't want to close that door considering these projects assist in DEP maintenance costs of acceptance at the DEP facilities. DEP confirmed they did not want to evaluate any additional facilities. The Side Agreement executed in late 2025 provides for \$5 million in construction funding for 2 facilities. CWC told DEP that we would like this contract to be the next priority after the FSW contract.

Windham and their engineer submitted a septage acceptance feasibility study to CWC. The results indicate the plant could accept a significant amount of septage daily without upset to their current operations. The report suggested a daily acceptance limit of 10,000 gpd with the potential to take closer to 40,000 gpd. Even at the lower rate, that would significantly increase the quantity of septage being able to be delivered locally. Estimated costs inclusive of stormwater and engineering was less than \$3 million.

Windham submitted a resolution to CWC requesting funding for the design phase of the plant upgrades needed to implement recommendations of the study. The application was approved by resolution in June. In January, the town indicated that they believe they should have the design done by end of year and they were hoping to bid the project this winter. CWC and DEP still have to negotiate a contract for this funding. CWC asked DEP to provide a draft contract after the FSW contract.

Prattsville submitted a draft feasibility study report in September. We had some immediate questions and comments we asked the Town's engineer to look at and address. We received an updated report on September 19th. Following our review, we forwarded the report to DEP. DEP provided additional questions that have been addressed by the Town. Final submission was sent back to DEP for review on February 19, 2026.

Policy

The Community Vitality Study is complete.

CWC continues to participate in many discussions with Watershed stakeholders and regulators.

The CWC Board recently approved CWC Records Retention Policy that has recently been developed. We will provide guidance and training for individuals subject to the new policy.

CWC has been starting work related to Side Agreement commitments. These processes include work around:

1. Land Swaps: Meetings with DEC and local officials regarding process and next steps
2. Regulatory Upgrade: Meetings with DEC, engineers, local officials.
3. I&I: Data requests and review from local municipalities.
4. Contracting actions: Working with DEP on contract maturity amendments and awaiting drafts of new contracts. We hope to have some drafts prior to the February committee/board meetings.
5. Internal meetings on discussion topics upcoming for; regulatory programs, cost reductions, contracting efficiencies.

CWC received a request from the Town of Roxbury to pursue TLAP funding to review valuation of the NYCDEP owned WWTP that has undergone some maintenance and upgrades. That request has been approved, and DEP is now tasked with conducting a current valuation evaluation.

CWC was invited to attend an Annual Contracting Partners meeting in Kingston with various NYC officials to discuss contracting issues. That meeting took place February 5, 2026. CWC inquired about a number of contracting topics at the meeting. It was not overly productive but did allow for open communication between the stakeholders.

Finance

The relocation of the generator continues progress. DEP has expressed numerous concerns with output variables of a diesel-powered generator. CWC has taken many steps to alleviate DEP concerns which has concluded with the physical relocation of the equipment.

DEP also requested the construction of a new garage. Construction is complete and we received the CoO from the town. DEP is now able to utilize it for their vehicles and equipment.

Once final payments and sign offs for the garage and generator are completed, we will invoice the City under our lease agreement.

CWC approved funding for our external auditors. We expect the auditors to be on site the first week of February.

Education/Workforce Development

Public Education and Workforce Development grant applications were received in early February. The applications are being reviewed.

Staff continue to attend outreach events in various forms throughout the Watershed.

Economic Development

At the February 12, 2026 Loan Committee meeting, Osmanli Properties LLC loan request was recommended to the Board of Directors. Accord LLC: Forbearance request denied, Additional Funding request denied.

The Economic Development team continues engaging with existing and potential borrowers. CWC executed all documents required to close with the Village of Walton for their loan to fund repairs at their WWTP.

CWC CFF Leverage Report

Client #	Client Name	Loan Approval Date	Date of Actual Loan Settlement	Approved Loan Amount	Actual Loan Amount	Current Loan Balance	Leverage	Total Project Cost	Current Jobs	Projected Jobs	Increased Jobs	County Name
180	Stamford Belvedere Corp	8/3/2010		\$150,000.00	\$0.00	\$0.00	\$0.00	\$150,000.00	0	0	0	Delaware
353	Sunflower Market, Inc.	12/5/2017		\$500,000.00	\$0.00	\$0.00	\$1,767,595.00	\$2,267,595.00	53	60	10	Ulster
301	Wellness RX, LLC	8/4/2015		\$35,000.00	\$0.00	\$0.00	\$160,000.00	\$195,000.00	1	0	0	Greene
265	J & W Deli, LLC	3/5/2013		\$290,000.00	\$0.00	\$0.00	\$115,000.00	\$405,000.00	6	8	2	Delaware
277	JGJMS, LLC	9/3/2013		\$220,673.54	\$0.00	\$0.00	\$220,673.54	\$441,347.07	20	20	0	Greene
349	Catskill Ventures, LLC	7/5/2017		\$965,195.00	\$0.00	\$0.00	\$413,655.00	\$1,378,850.00	0	20	20	Ulster
201	Frank's Septic	5/4/2010		\$15,750.00	\$0.00	\$0.00	\$5,250.00	\$21,000.00	1	1	0	Delaware
200	Papa Pratt's Pizzeria, LLC	12/2/2008		\$105,000.00	\$0.00	\$0.00	\$15,000.00	\$145,000.00	0	0	0	Greene
380	V&B Cross Lumber Co., Inc.	8/28/2001		\$450,000.00	\$0.00	\$0.00	\$0.00	\$450,000.00	0	0	0	Ulster
200	Papa Pratt's Pizzeria, LLC	12/2/2008		\$25,000.00	\$0.00	\$0.00	\$15,000.00	\$145,000.00	0	0	0	Greene
379	Rallysport	6/23/1998		\$35,000.00	\$0.00	\$0.00	\$0.00	\$35,000.00	0	0	0	Delaware
340	Osterhoudt Corp	11/1/2016		\$860,000.00	\$0.00	\$0.00	\$633,000.00	\$1,493,000.00	0	0	0	Ulster
174	Lucky Dog's Hamden Inn	10/5/2010		\$240,000.00	\$0.00	\$0.00	\$110,000.00	\$350,000.00	0	6	6	Delaware
122	Dylan Patrick LLC	7/22/2008		\$560,000.00	\$0.00	\$0.00	\$840,000.00	\$1,400,000.00	21	25	4	Sullivan
360	Tom & Dana Fraser T/A The Phoenicia Belle	3/25/2003		\$25,000.00	\$0.00	\$0.00	\$8,400.00	\$33,400.00			0	Ulster
359	Durable Systems	6/24/2003		\$60,000.00	\$0.00	\$0.00	\$340,000.00	\$400,000.00	1	1	0	Ulster
229	Vista Property Group, LLC	5/1/2012		\$860,000.00	\$0.00	\$0.00	\$1,400,000.00	\$2,300,000.00	9	10	1	Ulster
354	Keath E. Davis	9/5/2017		\$275,000.00	\$0.00	\$0.00	\$0.00	\$275,000.00	2	2	0	Delaware
361	Westchester-Ellenville Hospital Inc.	2/25/2003		\$1,000,000.00	\$0.00	\$0.00	\$1,492,243.00	\$2,492,243.00		1		Ulster
329	213 Apples, LLC	11/3/2015		\$1,300,000.00	\$0.00	\$0.00	\$632,125.00	\$1,932,125.00	0	10	10	Ulster
370	Ronne D. Marantz	6/27/2006		\$305,000.00	\$0.00	\$0.00	\$555,000.00	\$860,000.00	0	0	0	Ulster
362	Candace Chambers & Timothy Townssend T/A	4/22/2003		\$156,000.00	\$0.00	\$0.00	\$835,275.00	\$991,275.00	0	0	0	Ulster

Client #	Client Name	Loan Approval Date	Date of Actual Loan Settlement	Approved Loan Amount	Actual Loan Amount	Current Loan Balance	Leverage	Total Project Cost	Current Jobs	Projected Jobs	Increased Jobs	County Name
362	Candace Chambers & Timothy Townssend T/A	5/27/2003		\$97,400.00	\$0.00	\$0.00	\$738,275.00	\$835,275.00	0	0	0	Ulster
363	Gifford's Sports Supply	5/25/2004		\$25,000.00	\$0.00	\$0.00	\$51,000.00	\$76,000.00	2	0	0	Delaware
364	Mauer Enterprises, Inc.	7/27/2004		\$100,000.00	\$0.00	\$0.00	\$120,000.00	\$220,000.00		40	0	Ulster
365	Delaware Dental, PLLC	10/26/2004		\$90,000.00	\$0.00	\$0.00	\$160,000.00	\$250,000.00	0	0	0	Delaware
366	John & Denise McLean T/A Wood-Done-Right	10/26/2004		\$25,000.00	\$0.00	\$0.00	\$41,700.00	\$66,700.00	0	0	0	Delaware
367	Mental Health Association	4/26/2005		\$77,468.00	\$0.00	\$0.00	\$78,000.00	\$155,468.00	12	0	0	Delaware
237	Onteora Farms, LLC	6/2/2015		\$100,000.00	\$0.00	\$0.00	\$28,000.00	\$128,000.00	1	0	0	Ulster
369	Alexios Kambouris T/A A&G Furniture	4/25/2006		\$150,000.00	\$0.00	\$0.00	\$150,000.00	\$300,000.00	4	0	0	Ulster
419	Leighton K Shultis and Erica M Shultis	2/4/2020		\$88,961.00	\$0.00	\$0.00	\$0.00	\$88,961.00	0	0	0	Delaware
371	The Reporter Company	8/7/2006		\$500,000.00	\$0.00	\$0.00	\$0.00	\$500,000.00	19	0	0	Delaware
372	38 Main Corp.	11/28/2006		\$120,000.00	\$0.00	\$0.00	\$255,000.00	\$375,000.00	6	0	0	Ulster
373	RTE Transport LTD	3/27/2007		\$142,000.00	\$0.00	\$0.00	\$25,000.00	\$167,000.00	7	0	0	Greene
374	Frank & Judith Berkey	3/27/2007		\$725,000.00	\$0.00	\$0.00	\$72,000.00	\$725,000.00	1	0	0	Delaware
375	Catskill Mountain Transfer, Inc.	5/22/2007		\$200,000.00	\$0.00	\$0.00	\$438,975.00	\$635,975.00	1	0	0	Delaware
376	Gail McNee	5/27/2008		\$67,000.00	\$0.00	\$0.00	\$3,000.00	\$70,000.00	4	0	0	Delaware
377	BTH Properties, LLC. T/A Pine Bush Equipmen	3/3/2009		\$500,000.00	\$0.00	\$0.00	\$768,950.00	\$1,268,950.00	0	0	0	Sullivan
378	Vaughn & Jodie Wilkie	11/3/2009		\$79,000.00	\$0.00	\$0.00	\$191,000.00	\$270,000.00	0	0	0	Greene
368	TLB Management, Inc.	4/26/2005		\$500,000.00	\$0.00	\$0.00	\$1,469,500.00	\$1,969,500.00	0	0	0	Ulster
487	Seasoned Hospitality LLC	2/3/2026		\$175,000.00	\$0.00	\$0.00	\$215,000.00	\$390,000.00	0	10	10	Delaware
462	Gockel Solutions LLC	3/5/2024		\$90,000.00	\$0.00	\$0.00	\$10,000.00	\$100,000.00				Delaware
441	Franks Septic LLC	8/2/2022		\$165,000.00	\$0.00	\$0.00	\$20,000.00	\$185,000.00	1	3	4	Delaware
438	94 Proof, LLC	10/7/2025		\$1,500,000.00	\$0.00	\$0.00	\$8,250,000.00	\$2,325,000.00	4	4		Delaware
480	Sound Mountain, LLC.	9/2/2025		\$180,000.00	\$0.00	\$0.00	\$90,000.00	\$470,000.00	3	5	5	Delaware
433	175 South Main LLC	12/7/2021		\$1,136,364.00	\$0.00	\$0.00	\$675,000.00	\$2,947,728.00		8		Ulster

Client #	Client Name	Loan Approval Date	Date of Actual Loan Settlement	Approved Loan Amount	Actual Loan Amount	Current Loan Balance	Leverage	Total Project Cost	Current Jobs	Projected Jobs	Increased Jobs	County Name
142	Walton Big M Plaza, LLC (2)	12/3/2024		\$300,000.00	\$0.00	\$0.00	\$247,012.00	\$547,012.00				Delaware
482	1033 Main Street LLC	9/2/2025		\$349,272.00	\$0.00	\$0.00	\$38,808.00	\$388,080.00	2	0	0	Delaware
485	GDB Ventures, Inc	11/4/2025		\$425,000.00	\$0.00	\$0.00	\$47,500.00	\$472,500.00	2	2	2	Delaware
486	Video Entertainment Plus, Inc.	12/2/2025		\$100,000.00	\$0.00	\$0.00	\$100,000.00	\$200,000.00	7		0	Delaware
1	Catskill Craftsman	4/2/1998	9/15/1998	\$55,000.00	\$55,000.00	\$0.00	\$70,000.00	\$125,000.00	0	0	0	Delaware
29	Catskill Craftsman, Inc. (2)	6/26/2001	9/15/1998	\$631,768.00	\$631,708.48	\$0.00	\$1,174,000.00	\$1,805,768.00	50	50	0	Delaware
2	Lisa Jones D/B/A Hair Solutions	10/27/1998	12/4/1998	\$15,000.00	\$15,000.00	\$0.00	\$15,000.00	\$30,000.00	5	5	0	Delaware
3	Northeast Fabricators, LLC II	11/24/1998	2/22/1999	\$450,000.00	\$450,000.00	\$0.00	\$567,700.00	\$1,017,700.00	45	70	25	Delaware
4	Olive Woods, LLC	11/24/1998	2/22/1999	\$675,000.00	\$675,000.00	\$0.00	\$675,000.00	\$1,350,000.00	117	143	26	Ulster
5	Tremperskill Country Store	10/27/1998	3/5/1999	\$30,000.00	\$30,000.00	\$0.00	\$45,000.00	\$75,000.00	3	3	0	Delaware
6	G. Willikers, Inc. / Crossroads Building, LLC	1/26/1999	4/6/1999	\$85,900.00	\$85,900.00	\$0.00	\$201,734.00	\$287,634.00	53	75	22	Delaware
7	Hogan's General Store	3/5/1998	8/12/1999	\$98,000.00	\$98,000.00	\$0.00	\$15,000.00	\$113,000.00	1	3	2	Delaware
8	Alpine Garden Convenience Inc.	7/27/1999	11/3/1999	\$90,000.00	\$90,000.00	\$0.00	\$272,000.00	\$362,000.00	2	7	5	Greene
9	Burton F. Clark, Inc.	4/24/1999	11/17/1999	\$600,000.00	\$600,000.00	\$0.00	\$750,000.00	\$1,350,000.00	52	64	12	Delaware
10	Elizabeth Winograd	5/25/1999	11/24/1999	\$150,000.00	\$150,000.00	\$0.00	\$300,700.00	\$450,700.00	5	28	23	Ulster
11	Skillcat II Corp. d/b/a Phoenicia Hotel	9/28/1999	12/1/1999	\$100,000.00	\$100,000.00	\$0.00	\$152,891.00	\$252,891.00	5	10	5	Ulster
12	Peak Trading Corporation	9/28/1999	12/9/1999	\$140,000.00	\$140,000.00	\$0.00	\$190,000.00	\$330,000.00	4	15	11	Ulster
13	Catskill Family Farms Cooperative	10/26/1999	4/4/2000	\$250,000.00	\$250,000.00	\$0.00	\$0.00	\$250,000.00	6	7	1	Delaware
14	Apple Tree Inn & Efficiencies	2/22/2000	4/28/2000	\$50,000.00	\$50,000.00	\$0.00	\$150,500.00	\$200,500.00	2	2	0	Ulster
15	Top Shelf Storage	2/22/2000	4/28/2000	\$36,120.00	\$36,120.00	\$0.00	\$36,120.00	\$72,240.00	1	1	0	Greene
16	Drew/Natasha Shuster	5/25/1999	5/23/2000	\$55,000.00	\$55,000.00	\$0.00	\$55,000.00	\$110,000.00	5	14	9	Greene
17	Paul Solis-Cohen	5/23/2000	9/11/2000	\$150,000.00	\$150,000.00	\$0.00	\$230,000.00	\$380,000.00	6	10	4	Ulster
18	Janice Dordick	5/23/2000	9/11/2000	\$450,000.00	\$450,000.00	\$0.00	\$1,150,000.00	\$1,600,000.00	14	22	8	Ulster
19	Kathleen Sullivan	6/27/2000	10/4/2000	\$44,900.00	\$44,900.00	\$0.00	\$43,000.00	\$87,900.00	1	1	0	Sullivan

Client #	Client Name	Loan Approval Date	Date of Actual Loan Settlement	Approved Loan Amount	Actual Loan Amount	Current Loan Balance	Leverage	Total Project Cost	Current Jobs	Projected Jobs	Increased Jobs	County Name
20	Mountain Top Historical Society of Green Coun	6/27/2000	11/6/2000	\$40,000.00	\$40,000.00	\$0.00	\$128,000.00	\$168,000.00	0	0	0	Greene
22	Gary Mead	7/25/2000	11/27/2000	\$75,000.00	\$75,000.00	\$0.00	\$85,000.00	\$160,000.00	11	24	13	Delaware
23	Wendy's Brew, Inc.	10/24/2000	3/16/2001	\$70,000.00	\$70,000.00	\$0.00	\$83,000.00	\$153,000.00	0	2	2	Greene
24	Kent's Gifts	1/23/2001	3/16/2001	\$35,000.00	\$35,000.00	\$0.00	\$80,000.00	\$115,000.00	4	5	1	Delaware
3	Northeast Fabricators, LLC II	11/28/2000	4/4/2001	\$429,895.02	\$429,895.02	\$0.00	\$0.00	\$429,895.02	0	0	0	Delaware
25	Twins, Inc.	1/23/2001	4/20/2001	\$280,000.00	\$283,255.90	\$0.00	\$420,000.00	\$700,000.00	3	22	19	Ulster
26	Michael Donofrio	11/28/2000	4/30/2001	\$92,500.00	\$93,498.21	\$0.00	\$169,500.00	\$262,000.00	3	6	3	Delaware
27	Pots & Pans, Inc.	1/23/2001	5/23/2001	\$150,000.00	\$150,000.00	\$0.00	\$361,000.00	\$511,000.00	2	7	5	Delaware
28	Woodstock Guild of Craftsmen, Inc.	4/28/2001	8/8/2001	\$525,000.00	\$525,000.00	\$134,412.20	\$742,000.00	\$1,267,000.00	8	11	3	Ulster
30	Indian Country, Inc.	4/28/2001	8/24/2001	\$90,000.00	\$90,000.00	\$0.00	\$6,900,000.00	\$6,990,000.00	124	164	40	Delaware
31	Healing Paws, LLC	6/26/2001	10/3/2001	\$90,000.00	\$90,000.00	\$0.00	\$110,500.00	\$200,500.00	0	6	6	Ulster
32	Minnewaska Realty, LLC	1/23/2001	10/17/2001	\$200,000.00	\$200,000.00	\$0.00	\$275,000.00	\$475,000.00	4	7	3	Ulster
33	Bruce Inn, LLC	4/28/2001	12/14/2001	\$95,000.00	\$95,000.00	\$0.00	\$394,735.00	\$489,735.00	0	9	9	Delaware
34	Mountain Brook, Inn	9/25/2001	2/15/2002	\$80,000.00	\$80,000.00	\$0.00	\$195,000.00	\$275,000.00	0	3	3	Delaware
35	Matthew Hoffmeister	11/27/2001	3/26/2002	\$50,000.00	\$50,000.00	\$0.00	\$61,500.00	\$111,500.00	2	2	0	Delaware
36	Sunfrost Farms, Inc.	11/27/2001	4/4/2002	\$137,500.00	\$137,500.00	\$0.00	\$177,500.00	\$315,000.00	5	9	4	Ulster
37	Cindy L. Johansen	1/22/2002	4/10/2002	\$114,887.21	\$115,112.79	\$0.00	\$134,887.21	\$250,000.00	1	1	0	Ulster
38	Mack Custom Woodworking, LLC	2/26/2002	4/30/2002	\$300,000.00	\$300,000.00	\$0.00	\$310,000.00	\$610,000.00	14	14	0	Ulster
39	Liberty Fitness Center, Inc.	2/26/2002	6/25/2002	\$90,000.00	\$90,000.00	\$0.00	\$104,500.00	\$194,500.00	5	10	5	Sullivan
41	Creative Environments LLC d/b/a Full Moon	4/2/2002	6/28/2002	\$58,500.00	\$58,500.00	\$0.00	\$67,900.00	\$126,400.00	15	20	5	Ulster
40	Margaretville Lodging, LLC	5/28/2002	6/28/2002	\$403,468.66	\$403,468.66	\$0.00	\$258,151.00	\$661,619.00	0	15	15	Delaware
42	ARC Foods, Inc.	5/28/2002	7/11/2002	\$211,000.00	\$211,000.00	\$0.00	\$367,000.00	\$578,000.00	0	16	16	Ulster
43	Bread Alone, Inc.	4/2/2002	7/31/2002	\$400,000.00	\$400,000.00	\$0.00	\$600,000.00	\$1,000,000.00	65	65	0	Ulster
44	Indian Country, Inc. (2)	2/26/2002	8/7/2002	\$650,000.00	\$650,000.00	\$0.00	\$745,414.00	\$1,395,414.00	0	0	0	Delaware

Client #	Client Name	Loan Approval Date	Date of Actual Loan Settlement	Approved Loan Amount	Actual Loan Amount	Current Loan Balance	Leverage	Total Project Cost	Current Jobs	Projected Jobs	Increased Jobs	County Name
45	Overlook Mountain Bikes of Woodstock Corp.	4/2/2002	8/28/2002	\$60,000.00	\$60,000.00	\$0.00	\$74,750.00	\$134,750.00	2	2	0	Ulster
46	Kent's Gifts, LLC	5/28/2002	9/12/2002	\$30,000.00	\$30,000.00	\$0.00	\$70,000.00	\$100,000.00	5	5	0	Delaware
47	Cesar Alfaro d/b/a Continental Cleaners	7/23/2002	10/11/2002	\$35,000.00	\$35,000.00	\$0.00	\$56,000.00	\$91,000.00	4	7	3	Sullivan
48	Village of Walton	7/23/2002	10/15/2002	\$253,275.00	\$253,275.00	\$0.00	\$72,293.00	\$325,568.00	0	0	0	Delaware
49	Town of Olive	2/26/2002	10/15/2002	\$100,000.00	\$100,000.00	\$0.00	\$949,744.00	\$1,049,744.00	0	0	0	Ulster
50	Country Cone and Market, Ltd.	6/25/2002	11/22/2002	\$35,000.00	\$35,000.00	\$0.00	\$151,000.00	\$186,000.00	0	3	3	Ulster
51	Tremperskill Country Store (2)	9/24/2002	12/18/2002	\$25,000.00	\$25,000.00	\$0.00	\$10,600.00	\$35,600.00	2	2	0	Delaware
52	Sanzone d/b/a Catskill Mortgage	11/26/2002	2/7/2003	\$25,000.00	\$25,000.00	\$0.00	\$15,000.00	\$40,000.00	8	18	10	Delaware
53	Jack & Elizabeth Gellman Torah Foundation, I	11/26/2002	2/13/2003	\$281,000.00	\$281,000.00	\$0.00	\$664,634.00	\$945,634.00	0	19	19	Greene
54	Douglas and Christine Brady	11/26/2002	3/26/2003	\$135,000.00	\$135,000.00	\$0.00	\$215,000.00	\$350,000.00	4	7	3	Delaware
55	Vincent Stanton d/b/a Uptown Auto Repair	10/22/2002	3/28/2003	\$35,000.00	\$35,000.00	\$0.00	\$70,000.00	\$105,000.00	3	5	2	Sullivan
56	G. Willikers Inc. II	2/25/2003	4/17/2003	\$230,000.00	\$230,000.00	\$0.00	\$1,080,000.00	\$1,310,000.00	35	50	15	Delaware
57	Hook, Line, Sinkers & More	2/25/2003	4/25/2003	\$10,000.00	\$10,000.00	\$0.00	\$15,000.00	\$25,000.00	2	3	1	Ulster
58	Delaware Valley Hospital	11/26/2002	5/1/2003	\$210,000.00	\$210,000.00	\$0.00	\$245,000.00	\$455,000.00	242	257	15	Delaware
59	Reene D. Gauntt	1/28/2003	5/30/2003	\$70,000.00	\$70,000.00	\$0.00	\$105,000.00	\$175,000.00	4	6	2	Delaware
60	Margaretville Memorial Hospital	1/28/2003	6/30/2003	\$1,000,000.00	\$1,000,000.00	\$0.00	\$0.00	\$1,000,000.00	140	145	5	Delaware
61	Masserson Properties, Inc.	3/25/2003	7/24/2003	\$98,000.00	\$98,000.00	\$0.00	\$147,000.00	\$245,000.00	2	6	4	Delaware
62	Jacques Qualin & Leslie Flam	4/22/2003	7/31/2003	\$204,000.00	\$204,000.00	\$0.00	\$366,000.00	\$570,000.00	0	20	20	Ulster
63	Neil C. Fish & Elizabeth Fish	6/24/2003	7/31/2003	\$87,000.00	\$87,745.42	\$0.00	\$142,000.00	\$229,000.00	4	6	2	Ulster
64	Catskill Mountain Foundation, Inc.	8/22/2001	9/4/2003	\$1,100,000.00	\$1,100,000.00	\$565,683.33	\$420,000.00	\$1,520,000.00	29	35	6	Greene
65	C&H Seupel, Ltd. d/b/a Whispering Pines	11/26/2002	9/12/2003	\$35,000.00	\$35,000.00	\$0.00	\$55,000.00	\$90,000.00	2	3	1	Ulster
66	Crosroads Building LLC	7/22/2003	9/19/2003	\$75,500.00	\$75,500.00	\$0.00	\$134,332.00	\$209,832.00	2	3	1	Delaware
67	Magic Mile, Inc.	3/25/2003	9/30/2003	\$150,000.00	\$150,000.00	\$0.00	\$250,000.00	\$400,000.00	0	12	12	Delaware
68	Delaware Valley Hospital (2)	5/27/2003	10/28/2003	\$290,000.00	\$290,000.00	\$0.00	\$210,000.00	\$500,000.00	257	257	0	Delaware

Client #	Client Name	Loan Approval Date	Date of Actual Loan Settlement	Approved Loan Amount	Actual Loan Amount	Current Loan Balance	Leverage	Total Project Cost	Current Jobs	Projected Jobs	Increased Jobs	County Name
69	Deer Run Village Homeowners Assoc., Inc.	6/24/2003	11/12/2003	\$25,000.00	\$24,934.38	\$0.00	\$25,000.00	\$50,000.00	22	23	1	Schoharie
70	J&W Associates, LLC	8/26/2003	11/14/2003	\$107,200.00	\$107,200.00	\$0.00	\$252,800.00	\$360,000.00	8	17	9	Delaware
71	Mountain Flame, Inc.	8/22/2001	12/9/2003	\$100,000.00	\$100,000.00	\$0.00	\$96,000.00	\$196,000.00	5	7	2	Delaware
72	The Hospital	8/26/2003	12/19/2003	\$100,000.00	\$100,000.00	\$0.00	\$0.00	\$100,000.00	275	298	23	Delaware
73	Midotera, Inc.	8/22/2001	12/30/2003	\$45,000.00	\$45,000.00	\$0.00	\$121,000.00	\$166,000.00	0	14	14	Sullivan
27	Pots & Pans, Inc.	10/28/2003	1/20/2004	\$148,768.31	\$148,768.31	\$0.00	\$0.00	\$148,768.31	0	0	0	Delaware
74	Sports Equipment Specialists, LLC	8/22/2001	1/27/2004	\$76,300.00	\$76,300.00	\$0.00	\$0.00	\$76,300.00	0	0	0	Delaware
75	11 Delaware Ave. Improvements, LLC	10/28/2003	2/2/2004	\$136,000.00	\$136,000.00	\$0.00	\$204,000.00	\$340,000.00	10	13	3	Delaware
76	NicJo Ltd.	10/24/2003	2/11/2004	\$80,000.00	\$80,000.00	\$0.00	\$143,500.00	\$223,500.00	1	5	4	Sullivan
77	Titan Drilling, Corp.	8/26/2003	6/2/2004	\$60,000.00	\$60,000.00	\$0.00	\$68,000.00	\$128,000.00	15	19	4	Delaware
78	O'Connor Hospital	5/27/2003	6/30/2004	\$1,000,000.00	\$1,000,000.00	\$0.00	\$3,645,445.00	\$4,645,445.00	118	122	4	Delaware
79	Cannie D's Corner Corp.	8/22/2001	7/1/2004	\$425,000.00	\$425,000.00	\$0.00	\$766,800.00	\$1,191,800.00	0	11	11	Sullivan
80	David M. Rowe & Joseph A. Schiavo	8/22/2001	7/8/2004	\$177,500.00	\$177,500.00	\$0.00	\$262,500.00	\$440,000.00	4	13	9	Ulster
61	Masserson Properties, Inc.	3/24/2004	7/20/2004	\$50,000.00	\$50,000.00	\$0.00	\$105,000.00	\$155,000.00	0	0	0	Delaware
82	Windham Ventures II	5/25/2004	8/12/2004	\$70,000.00	\$71,507.91	\$15,627.62	\$110,000.00	\$180,000.00	5	13	8	Greene
83	Sportsfield Specialties, Inc.	1/28/2004	8/30/2004	\$450,000.00	\$450,000.00	\$0.00	\$350,000.00	\$800,000.00	9	35	26	Delaware
85	Sullivan County First Recycling, Inc.	7/27/2004	9/3/2004	\$200,000.00	\$200,000.00	\$0.00	\$714,000.00	\$914,000.00	19	22	3	Sullivan
84	Crossroads Properties, LLC	3/23/2004	9/15/2004	\$105,000.00	\$105,000.00	\$0.00	\$217,000.00	\$380,028.00	4	6	2	Delaware
86	Delhi Diner, LLC	8/24/2004	11/9/2004	\$80,000.00	\$80,000.00	\$0.00	\$118,000.00	\$198,000.00	7	9	2	Delaware
87	Catskill Revitalization Corporation, Inc.	10/1/2004	12/9/2004	\$210,000.00	\$219,670.84	\$0.00	\$340,000.00	\$550,000.00	10	22	12	Delaware
88	Karen Van Craenenbroeck	2/25/2003	12/14/2004	\$25,000.00	\$25,000.00	\$0.00	\$10,000.00	\$35,000.00	4	7	3	Sullivan
90	Sam's Country Store, Inc.	7/27/2004	12/21/2004	\$90,000.00	\$90,482.18	\$0.00	\$185,000.00	\$275,000.00	2	4	2	Delaware
89	Village Seafood Wholesale, Inc	1/27/2004	12/21/2004	\$154,000.00	\$154,000.00	\$0.00	\$305,000.00	\$459,000.00	14	18	4	Delaware
91	30-35 William Street, LLC	10/26/2004	1/19/2005	\$250,000.00	\$250,000.00	\$0.00	\$410,000.00	\$660,000.00	60	101	41	Delaware

Client #	Client Name	Loan Approval Date	Date of Actual Loan Settlement	Approved Loan Amount	Actual Loan Amount	Current Loan Balance	Leverage	Total Project Cost	Current Jobs	Projected Jobs	Increased Jobs	County Name
92	Elna Ferrite Laboratories	10/26/2004	1/24/2005	\$700,000.00	\$700,000.00	\$0.00	\$2,930,000.00	\$3,630,000.00	37	44	7	Ulster
94	HiFi Realty Corp.	10/26/2004	1/31/2005	\$80,000.00	\$80,000.00	\$0.00	\$500,000.00	\$580,000.00	11	13	2	Delaware
93	MRH Acquisitions, Inc.	10/26/2004	1/31/2005	\$100,000.00	\$100,000.00	\$0.00	\$250,000.00	\$350,000.00	21	26	5	Delaware
95	Burton F. Clark Companies (2)	8/24/2004	2/25/2005	\$715,000.00	\$715,000.00	\$0.00	\$1,304,948.00	\$2,019,948.00	55	60	5	Delaware
96	Northeast Fabricators, LLC	1/25/2005	3/8/2005	\$338,000.00	\$339,280.61	\$0.00	\$180,000.00	\$518,000.00	60	101	41	Delaware
21	Windham Ventures, Inc.	2/26/2002	5/2/2005	\$171,915.36	\$173,571.96	\$37,356.36	\$400,000.00	\$571,915.36	0	5	5	Greene
97	Ploutz, Leland and Marian	1/27/2004	5/5/2005	\$170,000.00	\$170,000.00	\$0.00	\$290,000.00	\$460,000.00	3	4	1	Delaware
12	Peak Trading Corporation	5/24/2005	6/28/2005	\$150,000.00	\$150,000.00	\$0.00	\$0.00	\$150,000.00	17	29	12	Ulster
99	Kings Town, Inc.	5/24/2005	7/15/2005	\$325,000.00	\$325,000.00	\$0.00	\$1,105,000.00	\$1,430,000.00	10	23	13	Ulster
100	Audiosears Corporation	5/24/2005	8/8/2005	\$1,000,000.00	\$1,000,000.00	\$0.00	\$1,800,000.00	\$2,800,000.00	90	96	6	Delaware
101	Hidden Inn, Inc.	4/26/2005	8/23/2005	\$125,000.00	\$125,000.00	\$0.00	\$100,000.00	\$225,000.00	23	30	7	Delaware
102	David Shaw d/b/a Perkins Taxidermy	1/27/2004	9/16/2005	\$25,000.00	\$25,000.00	\$0.00	\$35,000.00	\$60,000.00	2	3	1	Delaware
103	Brussel Sprouts, LLC	5/24/2005	9/26/2005	\$110,000.00	\$110,000.00	\$0.00	\$0.00	\$110,000.00	22	37	15	Delaware
104	Town of Andes	4/26/2005	10/21/2005	\$136,000.00	\$136,000.00	\$0.00	\$0.00	\$136,000.00	0	0	0	Delaware
105	College Foundation at Delhi, Inc.	3/22/2005	10/28/2005	\$450,000.00	\$450,000.00	\$0.00	\$450,000.00	\$900,000.00	6	6	0	Delaware
106	Catskill Country Market, LLC	6/22/2004	10/31/2005	\$190,350.00	\$190,350.00	\$0.00	\$268,600.00	\$458,950.00	17	25	8	Delaware
107	The Market Basket, LLC	1/25/2005	11/22/2005	\$70,000.00	\$70,000.00	\$0.00	\$266,000.00	\$336,000.00	5	6	1	Delaware
109	Brian Batista and Sara Loughlin	5/1/2005	12/19/2005	\$98,000.00	\$98,000.00	\$0.00	\$252,000.00	\$350,000.00	2	2	0	Ulster
108	Secureshop.net, Inc.	11/23/2005	12/19/2005	\$338,000.00	\$338,000.00	\$0.00	\$975,000.00	\$1,313,000.00	10	18	8	Ulster
110	Ace Contracting of Margaretville, Inc.	2/28/2006	4/24/2006	\$50,000.00	\$50,000.00	\$0.00	\$55,600.00	\$105,600.00	3	4	1	Delaware
111	Fane Family Deli, Inc.	1/2/2006	6/22/2006	\$25,140.50	\$25,513.78	\$0.00	\$57,884.00	\$83,024.50	2	3	1	Delaware
112	The Caelan Allen Corp.	1/2/2006	8/1/2006	\$100,000.00	\$101,433.14	\$0.00	\$365,000.00	\$465,000.00	5	8	3	Delaware
113	Michael Ricciardella	10/1/2005	8/8/2006	\$560,000.00	\$568,422.94	\$129,538.88	\$662,000.00	\$1,222,000.00	17	29	12	Ulster
114	Joseph Dabritz	1/24/2006	8/30/2006	\$100,000.00	\$100,000.00	\$0.00	\$35,000.00	\$135,000.00	10	10	0	Delaware

Client #	Client Name	Loan Approval Date	Date of Actual Loan Settlement	Approved Loan Amount	Actual Loan Amount	Current Loan Balance	Leverage	Total Project Cost	Current Jobs	Projected Jobs	Increased Jobs	County Name
145	Joseph A. Dabritz	1/3/2008	8/30/2006	\$156,457.50	\$156,457.50	\$0.00	\$0.00	\$156,457.50	10	10	0	Delaware
115	Walton Big M Plaza, LLC	8/1/2006	10/3/2006	\$500,000.00	\$500,000.00	\$0.00	\$1,329,094.00	\$1,829,094.00	47	72	25	Delaware
116	Norm and Son Realty, Inc.	8/26/2005	10/11/2006	\$130,000.00	\$130,000.00	\$0.00	\$175,000.00	\$305,000.00	3	10	7	Sullivan
117	SRBJ Enterprises, Inc.	7/25/2006	10/18/2006	\$183,750.00	\$183,750.00	\$76,855.11	\$357,008.00	\$540,758.00	0	11	11	Ulster
118	Duchess Farm Equestrian Community, LLC	4/25/2006	10/23/2006	\$350,000.00	\$350,000.00	\$0.00	\$865,000.00	\$1,215,000.00	1	5	4	Ulster
119	Groff and Hoyt Enterprises, Inc.	8/7/2006	10/24/2006	\$600,000.00	\$600,000.00	\$0.00	\$0.00	\$600,000.00	0	0	0	Delaware
120	Thomas & Leonore Roach	9/26/2006	11/30/2006	\$40,000.00	\$40,000.00	\$0.00	\$0.00	\$40,000.00	3	3	0	Delaware
121	Lisa Grayson	9/26/2006	11/30/2006	\$31,000.00	\$31,000.00	\$0.00	\$0.00	\$31,000.00	6	6	0	Delaware
122	Dylan Patrick LLC	7/25/2006	12/14/2006	\$247,500.00	\$247,500.00	\$0.00	\$27,500.00	\$275,000.00	16	22	6	Sullivan
123	Tischler Health Management Group, LLC	6/27/2006	1/11/2007	\$1,500,000.00	\$1,500,000.00	\$0.00	\$2,981,756.00	\$4,481,756.00	9	16	7	Ulster
124	Nibble Nook Diner, LLC	9/26/2006	1/22/2007	\$125,000.00	\$125,000.00	\$0.00	\$225,000.00	\$350,000.00	5	5	0	Ulster
125	Klinger Power Sports, Inc.	9/26/2006	2/21/2007	\$30,000.00	\$30,000.00	\$0.00	\$0.00	\$30,000.00	12	12	0	Delaware
126	Brie & Bordeaux, Inc.	10/26/2004	2/28/2007	\$90,000.00	\$90,081.91	\$0.00	\$384,000.00	\$474,000.00	2	13	11	Greene
127	Nuay Realty Corporation / Yaun Company, Inc.	3/28/2006	2/28/2007	\$400,000.00	\$400,000.00	\$0.00	\$0.00	\$400,000.00	0	0	0	Sullivan
128	Yaun Company	2/28/2006	2/28/2007	\$80,000.00	\$80,000.00	\$0.00	\$20,000.00	\$100,000.00	43	43	0	Sullivan
129	Bruce Dolph	9/26/2006	3/8/2007	\$25,000.00	\$25,000.00	\$0.00	\$0.00	\$25,000.00	14	21	7	Delaware
130	Leap Inn, Inc.	6/28/2005	3/27/2007	\$500,000.00	\$500,000.00	\$0.00	\$1,340,000.00	\$1,840,000.00	7	10	3	Greene
131	DiSclafani/Dorn	2/27/2007	5/8/2007	\$151,142.83	\$151,142.83	\$35,828.01	\$35,000.00	\$186,142.83	4	5	1	Ulster
132	Sloan Hoffstatter	9/26/2006	5/30/2007	\$132,000.00	\$132,000.00	\$0.00	\$421,000.00	\$553,000.00	3	4	1	Ulster
61	Masserson Properties, Inc.	9/26/2006	6/8/2007	\$240,000.00	\$240,000.00	\$0.00	\$616,000.00	\$856,000.00	4	7	3	Delaware
134	137-139 Delaware Street, LLC	3/1/2007	6/14/2007	\$575,000.00	\$575,000.00	\$0.00	\$0.00	\$575,000.00	6	6	0	Delaware
134	137-139 Delaware Street, LLC	4/18/2007	6/14/2007	\$150,000.00	\$150,000.00	\$0.00	\$0.00	\$150,000.00	0	0	0	Delaware
135	Joseph & Holly Hunter Christovao	4/24/2007	6/28/2007	\$230,000.00	\$230,000.00	\$0.00	\$0.00	\$230,000.00	0	0	0	Delaware
136	Campobello, LLC	5/22/2007	7/12/2007	\$250,000.00	\$255,316.61	\$0.00	\$150,000.00	\$400,000.00	0	0	0	Delaware

Client #	Client Name	Loan Approval Date	Date of Actual Loan Settlement	Approved Loan Amount	Actual Loan Amount	Current Loan Balance	Leverage	Total Project Cost	Current Jobs	Projected Jobs	Increased Jobs	County Name
137	Overlook Mountain Bikes of Woodstock	5/22/2007	8/22/2007	\$136,000.00	\$136,000.00	\$0.00	\$289,000.00	\$425,000.00	6	6	0	Ulster
138	Russel Matson /Julie Hernandez	5/22/2007	10/22/2007	\$135,000.00	\$138,039.72	\$33,944.33	\$15,000.00	\$150,000.00	7	12	5	Delaware
139	Six Franklin Road, LLC	8/28/2007	11/1/2007	\$73,288.00	\$73,288.00	\$0.00	\$0.00	\$73,288.00	0	0	0	Delaware
139	Six Franklin Road, LLC	8/28/2007	11/1/2007	\$636,277.33	\$636,277.33	\$191,158.57	\$48,000.00	\$684,277.33	18	18	0	Delaware
141	Delaware Valley Hospital (3)	11/28/2006	11/1/2007	\$600,000.00	\$600,000.00	\$0.00	\$97,000.00	\$697,000.00	232	232	0	Delaware
142	Walton Big M Plaza, LLC (2)	10/23/2007	1/10/2008	\$58,000.00	\$58,000.00	\$0.00	\$0.00	\$58,000.00	0	0	0	Delaware
143	Numrich Arms Corporation	9/25/2007	2/7/2008	\$1,000,000.00	\$1,000,000.00	\$0.00	\$1,100,000.00	\$2,100,000.00	70	70	0	Ulster
147	Irish Jack Enterprises, LLC	2/2/2008	2/13/2008	\$61,512.54	\$61,512.54	\$0.00	\$0.00	\$61,512.54	0	0	0	Ulster
144	Wilma and Leo Hannan	8/28/2007	2/14/2008	\$176,000.00	\$176,000.00	\$0.00	\$0.00	\$176,000.00	30	30	0	Delaware
146	Joseph A. Dabrtiz (2)	1/3/2008	2/14/2008	\$140,000.00	\$140,000.00	\$0.00	\$0.00	\$140,000.00	10	10	0	Delaware
149	Margaretville Car Wash, LLC	8/28/2007	3/14/2008	\$162,000.00	\$166,278.11	\$0.00	\$425,000.00	\$587,000.00	1	1	0	Delaware
148	53535 Main Street Corp.	1/22/2008	3/14/2008	\$175,000.00	\$175,000.00	\$0.00	\$35,000.00	\$210,000.00	0	7	7	Delaware
150	Cowan Excavating, LLC	11/27/2007	4/16/2008	\$409,500.00	\$409,500.00	\$0.00	\$80,000.00	\$489,500.00	6	6	0	Delaware
152	Cave Mountain Brewing Co., Inc.	1/22/2008	4/25/2008	\$130,000.00	\$130,762.82	\$0.00	\$20,000.00	\$150,000.00	0	4	4	Greene
151	NKJ, Inc.	11/27/2007	4/25/2008	\$224,000.00	\$224,000.00	\$0.00	\$386,000.00	\$610,000.00	3	6	3	Ulster
153	BP Visions, Inc.	10/23/2007	5/12/2008	\$26,000.00	\$26,547.29	\$0.00	\$187,000.00	\$213,000.00	0	0	0	Delaware
154	Passion for Life, Inc.	4/22/2008	6/11/2008	\$45,000.00	\$45,000.00	\$0.00	\$10,000.00	\$55,000.00	4	4	0	Sullivan
156	Moskowitz and Liu	4/22/2008	6/12/2008	\$12,500.00	\$12,500.00	\$0.00	\$2,500.00	\$15,000.00	0	2	2	Delaware
155	Cheryl Lins	2/28/2008	6/12/2008	\$40,000.00	\$40,000.00	\$0.00	\$6,200.00	\$46,200.00	1	4	3	Delaware
157	Mary Schoepe and Paul Shoepe	10/23/2007	6/19/2008	\$156,000.00	\$156,000.00	\$0.00	\$319,000.00	\$475,000.00	0	8	8	Greene
158	Marietta Hanley/Caroline Ciraulo	5/27/2008	6/30/2008	\$212,000.00	\$212,000.00	\$0.00	\$500,000.00	\$712,000.00	0	10	10	Ulster
159	CSA Properties, Inc.	2/28/2008	7/14/2008	\$95,000.00	\$96,637.88	\$0.00	\$136,160.00	\$231,160.00	0	0	0	Delaware
160	Hasenflue Property Management, LLC	6/28/2008	8/25/2008	\$155,000.00	\$155,000.00	\$0.00	\$155,000.00	\$310,000.00	3	4	1	Ulster
162	Houshco, LLC	5/27/2008	8/26/2008	\$500,000.00	\$500,000.00	\$0.00	\$500,000.00	\$1,000,000.00	10	14	4	Delaware

Client #	Client Name	Loan Approval Date	Date of Actual Loan Settlement	Approved Loan Amount	Actual Loan Amount	Current Loan Balance	Leverage	Total Project Cost	Current Jobs	Projected Jobs	Increased Jobs	County Name
161	HiFi Realty Corp. (2)	4/22/2008	8/26/2008	\$330,000.00	\$330,000.00	\$0.00	\$73,000.00	\$403,000.00	5	0	0	Delaware
163	Blue Mountain Bistro	4/22/2008	9/17/2008	\$375,000.00	\$379,292.73	\$0.00	\$335,000.00	\$710,000.00	10	14	4	Ulster
164	American Plum Tree, Inc.	8/27/2008	9/18/2008	\$350,000.00	\$363,570.91	\$0.00	\$300,000.00	\$650,000.00	1	6	5	Delaware
165	Culwell Development LLC	2/26/2008	2/11/2009	\$220,000.00	\$220,000.00	\$0.00	\$330,000.00	\$550,000.00	10	24	14	Ulster
166	Carrier Enterprises	6/24/2008	3/30/2009	\$200,000.00	\$200,000.00	\$0.00	\$1,300,000.00	\$1,500,000.00	0	30	30	Sullivan
167	Brian Batista and Sara Louglin	2/3/2009	5/22/2009	\$119,250.00	\$119,250.00	\$0.00	\$244,000.00	\$363,250.00	0	0	0	Ulster
168	RAC Realty, Inc.	3/27/2007	6/4/2009	\$238,000.00	\$238,000.00	\$0.00	\$387,000.00	\$625,000.00	0	10	10	Delaware
169	G. Haynes Holdings, Inc.	5/5/2009	6/24/2009	\$350,000.00	\$350,000.00	\$0.00	\$380,000.00	\$730,000.00	9	12	3	Delaware
170	North Star Sun Creek Building, LLC	5/27/2008	7/14/2009	\$270,000.00	\$270,000.00	\$0.00	\$405,000.00	\$675,000.00	1	2	1	Ulster
171	Bearsville Associates, LLC	7/8/2009	9/11/2009	\$650,000.00	\$658,119.33	\$0.00	\$650,000.00	\$1,300,000.00	10	14	4	Ulster
172	Cragsmoor Associates, LLC	7/7/2009	10/7/2009	\$250,000.00	\$250,000.00	\$0.00	\$355,623.00	\$605,623.00	0	5	5	Ulster
175	Scott Dickman	6/2/2009	11/9/2009	\$225,000.00	\$225,000.00	\$0.00	\$20,000.00	\$245,000.00	89	89	0	Ulster
84	Crossroads Properties, LLC	12/1/2009	1/14/2010	\$58,028.20	\$58,028.20	\$0.00	\$0.00	\$58,028.00	0	0	0	Delaware
176	396 Wittenberg Road, LLC	9/4/2008	4/28/2010	\$250,000.00	\$250,000.00	\$0.00	\$373,286.00	\$623,286.00	7	15	8	Ulster
177	WB Delhi LLC	1/7/2010	5/7/2010	\$1,300,000.00	\$1,300,000.00	\$0.00	\$375,000.00	\$1,675,000.00	0	22	22	Delaware
137	Overlook Mountain Bikes of Woodstock	3/2/2010	5/18/2010	\$195,000.00	\$195,000.00	\$0.00	\$0.00	\$195,000.00	8	8	0	Ulster
64	Catskill Mountain Foundation, Inc.	1/7/2010	5/18/2010	\$850,000.00	\$850,000.00	\$0.00	\$2,500,000.00	\$3,350,000.00	0	20	20	Greene
18	Janice Dordick	3/2/2010	7/2/2010	\$875,000.00	\$892,201.16	\$0.00	\$0.00	\$875,000.00	11	22	11	Ulster
178	Canal Street Cutlery Co. LLC	6/1/2010	7/12/2010	\$265,200.00	\$267,675.01	\$0.00	\$78,800.00	\$344,000.00	11	19	8	Ulster
96	Northeast Fabricators, LLC	5/4/2010	7/16/2010	\$303,421.41	\$305,612.45	\$0.00	\$0.00	\$303,421.41	0	0	0	Delaware
179	30-35 William Street LLC	5/5/2010	7/16/2010	\$1,000,000.00	\$1,008,896.30	\$0.00	\$0.00	\$1,000,000.00	0	0	0	Delaware
124	Nibble Nook Diner, LLC	7/1/2010	8/31/2010	\$109,733.56	\$109,733.56	\$0.00	\$0.00	\$109,733.56	0	0	0	Ulster
116	Norm and Son Realty, Inc.	4/1/2010	9/1/2010	\$109,799.21	\$109,799.21	\$0.00	\$0.00	\$109,799.21	0	0	0	Sullivan
135	Joseph & Holly Hunter Christovao	6/1/2010	9/23/2010	\$420,000.00	\$420,000.00	\$0.00	\$438,839.00	\$858,839.00	3	6	3	Delaware

Client #	Client Name	Loan Approval Date	Date of Actual Loan Settlement	Approved Loan Amount	Actual Loan Amount	Current Loan Balance	Leverage	Total Project Cost	Current Jobs	Projected Jobs	Increased Jobs	County Name
54	Douglas and Christine Brady	6/1/2010	10/6/2010	\$213,000.00	\$216,893.32	\$0.00	\$137,000.00	\$350,000.00	0	0	0	Delaware
61	Masserson Properties, Inc.	12/1/2009	10/6/2010	\$1,190,000.00	\$1,190,000.00	\$0.00	\$616,777.00	\$1,806,777.00	8	12	4	Delaware
182	Martin and Veronica Morales	6/1/2010	12/14/2010	\$21,469.14	\$20,184.92	\$0.00	\$10,000.00	\$30,000.00	2	2	0	Delaware
186	West Mountain Properties LLC	9/7/2010	12/15/2010	\$187,000.00	\$187,000.00	\$0.00	\$510,000.00	\$697,000.00	6	6	0	Delaware
183	Newgrange Enterprises, Inc.	9/23/2008	12/15/2010	\$223,652.00	\$223,652.00	\$0.00	\$223,652.00	\$447,304.00	3	12	9	Greene
192	Jenlid LLC	3/1/2011	5/3/2011	\$228,000.00	\$228,000.00	\$0.00	\$222,000.00	\$450,000.00	0	22	22	Delaware
185	Liberty Rock Books LLC	5/5/2009	5/26/2011	\$108,160.00	\$108,160.00	\$0.00	\$347,000.00	\$455,160.00	0	7	7	Delaware
181	Maverick West, LLC	3/2/2010	6/8/2011	\$380,588.00	\$385,744.76	\$0.00	\$315,000.00	\$695,588.00	6	8	2	Ulster
195	Lighthouse Hill, LLC	6/7/2011	7/7/2011	\$150,000.00	\$150,000.00	\$0.00	\$255,000.00	\$405,000.00	0	2	2	Greene
138	Russel Matson /Julie Hernandez	6/7/2011	7/7/2011	\$36,000.00	\$36,771.47	\$0.00	\$10,000.00	\$46,000.00	3	5	2	Delaware
199	Camp Move It LLC	6/7/2011	7/7/2011	\$400,000.00	\$404,815.60	\$194,809.95	\$1,050,000.00	\$1,450,000.00	3	24	21	Delaware
191	Pan American Dance Foundation, Inc.	11/2/2010	7/19/2011	\$700,000.00	\$700,000.00	\$0.00	\$323,850.00	\$1,023,850.00	7	44	37	Ulster
202	Thomas E. Miner Jr. & Donald E. VanEtten	6/7/2011	8/3/2011	\$400,000.00	\$400,000.00	\$0.00	\$439,212.00	\$839,212.00	3	3	0	Delaware
203	Greener Pastures LLC	6/7/2011	8/3/2011	\$45,000.00	\$45,000.00	\$0.00	\$5,000.00	\$50,000.00	21	21	0	Ulster
193	Birchwood Lodge, Inc./Yogi Bear's Campgroun	5/3/2011	8/3/2011	\$50,000.00	\$50,000.00	\$0.00	\$7,661.21	\$57,661.21	42	44	2	Sullivan
16	Drew/Natasha Shuster	5/3/2011	8/3/2011	\$45,000.00	\$45,612.45	\$0.00	\$0.00	\$45,000.00	0	0	0	Greene
173	Ashokan Foundation, Inc.	9/2/2010	9/22/2011	\$1,500,000.00	\$1,500,000.00	\$1,176,205.07	\$5,393,750.00	\$6,893,750.00	34	34	0	Ulster
12	Peak Trading Corporation	8/2/2011	11/29/2011	\$270,000.00	\$270,000.00	\$0.00	\$30,000.00	\$300,000.00	1	1	0	Ulster
210	Sheldon Hill, LLC	8/2/2011	11/29/2011	\$225,000.00	\$225,000.00	\$0.00	\$25,000.00	\$250,000.00	2	3	1	Ulster
194	Hofmann A-Z, LLC	4/5/2011	12/21/2011	\$750,000.00	\$750,000.00	\$165,526.43	\$85,000.00	\$835,000.00	6	6	0	Delaware
220	KDR Self Storage Inc.	12/6/2011	1/20/2012	\$230,000.00	\$230,000.00	\$0.00	\$10,000.00	\$240,000.00	2	4	2	Delaware
221	Elmrock Inn, LLC	1/3/2012	2/28/2012	\$150,000.00	\$150,000.00	\$18,746.79	\$400,000.00	\$550,000.00	0	15	15	Ulster
188	Catskill Development Foundation, Inc	8/23/2005	3/8/2012	\$137,500.00	\$137,500.00	\$0.00	\$587,500.00	\$725,000.00	0	11	11	Delaware
193	Birchwood Lodge, Inc./Yogi Bear's Campgroun	1/3/2012	3/22/2012	\$873,733.00	\$873,733.00	\$0.00	\$91,000.00	\$964,733.00	0	0	0	Sullivan

Client #	Client Name	Loan Approval Date	Date of Actual Loan Settlement	Approved Loan Amount	Actual Loan Amount	Current Loan Balance	Leverage	Total Project Cost	Current Jobs	Projected Jobs	Increased Jobs	County Name
204	Town of Colchester	7/30/2008	6/25/2012	\$2,500,000.00	\$908,991.49	\$0.00	\$0.00	\$908,991.49	0	0	0	Delaware
239	Spillian, LLC	5/1/2012	9/13/2012	\$450,000.00	\$450,000.00	\$229,344.00	\$200,000.00	\$650,000.00	0	3	3	Delaware
246	Reed & Stewart Properties LLC	5/1/2012	10/4/2012	\$163,700.00	\$163,700.00	\$12,557.00	\$55,000.00	\$218,700.00	8	14	6	Delaware
250	Lewis Wendell	9/4/2012	12/7/2012	\$135,000.00	\$135,000.00	\$25,452.22	\$90,000.00	\$225,000.00	0	2	2	Delaware
249	David A. Rikard	9/4/2012	12/21/2012	\$160,000.00	\$160,000.00	\$29,683.17	\$45,000.00	\$205,000.00	3	3	0	Greene
118	Duchess Farm Equestrian Community, LLC	12/4/2012	2/20/2013	\$450,000.00	\$450,000.00	\$0.00	\$0.00	\$450,000.00	5	5	0	Ulster
82	Windham Ventures II	2/5/2013	3/28/2013	\$180,000.00	\$180,000.00	\$0.00	\$0.00	\$180,000.00	1	1	0	Greene
185	Liberty Rock Books LLC	12/4/2012	4/26/2013	\$168,160.25	\$168,160.25	\$83,568.49	\$347,000.00	\$515,160.00	2	2	0	Delaware
266	Thomas J. Phillips and Cheryl Ann Myers	4/2/2013	5/8/2013	\$90,000.00	\$90,000.00	\$20,922.97	\$10,000.00	\$100,000.00	2	2	0	Delaware
276	Village of Fleischmanns	4/2/2013	5/31/2013	\$160,000.00	\$157,136.80	\$129,610.45	\$0.00	\$160,000.00	0	0	0	Delaware
147	Irish Jack Enterprises, LLC	2/2/2008	6/1/2013	\$54,258.33	\$54,258.33	\$0.00	\$0.00	\$54,258.33	0	0	0	Ulster
226	Palace Realty LLC	3/6/2012	6/28/2013	\$210,000.00	\$210,000.00	\$0.00	\$25,000.00	\$235,000.00	9	9	0	Ulster
150	Cowan Excavating, LLC	5/7/2013	7/30/2013	\$361,537.21	\$361,537.21	\$0.00	\$80,000.00	\$441,537.21	0	0	0	Delaware
139	Six Franklin Road, LLC	12/4/2012	9/26/2013	\$90,000.00	\$90,000.00	\$0.00	\$0.00	\$90,000.00	4	4	0	Delaware
61	Masserson Properties, Inc.	7/2/2013	11/6/2013	\$1,500,000.00	\$1,500,000.00	\$0.00	\$1,484,777.00	\$2,984,777.00	0	0	0	Delaware
251	LKC Realty, Inc.	7/2/2013	2/5/2014	\$550,000.00	\$550,000.00	\$0.00	\$59,000.00	\$609,000.00	6	8	2	Delaware
257	Roseberry's Retreat, LLC	2/4/2014	4/4/2014	\$358,200.00	\$358,200.00	\$0.00	\$48,380.00	\$406,580.00	0	2	2	Greene
293	Black Bear Lodge, LLC	4/1/2014	5/20/2014	\$276,050.96	\$276,050.96	\$102,963.58	\$33,934.00	\$309,984.96	0	2	2	Greene
294	Mauer's Mountain Farm LLC	5/6/2014	8/14/2014	\$350,000.00	\$350,000.00	\$0.00	\$407,000.00	\$757,000.00	1	3	2	Delaware
295	Shawangunk Country Club, Inc.	5/6/2014	8/14/2014	\$260,000.00	\$260,000.00	\$0.00	\$67,000.00	\$327,000.00	5	7	2	Ulster
299	Central Catskills Chamber of Commerce	8/6/2013	11/3/2014	\$49,500.00	\$49,500.00	\$0.00	\$50,000.00	\$99,500.00	1	1	0	Delaware
292	CATS	5/6/2014	11/12/2014	\$135,000.00	\$135,000.00	\$0.00	\$135,000.00	\$270,000.00	1	1	0	Watershed W
298	Union Grove Distillery LLC	10/7/2014	1/14/2015	\$280,000.00	\$280,000.00	\$0.00	\$50,000.00	\$330,000.00	0	4	4	Delaware
300	John N. Hoeko and Rita C. Adami	8/5/2014	1/22/2015	\$61,751.00	\$61,751.00	\$0.00	\$43,000.00	\$104,751.00	0	3	3	Delaware

Client #	Client Name	Loan Approval Date	Date of Actual Loan Settlement	Approved Loan Amount	Actual Loan Amount	Current Loan Balance	Leverage	Total Project Cost	Current Jobs	Projected Jobs	Increased Jobs	County Name
104	Town of Andes	3/3/2015	7/23/2015	\$192,578.00	\$192,578.00	\$0.00	\$0.00	\$192,578.00	0	0	0	Delaware
302	Foxfire Mountain House, LLC	3/3/2015	8/6/2015	\$255,000.00	\$255,000.00	\$0.00	\$609,376.00	\$864,376.00	1	6	4	Ulster
142	Walton Big M Plaza, LLC (2)	6/2/2015	9/4/2015	\$500,000.00	\$500,000.00	\$0.00	\$0.00	\$500,000.00	0	0	0	Delaware
326	Kirkside Retirement Home	6/2/2015	10/7/2015	\$112,500.00	\$112,500.00	\$0.00	\$37,500.00	\$150,000.00	0	0	0	Delaware
87	Catskill Revitalization Corporation, Inc.	3/3/2015	10/30/2015	\$109,959.40	\$109,959.40	\$0.00	\$0.00	\$109,959.40	0	0	0	Delaware
247	MTC Cable	9/1/2015	11/13/2015	\$1,100,000.00	\$1,100,000.00	\$0.00	\$7,800,287.00	\$8,900,287.00	23	24	1	Watershed W
321	WRKC Realty, LLC	3/3/2015	12/22/2015	\$750,000.00	\$750,000.00	\$445,847.69	\$95,000.00	\$845,000.00	4	4	0	Ulster
336	KMG Center Street LLC	3/1/2016	4/27/2016	\$80,000.00	\$80,000.00	\$0.00	\$0.00	\$80,000.00	5	4	9	Ulster
332	Ploennigs Holdings LLC	12/1/2015	5/17/2016	\$261,000.00	\$261,000.00	\$0.00	\$45,000.00	\$306,000.00	8	10	2	Ulster
333	Chappie's Properties LLC	3/1/2016	7/6/2016	\$197,100.00	\$201,939.54	\$121,682.73	\$21,900.00	\$219,000.00	4	35	21	Delaware
331	NYS Department of Environmental Conservatio	2/3/2015	8/1/2016	\$50,000.00	\$50,000.00	\$0.00	\$50,000.00	\$100,000.00	0	0	0	Watershed W
334	Sedgwick House Properties, Inc.	6/7/2016	8/4/2016	\$340,000.00	\$340,000.00	\$0.00	\$65,000.00	\$405,000.00	2	4	2	Greene
342	NYS Catskill Park Line Item Reimbursable Gra	8/4/2015	9/1/2016	\$500,000.00	\$500,000.00	\$0.00	\$0.00	\$500,000.00	0	0	0	Watershed W
247	MTC Cable	4/5/2016	9/22/2016	\$4,322,123.00	\$4,322,123.00	\$2,438,783.81	\$19,466,681.00	\$23,788,804.00	0	5	5	Watershed W
276	Village of Fleischmanns	8/2/2016	9/22/2016	\$500,000.00	\$500,000.00	\$0.00	\$0.00	\$500,000.00	0	0	0	Delaware
103	Brussel Sprouts, LLC	7/6/2016	9/27/2016	\$100,000.00	\$100,000.00	\$0.00	\$14,100.00	\$114,100.00	0	0	0	Delaware
337	Roxbury General LLC	7/5/2016	10/27/2016	\$128,000.00	\$128,000.00	\$0.00	\$14,250.00	\$142,250.00	2	0	0	Delaware
338	Arts on Site Residency and Retreat, LLC	7/5/2016	11/16/2016	\$250,000.00	\$250,000.00	\$180,107.08	\$175,000.00	\$425,000.00	0	2	2	Ulster
325	The Mark Project	11/1/2016	12/20/2016	\$349,588.00	\$349,588.00	\$0.00	\$349,588.00	\$349,588.00	1	0	0	Delaware
41	Creative Environments LLC d/b/a Full Moon	6/7/2016	3/8/2017	\$1,200,000.00	\$1,200,000.00	\$1,001,841.25	\$0.00	\$275,000.00	125	125	0	Ulster
41	Creative Environments LLC d/b/a Full Moon	6/7/2016	3/8/2017	\$300,000.00	\$300,000.00	\$217,943.09	\$0.00	\$300,000.00	125	125	0	Ulster
344	Catskill Seasons LTD	3/7/2017	4/25/2017	\$60,000.00	\$60,000.00	\$0.00	\$20,000.00	\$80,000.00	0	3	3	Delaware
341	Chef Deanna, Inc.	4/4/2017	5/8/2017	\$125,000.00	\$125,000.00	\$67,386.68	\$155,000.00	\$280,000.00	6	30	24	Delaware
348	High Falls Business Park LLC	6/6/2017	8/3/2017	\$555,000.00	\$555,000.00	\$346,847.55	\$65,000.00	\$620,000.00	0	1	1	Ulster

Client #	Client Name	Loan Approval Date	Date of Actual Loan Settlement	Approved Loan Amount	Actual Loan Amount	Current Loan Balance	Leverage	Total Project Cost	Current Jobs	Projected Jobs	Increased Jobs	County Name
346	Nordic House Owner LLC	6/6/2017	9/6/2017	\$369,375.00	\$369,375.00	\$0.00	\$680,625.00	\$1,050,000.00	0	3	3	Greene
352	Town of Bovina	7/5/2017	9/28/2017	\$75,000.00	\$75,000.00	\$0.00	\$25,225.00	\$100,225.00	1	1	0	Delaware
347	Westwind Estates, LLC	5/2/2017	10/11/2017	\$550,000.00	\$495,000.00	\$345,353.18	\$150,000.00	\$700,000.00	6	13	7	Ulster
104	Town of Andes	8/1/2017	10/19/2017	\$65,483.83	\$65,483.83	\$0.00	\$0.00	\$65,484.00	0	0	0	Delaware
16	Drew/Natasha Shuster	8/1/2017	10/24/2017	\$188,473.00	\$188,473.00	\$102,059.36	\$0.00	\$188,473.00	8	8	0	Greene
49	Town of Olive	10/3/2017	11/21/2017	\$52,380.00	\$52,380.00	\$0.00	\$0.00	\$52,380.83		0	0	Ulster
153	BP Visions, Inc.	11/7/2017	3/22/2018	\$63,925.00	\$63,925.00	\$0.00	\$0.00	\$63,925.00	0	0	0	Delaware
275	Fruition Chocolate, Inc.	3/6/2018	4/17/2018	\$260,000.00	\$260,000.00	\$30,574.39	\$140,000.00	\$400,000.00	6	9	3	Ulster
145	Joseph A. Dabritz	4/12/2018	5/18/2018	\$132,559.06	\$132,559.06	\$0.00	\$0.00	\$132,559.06				Delaware
343	Catskill Watershed Corporation	9/4/2018	9/4/2018	\$15,700,964.40	\$14,991,999.95	\$1,374,799.89	\$5,000,000.00	\$19,155,300.00	0	42	42	Delaware
119	Groff and Hoyt Enterprises, Inc.	7/9/2018	9/6/2018	\$100,000.00	\$100,000.00	\$29,494.29	\$0.00	\$100,000.00	0	0	0	Delaware
87	Catskill Revitalization Corporation, Inc.	6/5/2018	11/29/2018	\$500,000.00	\$500,000.00	\$305,418.60	\$170,500.00	\$670,500.00	8	15	7	Delaware
325	The Mark Project	2/5/2019	3/21/2019	\$496,693.00	\$151,200.00	\$0.00	\$496,693.00	\$496,693.00	1	0	0	Delaware
222	West Branch Holdings LLC	6/5/2018	6/13/2019	\$237,000.00	\$237,000.00	\$156,467.15	\$50,000.00	\$250,000.00	4	7	3	Delaware
387	Starlite Motel LLC	4/2/2019	7/18/2019	\$800,000.00	\$812,905.23	\$707,822.63	\$90,000.00	\$740,000.00	0	2	2	Ulster
112	The Caelan Allen Corp.	9/24/2019	9/26/2019	\$100,000.00	\$100,000.00	\$0.00	\$0.00	\$100,000.00	2	2	0	Delaware
390	Hubbell, Inc.	7/2/2019	10/24/2019	\$290,327.06	\$290,327.06	\$0.00	\$0.00	\$290,327.06	10	11	1	Delaware
389	Stony Clove Ventures LLC	5/7/2019	11/4/2019	\$185,590.00	\$167,031.00	\$0.00	\$80,000.00	\$265,590.00	0	2	2	Greene
406	J K & Sons Fuel Oil, Inc.	9/3/2019	12/12/2019	\$280,000.00	\$280,000.00	\$0.00	\$50,000.00	\$330,000.00	10	2	2	Delaware
402	Zandhoek Property LLC	9/3/2019	12/12/2019	\$620,000.00	\$620,000.00	\$422,871.37	\$90,000.00	\$710,000.00	9	18	8	Ulster
61	Masserson Properties, Inc.	6/6/2017	3/3/2020	\$1,200,000.00	\$1,200,000.00	\$0.00	\$0.00	\$1,200,000.00	0	0	0	Delaware
411	Nada Land Co., Inc.	12/3/2019	3/27/2020	\$750,000.00	\$750,000.00	\$0.00	\$500,000.00	\$1,125,000.00	20			Greene
410	High Falls Pizza LLC	12/3/2019	3/27/2020	\$405,660.00	\$405,660.00	\$296,241.34	\$710,000.00	\$12,600,000.00	0	15	15	Ulster
413	Danielle & David LLC	12/3/2019	4/14/2020	\$200,000.00	\$200,000.00	\$0.00	\$30,000.00	\$230,000.00				Ulster

Client #	Client Name	Loan Approval Date	Date of Actual Loan Settlement	Approved Loan Amount	Actual Loan Amount	Current Loan Balance	Leverage	Total Project Cost	Current Jobs	Projected Jobs	Increased Jobs	County Name
407	Argos Property Management, LLC	11/5/2019	5/15/2020	\$329,209.00	\$329,209.00	\$0.00	\$67,000.00	\$329,209.00	4	0	0	Ulster
412	Tito Bandito's	12/3/2019	5/29/2020	\$90,000.00	\$90,000.00	\$65,106.14	\$75,000.00	\$165,000.00	3	4	7	Ulster
418	Maeve's Pretty Face LLC	2/4/2020	6/26/2020	\$100,000.00	\$100,000.00	\$0.00	\$22,000.00	\$122,000.00		6	6	Ulster
202	Thomas E. Miner Jr. & Donald E. VanEtten	3/3/2020	7/24/2020	\$178,000.00	\$178,000.00	\$0.00	\$0.00	\$178,000.00	0	0	0	Delaware
21	Windham Ventures, Inc.	6/2/2020	4/13/2021	\$67,500.00	\$67,500.00	\$50,312.89	\$10,000.00	\$77,500.00	2	1	1	Greene
429	Tagsar Real Estate Holding LLC	6/1/2021	7/14/2021	\$225,000.00	\$225,000.00	\$160,432.52	\$25,000.00	\$250,000.00	3	5	2	Delaware
428	Maple Shade Farm NY Inc.	2/2/2021	8/31/2021	\$710,478.00	\$710,478.00	\$641,276.80	\$0.00	\$710,478.00	2	2	0	Delaware
247	MTC Cable	6/1/2021	8/31/2021	\$950,000.00	\$950,000.00	\$793,887.04	\$430,000.00	\$13,800,000.00	30	30	0	Watershed W
432	Maneates Enterprises LLC	9/7/2021	2/17/2022	\$385,000.00	\$385,000.00	\$0.00	\$519,850.00	\$904,850.00	0	15	15	Delaware
220	KDR Self Storage Inc.	8/3/2021	3/10/2022	\$548,898.73	\$548,898.73	\$478,876.73	\$89,000.00	\$644,555.00				Delaware
333	Chappie's Properties LLC	9/7/2021	3/10/2022	\$280,000.00	\$287,523.68	\$260,675.60	\$214,430.00	\$494,430.00				Delaware
337	Roxbury General LLC	10/5/2021	3/31/2022	\$138,521.00	\$138,521.00	\$0.00	\$14,250.00	\$142,250.00	2	0		Delaware
298	Union Grove Distillery LLC	1/4/2022	6/2/2022	\$450,000.00	\$450,000.00	\$393,375.87	\$50,000.00	\$500,000.00	2	2	0	Delaware
389	Stony Clove Ventures LLC	3/1/2022	6/2/2022	\$385,500.00	\$365,508.63	\$0.00	\$98,004.00	\$483,504.00	2	2	0	Greene
418	Maeve's Pretty Face LLC	3/1/2022	6/2/2022	\$184,772.58	\$184,772.58	\$0.00	\$20,000.00	\$204,772.58	6	6	0	Ulster
436	Mama's Boy Burgers, LLC	6/7/2022	7/14/2022	\$240,000.00	\$240,000.00	\$210,553.06	\$65,000.00	\$408,500.00	12	0	0	Greene
438	94 Proof, LLC	7/5/2022	8/15/2022	\$450,000.00	\$450,000.00	\$396,193.09	\$50,000.00	\$500,000.00	6	9	9	Delaware
145	Joseph A. Dabritz	3/1/2022	10/18/2022	\$70,000.00	\$50,000.00	\$0.00	\$0.00	\$70,000.00				Delaware
440	Ladew Corners, LLC	8/2/2022	2/17/2023	\$600,000.00	\$600,000.00	\$555,753.57	\$1,904,000.00	\$2,604,000.00	0	7	7	Ulster
103	Brussel Sprouts, LLC	11/1/2022	3/9/2023	\$300,000.00	\$300,000.00	\$270,964.75	\$18,000.00	\$318,000.00	9	13	4	Delaware
435	Glenn's General Repair LLC	6/7/2022	3/30/2023	\$370,000.00	\$370,000.00	\$310,279.63	\$138,608.00	\$530,608.00	3	4	1	Greene
444	South Street Corner LLC	11/1/2022	3/30/2023	\$750,000.00	\$750,000.00	\$677,411.93	\$153,000.00	\$903,000.00	40	44	4	Greene
325	The Mark Project	4/7/2022	3/30/2023	\$424,000.00	\$100,000.00	\$100,000.00	\$424,000.00	\$424,000.00	1	0	0	Delaware
445	Dark Sky Hospitality LLC	11/1/2022	4/19/2023	\$500,000.00	\$500,000.00	\$472,558.24	\$1,000,000.00	\$1,500,000.00	5	7	2	Ulster

Client #	Client Name	Loan Approval Date	Date of Actual Loan Settlement	Approved Loan Amount	Actual Loan Amount	Current Loan Balance	Leverage	Total Project Cost	Current Jobs	Projected Jobs	Increased Jobs	County Name
432	Maneates Enterprises LLC	2/7/2023	5/1/2023	\$531,337.00	\$531,337.00	\$531,231.22	\$519,850.00	\$1,051,187.00		15	15	Delaware
336	KMG Center Street LLC	2/7/2023	5/11/2023	\$160,000.00	\$160,000.00	\$139,192.85	\$36,000.00	\$196,000.00	7	8	1	Ulster
447	43270NY28, LLC	1/3/2023	5/25/2023	\$450,000.00	\$450,000.00	\$418,398.72	\$90,000.00	\$540,000.00	0	5	5	Delaware
408	McKenley Hollow LLC	1/7/2020	5/26/2023	\$883,000.00	\$833,000.00	\$786,109.37	\$530,000.00	\$3,356,000.00	0	5	5	Ulster
406	J K & Sons Fuel Oil, Inc.	4/4/2023	6/15/2023	\$150,000.00	\$150,000.00	\$131,306.11	\$110,064.00	\$260,064.00	0	0	0	Delaware
439	BMTA LLC	7/5/2022	6/15/2023	\$50,000.00	\$50,000.00	\$25,511.73	\$52,150.00	\$102,150.00	0	3	3	Greene
450	Liberty Thrive LLC	8/1/2023	11/3/2023	\$352,000.00	\$352,000.00	\$328,841.09	\$91,500.00	\$443,500.00	5	5	0	Sullivan
451	Jay Gould Memorial Reformed Church	8/1/2023	12/7/2023	\$262,495.00	\$150,296.90	\$0.00	\$262,495.00	\$524,990.00	1	1	0	Delaware
64	Catskill Mountain Foundation, Inc.	10/3/2023	12/28/2023	\$862,862.00	\$862,862.00	\$862,862.00	\$862,862.00	\$1,750,000.00				Greene
437	Accord LLC	6/2/2022	1/26/2024	\$1,500,000.00	\$1,350,000.00	\$1,304,502.80	\$6,000,000.00	\$7,500,000.00	0	25	25	Ulster
389	Stony Clove Ventures LLC	1/2/2024	2/7/2024	\$635,500.00	\$635,500.00	\$621,244.32	\$98,000.00	\$733,500.00	1	1	0	Greene
455	5399 Windham Holdings LLC	12/5/2023	4/16/2024	\$550,000.00	\$550,000.00	\$537,078.41	\$118,000.00	\$668,000.00	0	1	1	Greene
400	784 Main Margaretville LLC	11/7/2023	4/17/2024	\$279,000.00	\$279,000.00	\$0.00	\$39,640.00	\$318,640.00	5	5	0	Delaware
461	LE Developers LLC	5/7/2024	6/21/2024	\$937,880.00	\$843,466.40	\$807,028.31	\$761,970.00	\$1,699,850.00	3	1	1	Sullivan
449	Auction Facility One, LLC	1/31/2023	6/21/2024	\$1,500,000.00	\$1,500,000.00	\$1,426,038.66	\$1,869,500.00	\$3,369,500.00	35	43	8	Delaware
463	Andes Studios LLC	7/2/2024	8/19/2024	\$570,000.00	\$570,000.00	\$554,224.60	\$224,000.00	\$794,000.00	0	2	2	Delaware
465	The Catskill Forest Association	7/2/2024	9/3/2024	\$337,210.00	\$337,210.00	\$323,092.57	\$45,162.00	\$382,372.00	5	5	0	Delaware
170	North Star Sun Creek Building, LLC	9/3/2024	10/31/2024	\$250,000.00	\$250,000.00	\$220,108.12	\$466,600.00	\$716,000.00				Ulster
464	44 Green, LLC.	7/2/2024	10/31/2024	\$1,035,000.00	\$1,035,000.00	\$996,101.32	\$315,000.00	\$1,350,000.00	15	17	2	Ulster
48	Village of Walton	12/3/2024	1/22/2025	\$600,000.00	\$600,000.00	\$570,000.00	\$1,000,000.00	\$1,600,000.00				Delaware
466	1084 Main Street Associates, LLC	10/1/2024	2/13/2025	\$500,000.00	\$450,000.00	\$0.00	\$325,245.00	\$825,245.00	0	4	4	Delaware
468	The Inn Between, LLC	12/3/2024	2/13/2025	\$350,000.00	\$350,000.00	\$340,166.94	\$60,000.00	\$410,000.00	0	5	5	Delaware
41	Creative Environments LLC d/b/a Full Moon	12/3/2024	2/21/2025	\$190,000.00	\$190,000.00	\$181,809.63	\$560,000.00	\$750,000.00				Ulster
467	David Atkin	11/5/2024	2/27/2025	\$200,000.00	\$200,000.00	\$191,595.51	\$22,500.00	\$222,500.00	1	0	0	Delaware

Client #	Client Name	Loan Approval Date	Date of Actual Loan Settlement	Approved Loan Amount	Actual Loan Amount	Current Loan Balance	Leverage	Total Project Cost	Current Jobs	Projected Jobs	Increased Jobs	County Name
471	Rock Paper Plate, LLC	4/1/2025	8/1/2025	\$600,000.00	\$172,582.95	\$172,582.95	\$885,000.00	\$1,485,000.00	0	4	4	Sullivan
325	The Mark Project	4/5/2022	8/14/2025	\$1,500,000.00	\$505,000.00	\$505,000.00	\$13,327,680.00	\$13,327,680.00	1	0	0	Delaware
473	Catskill Packing Co. LLC	5/6/2025	8/14/2025	\$255,000.00	\$255,000.00	\$255,000.00	\$511,700.00	\$766,700.00	2	2	2	Delaware
400	784 Main Margaretville LLC	5/6/2025	10/2/2025	\$318,000.00	\$318,000.00	\$316,404.37	\$11,250.00	\$329,250.00	5	5	0	Delaware
475	55 White Tail Lane, LLC	6/3/2025	10/2/2025	\$472,500.00	\$472,500.00	\$468,936.64	\$102,500.00	\$575,000.00	2	0	0	Delaware
476	Robert Kehoe and Yvette Blain	6/3/2025	10/30/2025	\$340,000.00	\$340,000.00	\$336,088.16	\$45,000.00	\$385,000.00	2	2	2	Delaware
430	53470 State Highway 30, LLC	5/6/2025	11/20/2025	\$375,000.00	\$375,000.00	\$375,000.00	\$140,000.00	\$1,805,000.00	0	3	3	Delaware
430	53470 State Highway 30, LLC	5/6/2025	11/20/2025	\$1,125,000.00	\$51,779.21	\$51,779.21	\$140,000.00	\$1,805,000.00	0	3	3	Delaware
481	JustJohn Property Co., LLC	8/5/2025	12/18/2025	\$200,000.00	\$200,000.00	\$199,499.22	\$420,000.00	\$620,000.00	15	0	0	Greene
				\$142,036,034.13	\$119,699,393.64	\$31,815,729.30	\$177,740,392.96	\$334,550,872.77	4196	5680	1608	

BOARD & COMMITTEE SCHEDULE
April 7, 2026

<u>COMMITTEE</u>	<u>CHAIRPERSON</u>	<u>DATE</u>	<u>TIME</u>	<u>NOTE</u>
STORMWATER/ WASTEWATER	James Sofranko	Tuesday 04-07-26	9:00 AM	
SEPTIC	Arthur Merrill	Tuesday 04-07-26	IMMEDIATELY FOLLOWING STORMWATER/ WASTEWATER	
POLICY	Innes Kasanof	Tuesday 04-07-26	IMMEDIATELY FOLLOWING SEPTIC	
FINANCE/FISCAL AUDIT	Arthur Merrill	Tuesday 04-07-26	IMMEDIATELY FOLLOWING POLICY	
GOVERNANCE	TBD	Tuesday 04-07-26	IMMEDIATELY FOLLOWING FINANCE	
LAND	Christopher Mathews	Tuesday 04-07-26	IMMEDIATELY FOLLOWING GOVERNANCE	
ECO. DEVL.	Rich Parete	Tuesday 04-07-26	IMMEDIATELY FOLLOWING LAND	
PUBLIC EDUCATION	Tina Molé	Tuesday 04-07-26	IMMEDIATELY FOLLOWING ECO. DEVL.	
BOARD	Tina Molé	Tuesday 04-07-26	IMMEDIATELY FOLLOWING PUBLIC EDUCATION	
SPORTING ADVISORY	Steven Roff	TBD	TBD	

Minutes
CATSKILL WATERSHED CORPORATION
Wastewater/Stormwater Committee Tuesday, February 3, 2026 @ 9:00 AM

Attendees: Tina Mole (Director), James Sofranko (Director), Joseph Cetta (Director), John Kosier (Director), Jeff Senterman (Director), Allen Hinkley (Director), Shilo Williams (DEP).

Excused: Tom Snow and Christopher Mathews.

Others: John Mathiesen (CWC), Jason Merwin (CWC), Tim Cox (CWC), Racheal Burger (CWC), Lindsay Ballard (CWC), Donald Brown (CWC), Jim Martin (CWC), Eric Lane (CWC), Jessica Fiedler (CWC), Lynn Kavanagh (CWC), Gemma Young (CWC), Barb Puglisi (CWC), Samantha Costa (CWC), David Lane (CWC), Kyle Faraci (CWC), Zach Baldwin-Way (CWC), Arthur Merrill (Director), Innes Kasanof (Director), Rich Parete (Director), Alicia Terry (Director), George Haynes (Director), Excused: Tom Hoyt. John Schwartz (DEP), Matt Gianetta (DEP), Nick Sadler (DEP), Aaron Bennett (DEP), Michael Maloney (NYSDOH), Pat Palmer (NYSDOH), Karen Stainbrook (NYSDEC), Joan Lawrence-Bauer (Walton Reporter). Via Zoom; Dymitry Ostapyshyn (DEP), Tom Stalter (DEP), Nick Carbone (Watershed affairs Coordinator), Morgan Tarbell (NYSDOH), Pauline Wanjugi (NYSDOH), Pat Palmer (NYSDOH), Mike Meyer (NYCDEP), John Wimbush (NYSDOH), Heidi Emrich (Ulster County Environmental Planner).

The meeting was called to order by Jim Sofranko at 9:02 AM.

- I. Review minutes from January 6, 2026, meeting. Minutes approved as written by a motion from Joseph Cetta and the motion was seconded by Jeff Senterman Motion carried.

1. Community Wastewater Management Program

General Project Updates:

CWMP III

Halcottsville- All pay vouchers have been submitted.

Inspections to be completed in the spring and fall of 2026. Maintenance Bond is good through 2026.

Shokan- On August 10, 2020, the NYCDEP approved the Block Grant for the Shokan project for a total not to exceed \$48,715,000.00. This will provide funding of a wastewater project for the Hamlet of Shokan and making modifications to the existing Boiceville WWTP.

It has been determined that the costs for this project will be closer to \$75 million. The remaining funds that are needed for the project are being put into place by the City and the balance of funds needed will come out of CWC's CFF Program with that amount being used to be reimbursed to CFF once completed.

There is approximately a total of 525 lateral connections being projected for the hamlet of Shokan.

The current estimated flow for Shokan is 166,000 gpd.

There will be a total of 8 contracts, the last contract will be for approximately 41 water meters to be installed.

There will be 35 grinder pump stations proposed for the district and 8 collection system pump stations.

Lamont has received the final NYSDEC approvals.

Still waiting for comments back from NYSDOT regarding driveway access permit for pump station 1.

DEP was given final design plans with the DEP approval stamp incorporated on 11/24/25. Still waiting for the Land Use Permit approvals.

As of 11/24/25 there are 285 of the 479 lateral access agreements signed, which is 59%.

Bidding for the project was published on September 23, 2025. Pre-Bid conferences were held on October 9, 2025, with bid openings held on October 30, 2025, and November 6, 2025. There are 8 separate contracts. Total of all low bids for contracts 1-8 are being shown at \$74,428,196.00.

December 4, 2025-NYCDEP sets the block grant for the Shokan project at \$90,000,000.00 which will include design and construction phase engineering costs.

December 8, 2025-Lamont Engineers and CWC staff provided a presentation to the Olive town Board recommending awarding the bids to the lowest apparent bidders.

December 9, 2025-Olive Town Board voted unanimously to award the bids to the low bidder's contingent on completion of the DEP contracting.

The Town of Olive will be completed and signed the Notices to Proceed at their January 13, 2026, meeting.

CWC is reviewing draft change orders received from the DEP, increasing Shokan Program Agreement and allowing transfer from the Cluster Septic Program.

DEP is still reviewing the contract documents for all contractors. Lamont cannot issue the Notice to Proceed until the DEP has completed this review. Contractors have notified Lamont that they are ready to proceed with the work.

When the final review is completed by the DEP a Zoom kick-off meeting with Lamont, all contractors, CWC and DEP will be held.

2. Future Stormwater Program

No New Application

3. Stormwater Retrofit Program

No New Application

4. Local Flood Hazard Mitigation

Property Owner: Village of Hobart
Contact Person: Aaron Kaufman
Address: P.O. Box 53, Hobart, NY 13788
LFA Recommendation: Yes
Property Category: Multiple
Phase: Design
Project Description:

The Village of Hobart is requesting funding in the amount of \$11,750.00 to complete a design for relocating village owned utilities that will be required due to upscaling an undersized 5ft culvert under Maple Ave. to a three-sided box culvert. This project is a recommendation in the Stamford Local Flood Analysis.

The culvert replacement has been designed by Delaware Engineering with funding from Delaware County Soil and Water Conservation District (DCSWCD). The design did not include the relocation of utilities for the new 10'x7' box culvert which is expected to handle the 100 year flood and remove four residences from the FEMA Special Flood Hazard Area.

The CWC recommends reimbursement of up to Eleven Thousand Seven Hundred Fifty Dollars (\$11,750.00) to the Village of Hobart for design costs related to utility relocation needed in order to upsize the culvert under Maple Ave.

A motion was made by James Sofranko to approve the request for funding and forward the funding requests onto the CWC Board of Directors. The motion was seconded by John Kosier. Motion carried

Property Owner: Can't Change Me LLC (Lexington Hotel)
Contact Person: Samantha Weiss
Address: 17 CR-13A, Lexington, NY 12452
LFA Recommendation: Yes
Property Category: Other
Phase: Feasibility
Project Description:

Can't Change Me LLC is requesting funding in the amount of \$5,000.00 to assess the feasibility of relocating the Lexington Hotel. The hotel is currently located within the floodway of the Schoharie Creek and has been impacted by past flooding including during Hurricane Irene. The Town Board has revised the Towns' LFA to include relocation of the hotel as a recommendation.

This applicant intends to relocate the hotel across County Route 13A to an area partially located within the 500-year floodplain. Here, the owners would like to reopen the hotel, add a restaurant and convert the barn to an event space.

The CWC Board of Directors previously denied funding for a feasibility study to assess flood protection or potential relocation of the structure as this was not a recommendation of the Towns' LFA at the time.

CWC staff recommends reimbursement of up to Five Thousand Dollars (\$5,000.00) for Can't Change Me LLC to complete a feasibility assessment on the potential relocation of the Lexington Hotel.

DEP expressed concerns that the project must align with program intent to remain eligible for potential future funding, referencing the comments they submitted in response to the application. CWC noted that the study will

need to address these concerns and stated their intent to work with DEP to define clear deliverables to be incorporated into the feasibility study. CWC further noted that funding beyond the \$5,000.00 brought to the committee may be required from the property owner in order to meet these objectives.

A motion was made by John Kosier to approve request for funding and forward the funding requests onto the CWC Board of Directors. The motion was seconded by Allen Hinkley. Motion carried

5. Other:

II. Next meeting scheduled for Tuesday, March 3, 2026

III. Adjournment 9:29 AM

DRAFT

Catskill Watershed Corporation
Septic Committee Meeting
February 3, 2026
Draft Minutes

Attendance:

Committee Members: Arthur Merrill (Director), Tina Molé (Director), Richard Parete (Director), Alicia Terry (Director), George Haynes, Jr. (Director), Allen Hinkley (Director), Jason Merwin (CWC), Shilo Williams (NYCDEP)

Others: Zach Baldwin-Way (CWC), Lindsay Ballard (CWC), Aaron Bennett (NYCDEP), Donald Brown (CWC), Nick Carbone (Delaware County Watershed Affairs by Zoom), Joseph Cetta (Director), Samantha Costa (CWC), Timothy Cox (CWC), Heidi Emrich (Ulster County Environmental Planner by Zoom), Kyle Faraci (CWC), Jessica Fiedler (CWC), Matthew Gianetta (NYCDEP), Mitchell Hull (CWC), John Jacobson (CWC), Innes Kasanof (Director), Lynn Kavanagh (CWC), John Kosier (Director), David Lane (CWC), Joan Lawrence-Bauer (The Walton Reporter), Michael Maloney (NYSDOH), James Martin (CWC), Michael Meyers (NYCDEP by Zoom), Dymitry Ostapyshyn (NYCDEP by Zoom), Pat Palmer (NYSDOH), Barbara Puglisi (CWC), Nicholas Sadler (NYCDEP), John Schwartz (NYCDEP), Jeff Senterman (Director), James Sofranko (Director), Karen Stainbrook (NYSDEC), Thomas Stalter (NYCDEP by Zoom), Morgan Tarbell (NYSDOH by Zoom), Gerson Tavaréz (NYCDEP), Pauline Wanjugi (NYSDOH by Zoom), John Wimbush (NYSDOH by Zoom), Gemma Young (CWC)

- I. Arthur Merrill called the meeting to order at 9:30 AM.
- II. Minutes from the January 2026 Committee Meeting were reviewed and approved as written.
- III. Septic Program:

A. Hossam Banaja Over \$30,000.00: Mr. Banaja's residence is located at 2046 Windfall Road, Walton, New York 13856 in the Town of Tompkins. CWC staff determined that his septic system is failing. The engineer is Steele Brook Engineering PLLC. The contractor is Ben Reynolds Construction Company, Inc. Mr. Banaja signed into the program on October 11, 2024. His Design Application was received by NYCDEP on February 7, 2025, and deemed complete on February 14, 2025. His septic system design was recommended for NYCDEP Design Approval on July 19, 2025. Mr. Banaja's two-year deadline is October 31, 2026. His proposed septic system will serve a five-bedroom house. Major components of this system include a 1,500-gallon septic tank, a siphon chamber, 286 linear feet of gravity pipe, an effluent filter, one distribution box, 515 cubic yards of absorption fill material, 360 linear feet of absorption trench, 115 linear feet of curtain drain, 105 linear feet of curtain drain outlet pipe, 115 linear feet of swale, two cleanouts, three risers, 80 linear feet of access road, remove one tree, remove a rock wall, 15 linear feet of six-inch sleeve and site restoration. Three quotes were submitted to the homeowner for this project. They were \$69,610.00, \$71,050.00, and \$71,105.00. The lowest quote, submitted by Ben Reynolds Construction Company, Inc., is within 10% of the staff estimated cost of construction based on the Schedule of Values. The Committee recommended

that a resolution be brought before the Board of Directors to reimburse Hossam Banaja in the amount not to exceed \$69,610.00 to build his septic system.

- B. Frank Messineo Additional Costs:** Mr. Messineo's residence is located at 90 Harvest Lane, Bovina Center, New York 13740 in the Town of Bovina. The engineer is Steele Brook Engineering PLLC. The contractor is LaFever Excavating, Inc. This project was previously approved for \$31,476.00. Shallow ledge rock was encountered while installing the septic tank and siphon chamber. The contractor hammered for 17 hours to attain necessary depths. The contractor has requested \$7,586.25 for the added work. This amount appears to be reasonable and justified. This is a secondary residence eligible for 60% reimbursement. $\$7,586.25 \times 60\% = \$4,551.75$. The total project cost will be \$36,027.75. The Committee recommended that a resolution be brought before the Board of Directors to reimburse Frank Messineo in the amount not to exceed \$4,551.75 for additional costs to build his septic system.
- C. Christina Mitchell Second Time Repair:** Ms. Mitchell's residence is in the Town of Walton, Section, Block and Lot number 232-2-12.3. This project was paid for in 2014 under the Priority 7 Program. A Second Time Repair was approved by the Septic Committee and Board of Directors for pump replacement. The pump has been replaced and paid for. The pump alarm continues to ring. The level in the pump chamber is too high. There may be electrical issues and possibly infiltration. Exploratory work will need to be done to diagnose the problem. The homeowner had the septic tank pumped in 2023. The Committee recommended approving additional Second Time Repair costs, including exploratory work to diagnose the problem and to correct infiltration if necessary to Christina Mitchell.
- D. Septic Maintenance:** Mitch reported that pump out costs were reimbursed to 30 property owners last month. A total of 30 pump out costs have been reimbursed this year. This is a good start for the year.
- E. Septic Cluster:** No report.
- F. Septic Update:** Mitch Hull reported that eight septic system repair costs were reimbursed to property owners last month. Four were Second Time Repairs. The other four were left over from last year. Eight septic system repair costs have been reimbursed in 2026.
- G. Other:** Jason gave a Power Point presentation of Septic Program data for 2025. The Bovina Montessori School is our largest project to date. It is complete except for restoration. Two-hundred-fifty-four septic systems were replaced last year. He showed a map of project locations. Program efficiency has continued to improve. In 2019, the average number of days from sign-up to completion was 819 days. In 2025 the average number of days was 459, a decrease of 44%. Twenty-two engineers and 94 contractors received payments.

Projects included 41 conventional designs, 41 modified conventional designs and 114 alternate designs. Alternate designs are much more expensive to build.
Numbers:

The top two contractors, LaFever Excavating, Inc., completed 13 projects. Jim Peters Excavating LLC completed 12 projects.

Additional cost resolutions decreased.

The Maintenance Program continued to grow. A number of efficiencies were put in place. Management of the program was transferred to the Septic Team.

Sixty-percent reimbursements for secondary residences remained about the same over the past four years.

- IV. The next Septic Committee Meeting was scheduled for March 3, 2026.
- VI. The meeting adjourned at 9:52 AM.

DRAFT

CWC POLICY COMMITTEE

FEBRUARY 3, 2026

DRAFT MINUTES

Members Present: Shilo Williams, Richard Parete, Tina Molé, Alicia Terry, Innes Kasanof

Excused: Christopher Mathews, Thomas Snow

- I. Called to Order at 9:53 am
- II. January 2026 Minutes unanimously approved upon motion of Alicia Terry and seconded by Tina Molé
- III. CWC Board Election – Proposed 2026 Schedule
Tim Cox reviewed the 2026 election schedule for three Delaware County director seats. The Committee agreed that nominations should be mailed on March 9, 2026.
- IV. Next Meeting to be scheduled as needed
- V. Adjourned at 10:02 am

**CWC Finance Meeting
February 3, 2026
DRAFT MINUTES**

Attended Committee Members: Joseph Cetta, Innes Kasanof, John Kosier, Arthur Merrill, Jason Merwin, Richard Parete, Alicia Terry, Shilo Williams

MINUTES

- I. Call To Order**
- II. Review Minutes From Previous Meeting** – Accepted as presented.
- III. Review December Financial Statements** - The December financial statements and the supplemental schedules were presented to the Committee. Investments and account balances were discussed. The auditors will present the audited financial statements at the March meeting.
- IV. Other** - None
- V. Schedule Next Meeting** – The next Finance Committee meeting will be held on March 3, 2026.
- VI. Adjournment**

CWC GOVERNANCE COMMITTEE

DRAFT MINUTES

MARCH 4, 2025

Present: Innes Kasanof, James Sofranko, Alicia Terry, George Haynes, Christopher Mathews, Thomas Hoyt, David Warne (NYCDEP), Thomas Snow (NYSDEC)

Others Present In Person: Jason Merwin (CWC), Tim Cox (CWC), James Martin (CWC) Barbara Pulgisi (CWC), Lynn Kavanaugh (CWC)

- I. Call to Order at 10:34 AM
- II. Election of Chairperson
Upon motion of Jim Sofranko, Alicia Terry unanimously elected chairperson.
- III. February 2024 minutes unanimously approved upon motion of James Sofranko and seconded by David Warne
- IV. Approval of 2024 Annual Report unanimously approved upon motion of Chris Mathews and seconded by Thomas Snow.
- V. Board Member Training
Tim Cox stated he would contact Board members in need of ABO training
- VI. Adjourned at 10:46 am

Economic Development Committee (EDC)
DRAFT MINUTES
Tuesday, January 6, 2026

Committee Members Present: Arthur Merrill; Tina Molé; Richard Parete; Innes Kasanof; John Kosier; Jason Merwin; Jeff Senterman; Shilo Williams

Committee Member(s) or Staff Absent: Thomas Snow, Jr.

Staff Present: Barbara Puglisi; Lynn Kavanagh; Tim Cox

The meeting was called to order at 11:40 A.M.

Minutes from the EDC meeting of November 4, 2025, were moved and passed without comment; *all in favor.*

NEW BUSINESS

Loan Update

Barbara presented an update of loan activity, which showed the following:

CFF Loan Activity through 10/31/25 staff indicated there is \$10,000,000.00 in the budget for 2026. Currently there are no loans committed in 2026; There are seven (7) outstanding loans from the previous year totaling \$4,354,272 and there are zero (0) loans in process. Barbara updated the committee on loans closed since the beginning of the program inception is \$118,565,487.29. She added the outstanding balance of current loans is currently \$32,103,812.

Barbara presented a chart showing CWC's collateral position of defaulted and delinquent loans to date. The total Default and Delinquent rate is currently 4% and is separated into two categories to show the difference between the two. The Default Risk Rate is 1% and the Delinquent Risk Rate is 3%.

Barbara presented a chart showing a breakdown of CWC Loans that have been "written-off" to date. The total dollar amount of the write-offs is \$4,428,080. The chart showed that 69.94% of the total amount written off were loans located in Delaware County. Additionally, 21.25% of the write-offs occurred in Ulster County and the remaining 8.81% in Sullivan County. There have been no write-offs in Greene or Schoharie County. She added the chart will be updated to reflect the recent auction once everything has been accounted for.

Barbara presented a chart showing the fund allocation for each county.

NYC DEP Reservoir Boating Program 2025

Barbara presented the 2025 Boating Program Report to the Committee. She stated there were two (2) boat rental vendors. She stated there were a total of 433 boats rented to 541 boaters and 61 Reservoir Boating Patches distributed. She stated Oneonta Rent a Jon was awarded the port-a-let bid in the amount of \$12,540 and provided a total of 15 port-a-lets at launch sites listed in the chart provided. Barbara added the 2025 budget was \$35,000 and \$20,120.31 was spent, she directed the committee to the chart showing how the funds were spent. Barbara also provided a chart detailing the budget vs. expense since the program's inception in 2009, \$600,000 has been budgeted and \$466,845.44 has been spent. She informed the committee the program is also looking for new vendors as well. Barbara provided NYC DEP final numbers reported for 2025 there were 450 Boat Tags issued, 541 Boat Rentals, for a total of 991Boaters.

County Allocation Presentation

Barbara presented a presentation on the County Allocation report she provides to the Economic Development Committee. She explained in detail how the report is done and explained the other reports needed to generate the county allocation report.

Loan Classification Presentation

Barbara presented a presentation on the CFF loan classification She explained the following:

- Cash flow coverage – She explained what the ratings stood for and how they are applied
- Collateral coverage – She explained the rating and how staff determines the value of the property
- Net worth – She explained this classification is determined by whether or not the guarantor has a net worth more than or less than loan amount
- Repayment classification – She explained this is only used for existing clients who have a history with CFF and explain what each rating stood for.

There being no other business, the meeting was adjourned at 12:16 P.M.

RESOLUTION NO. 5834
BOARD REVIEW OF
CWC MOA 145 PROGRAM APPLICATION FOR
STONEWALL WINDHAM LLC; STORMWATER CONTROLS

WHEREAS, Section 128(c)(i) of the 1997 New York City Watershed Memorandum of Agreement (MOA) directs the Catskill Watershed Corporation (“CWC”) to establish a program to pay for the reasonable and proper cost to design, implement, permit, construct and maintain new stormwater measures pursuant to stormwater pollution prevention plans required by the 18-39(b)(3) and 18-39(e) of the watershed regulations; and

WHEREAS, Section 145(ii) of the Watershed MOA and the West of Hudson Future Stormwater Program Rules provides for payment of eligible project costs required solely by the New York City Department of Environmental Protection (“NYCDEP”) and not otherwise required by State or federal law NYCDEP will fund 50% of the incremental costs of stormwater measures required solely by the Watershed Regulations for a small businesses as defined as resident in New York State, independently owned and operated, and employ one hundred (100) or less individuals; and

WHEREAS, by Resolution Number 3261, the CWC Board of Directors approved an agreement with NYCDEP for funding for CWC to enable CWC to administer the MOA 145 Stormwater Program for NYCDEP; and

WHEREAS, Stonewall Windham LLC, has applied to the CWC MOA 145 Program for one-half of 50% reimbursement of eligible design and construction costs for stormwater controls for 16 new townhouse buildings in the amount of Five Hundred Thirteen Thousand Four Hundred Thirty-Two Dollars and Forty-Eight Cents (\$513,432.48); and

WHEREAS, the Future Stormwater/MOA 145 Program Rules require that the CWC Board of Directors shall review and approve each application, with attached documentation and staff recommendations; and

WHEREAS, CWC staff recommended reimbursement from the MOA 145 Program of eligible stormwater costs for an amount not-to-exceed Five Hundred Thirteen Thousand Four Hundred Thirty-Two Dollars and Forty-Eight Cents (\$513,432.48); and

WHEREAS, the CWC Wastewater/Stormwater Committee recommends that the application be approved by the CWC Board of Directors.

NOW, THEREFORE, LET IT BE RESOLVED, that the CWC Board of Directors has reviewed the staff recommendation and supporting documentation and approves reimbursement from the MOA 145 Program in the total not-to-exceed amount of Five Hundred Thirteen Thousand Four Hundred Thirty-Two Dollars and Forty-Eight Cents (\$513,432.48) for design and construction costs of stormwater controls for 16 new townhouse buildings.

Stonewall Windham LLC

Program: FSW/MOA-145

Address: 1 Tennis Lane, Windham NY 12496

Engineer: Katterskill Engineers

Contractor: Ryan Martin

Tax Parcel ID: 95.07-1-98

Project Description:

On October 17, 2024, DEP approved the Stormwater Pollution Prevention Plan (SWPPP) Extension for Stonewall Windham LLC located in Windham, NY. The original SWPPP was approved in June 2009 under a previous owner who did not move the project to the construction phase. The project site is 12.6 acres with 11 acres of disturbance and 4.7 acres of new impervious surfaces. Review and approval of a SWPPP to meet Watershed Regulations was required by NYC DEP. In addition, a SWPPP was required for coverage under the NYS DEC “General Permit for Stormwater Discharges from Construction Activities” (GP-0-20-001).

The project consists of constructing 16 buildings which include 59 townhouses and associated paved parking and roadways, a clubhouse with swimming pool, a retail building, and tennis courts. Stormwater controls on the site include all erosion & sediment controls, three detention ponds, two dry ponds, a dry well underground infiltration structure, ~3220 feet of culvert pipe, plunge pools, check dams, level spreaders, stormwater manholes, and 35 catch basins.

Stonewall Windham LLC submitted an application on June, 10, 2025. Engineering and construction costs with a CWC added 15% contingency totaled Two Million Fifty-Three Thousand Seven Hundred Twenty-Nine Dollars and Ninety-Three Cents (\$2,053,729.93). The applicant has elected for 50% reimbursement of all DEP and DEC stormwater costs for a total of One Million Twenty-Six Thousand Eight Hundred Sixty-Four Dollars and Ninety-Six Cents (\$1,026,864.96). The applicant is also considered a small business; therefore, funding will be divided between the Future Stormwater Program and the MOA 145 or Five Hundred Thirteen Thousand Four Hundred Thirty-Two Dollars and Forty-Eight Cents (\$513,432.48) from each program.

COST BREAKOUT	
Design:	\$59,907.11
Construction:	\$1,725,945
Total:	\$1,785,852.11
15% Contingency:	\$267,877.82
TOTAL:	\$2,053,729.93
50% Election	\$1,026,864.96
PROGRAM ALLOCATION	
FSW Funding	\$513,432.48
MOA-145 Funding	\$513,432.48

The CWC recommends reimbursement of up to Five Hundred Thirteen Thousand Four Hundred Thirty-Two Dollars and Forty-Eight Cents (\$513,432.48) from both the Future Stormwater Program and the MOA-145 Program to Stonewall Windham LLC for the design and construction costs of implementing a SWPPP required by NYC DEP Watershed Regulations and NYS DEC General Permit.

Recommended Future Stormwater Funding Request not to exceed \$513,432.48

Recommended MOA-145 Funding Request not to exceed \$513,432.48

RESOLUTION NO. 5979

BOARD APPROVAL OF SEPTIC CONSTRUCTION ESTIMATE OVER \$35,000:
HOSSAM BANAJA

WHEREAS, pursuant to the Watershed Memorandum of Agreement and the Septic System Rehabilitation and Replacement Program Contracts with New York City Department of Environmental Protection, the Catskill Watershed Corporation (“CWC”) shall act as program manager for the Septic Program and implement the Septic Program consistent with the terms of said contracts; and

WHEREAS, pursuant to section 2:01:09 of the CWC Septic Rehabilitation and Replacement Program Rules Article 2A, if the total amount requested for reimbursement is more than Thirty-Five Thousand Dollars (\$35,000.00), the homeowner shall supply detailed quotes from three unrelated contractors, and CWC staff shall forward the design with recommendation to the CWC Board for approval; and

WHEREAS, CWC staff has reviewed three construction quotes, including the lowest quote for the septic system repair in the amount of Sixty-Nine Thousand Six Hundred Ten Dollars (\$69,610.00); and

WHEREAS, the contractor’s quote for this system is more than Thirty-Five Thousand Dollars (\$35,000.00); and

WHEREAS, the CWC staff have determined the eligible amount of Sixty-Nine Thousand Six Hundred Ten Dollars (\$69,610.00) to be a reasonable cost for this system in accordance with the schedule of values; and

WHEREAS, the Septic Committee has reviewed the documentation and recommend approving the reimbursement of Sixty-Nine Thousand Six Hundred Ten Dollars (\$69,610.00) as it is in substantial agreement with our schedule of values.

NOW, THEREFORE LET IT BE RESOLVED, that the CWC Board of Directors approves the eligible cost of this system for reimbursement to be the total not-to-exceed amount of Sixty-Nine Thousand Six Hundred Ten Dollars (\$69,610.00).

Hossam Banaja Over \$35,000:

Address: 2046 Windfall Road, Walton NY 13856

Town: Tompkins

Bedrooms: 5

Engineer: Steele Brook Engineering PLLC

Contractor: Ben Reynolds Construction Company Inc.

Sign In Date: 10/31/24

Design Application Received By DEP: 02/07/25

Design Application Deemed Complete: 02/14/25

Date Recommended for DEP Design Approval: 07/19/25

2-Year Deadline: 10/31/26

Homeowner and CWC staff received three quotes from unrelated contractors for the amount of \$69,610.00, \$71,050.00 and \$71,105.00. Major components of this system include a 1,500-gallon septic tank, a siphon chamber, 286 linear feet of gravity pipe, an effluent filter, one distribution box, 515 cubic yards of absorption fill material, 360 linear feet of absorption trench, 115 linear feet of curtain drain, 105 linear feet of curtain drain outlet pipe, 115 linear feet of swale, two cleanouts, three risers, 80 linear feet of access road, remove one tree, remove a rock wall, 15 linear feet of six-inch sleeve and site restoration. We received a quote for \$69,610.00. The low is within 10% of our estimated cost for construction. Therefore, we are requesting that the Septic Committee recommends to the Board of Directors that they accept this reimbursement request of \$69,610.00.

March 3, 2026

RESOLUTION NO. 5980

**BOARD APPROVAL OF SEPTIC CONSTRUCTION ESTIMATE
OVER \$30,000 – ADDITIONAL COSTS:
FRANK MESSINEO**

WHEREAS, pursuant to the Watershed Memorandum of Agreement and the Septic System Rehabilitation and Replacement Program Contracts with New York City Department of Environmental Protection, the Catskill Watershed Corporation (“CWC”) shall act as program manager for the Septic Program and implement the Septic Program consistent with the terms of said contracts; and

WHEREAS, pursuant to section 2:01:09 of the CWC Septic Rehabilitation and Replacement Program Rules Article 2A, if the total amount requested for reimbursement is more than Thirty Thousand Dollars (\$30,000) CWC staff shall forward the design with recommendation to the CWC Board for approval; and

WHEREAS, on June 3, 2025, by Resolution Number 5738, the CWC Board of Directors approved reimbursement to Frank Messineo in an amount not to exceed Thirty-One Thousand Four Hundred Seventy-Six Dollars (\$31,476.00); and

WHEREAS, CWC staff has reviewed additional construction invoices, the eligible amount for the septic system repair is Four Thousand Five Hundred Fifty-One Dollars and Seventy-Five Cents (\$4,551.75); and

WHEREAS, the total contractor’s invoices for this system are more than Thirty Thousand Dollars (\$30,000.00); and

WHEREAS, CWC staff have determined the total reasonable cost of the additional work according to CWC Schedule of Values to be Four Thousand Five Hundred Fifty-One Dollars and Seventy-Five Cents (\$4,551.75); and

WHEREAS, CWC staff have determined that Thirty-Six Thousand Twenty-Seven Dollars and Seventy-Five Cents (\$36,027.75) to be a reasonable cost for this system in accordance with our schedule of values; and

WHEREAS, the Septic Committee has reviewed the documentation and recommend approving total reimbursement of Thirty-Six Thousand Twenty-Seven Dollars and Seventy-Five Cents (\$36,027.75) as it is in substantial agreement with our schedule of values.

NOW, THEREFORE LET IT BE RESOLVED, that the CWC Board of Directors approves the eligible cost of this system for reimbursement to be the total not-to-exceed amount of Thirty-Six Thousand Twenty-Seven Dollars and Seventy-Five Cents (\$36,027.75).

Frank Messineo Backup

Address: 90 Harvest Lane, Bovina Center NY 13740

Town: Bovina

Engineer: Steele Brook Engineering PLLC

Contractor: LaFever Excavating Inc.

This project was previously approved for \$42,006.58. Shallow ledge rock was encountered while installing the septic tank and siphon chamber. The contractor hammered for 17 hours to attain necessary depths. The contractor has requested \$7,586.25 for the added work. This amount appears to be reasonable and justified. This is a secondary residence eligible for 60% reimbursement, $\$7,586.25 \times 60\% = \$4,551.75$. The total project cost will be \$36,027.75. The Committee recommended that a resolution be brought before the Board of Directors to reimburse Frank Messineo in the amount not to exceed \$4,551.75 for additional costs to build his septic system.

RESOLUTION NO. 5981

**BOARD APPROVAL OF MOA SEPTIC PROGRAM - SECOND TIME REPAIR
ELIGIBILITY – DEANNA OSBORN**

WHEREAS, pursuant to the Watershed Memorandum of Agreement and the Septic System Rehabilitation and Replacement Program Contracts with New York City Department of Environmental Protection, the Catskill Watershed Corporation (“CWC”) shall act as program manager for the Septic Program and implement the Septic Program consistent with the terms of said contracts; and

WHEREAS, pursuant to section 2:01:05 of the CWC Septic Rehabilitation and Replacement Program Rules (MOA Septic Program) Article 2A, CWC Board of Directors in consultation with the Executive Director may find a property eligible for funding of a septic or component thereof previously paid for by the CWC MOA Septic Program if ten (10) years has elapsed from date of construction completion and absent misuse by the Property owner; and

WHEREAS, the Applicant, Deanna Osborn, requested eligibility under the MOA Septic Program for a second time repair funding for their septic system; and

WHEREAS, CWC staff have confirmed that the Applicant’s septic system is currently failing or reasonably likely to fail in the near future, that more than ten years has elapsed from date of construction approval, and that the Applicant has not misused the septic system following the prior construction approval; and

WHEREAS, the Septic Committee has reviewed the documentation and recommends the CWC Board approve the Applicant’s eligibility for a second time repair funding from MOA Septic Program.

NOW, THEREFORE LET IT BE RESOLVED, that the CWC Board of Directors in consultation with the CWC Executive Director approves Applicant’s request for eligibility for second time repair funding from the MOA Septic Program.

Deanna Osborn Backup

The property is located in the Town of Roxbury. This project was paid for in 1997 under our Reimbursement Program, under a previous owner. There is a hole in the bottom of the septic tank and water is leaking through the hole. The homeowner had a maintenance pump out done in 2025.

RESOLUTION NO. 5982

**BOARD APPROVAL OF MOA SEPTIC PROGRAM - SECOND TIME REPAIR
ELIGIBILITY – SAVERIO PRISCO**

WHEREAS, pursuant to the Watershed Memorandum of Agreement and the Septic System Rehabilitation and Replacement Program Contracts with New York City Department of Environmental Protection, the Catskill Watershed Corporation (“CWC”) shall act as program manager for the Septic Program and implement the Septic Program consistent with the terms of said contracts; and

WHEREAS, pursuant to section 2:01:05 of the CWC Septic Rehabilitation and Replacement Program Rules (MOA Septic Program) Article 2A, CWC Board of Directors in consultation with the Executive Director may find a property eligible for funding of a septic or component thereof previously paid for by the CWC MOA Septic Program if ten (10) years has elapsed from date of construction completion and absent misuse by the Property owner; and

WHEREAS, the Applicant, Saverio Prisco, requested eligibility under the MOA Septic Program for a second time repair funding for their septic system; and

WHEREAS, CWC staff have confirmed that the Applicant’s septic system is currently failing or reasonably likely to fail in the near future, that more than ten years has elapsed from date of construction approval, and that the Applicant has not misused the septic system following the prior construction approval; and

WHEREAS, the Septic Committee has reviewed the documentation and recommends the CWC Board approve the Applicant’s eligibility for a second time repair funding from MOA Septic Program.

NOW, THEREFORE LET IT BE RESOLVED, that the CWC Board of Directors in consultation with the CWC Executive Director approves Applicant’s request for eligibility for second time repair funding from the MOA Septic Program.

Saverio Prisco Backup

The property is located in the Town of Delhi. This project was paid for in 2010 under our Priority 4 Program. The pump and breaker had stopped working and needed to be replaced. The work has been completed, and the system seems to be functioning again. The homeowner had maintenance pump outs done in 2017 and 2025.

RESOLUTION NO. 5983

**BOARD APPROVAL OF MOA SEPTIC PROGRAM - SECOND TIME REPAIR
ELIGIBILITY – LYNDA RUTHERFORD**

WHEREAS, pursuant to the Watershed Memorandum of Agreement and the Septic System Rehabilitation and Replacement Program Contracts with New York City Department of Environmental Protection, the Catskill Watershed Corporation (“CWC”) shall act as program manager for the Septic Program and implement the Septic Program consistent with the terms of said contracts; and

WHEREAS, pursuant to section 2:01:05 of the CWC Septic Rehabilitation and Replacement Program Rules (MOA Septic Program) Article 2A, CWC Board of Directors in consultation with the Executive Director may find a property eligible for funding of a septic or component thereof previously paid for by the CWC MOA Septic Program if ten (10) years has elapsed from date of construction completion and absent misuse by the Property owner; and

WHEREAS, the Applicant, Lynda Rutherford, requested eligibility under the MOA Septic Program for a second time repair funding for their septic system; and

WHEREAS, CWC staff have confirmed that the Applicant’s septic system is currently failing or reasonably likely to fail in the near future, that more than ten years has elapsed from date of construction approval, and that the Applicant has not misused the septic system following the prior construction approval; and

WHEREAS, the Septic Committee has reviewed the documentation and recommends the CWC Board approve the Applicant’s eligibility for a second time repair funding from MOA Septic Program.

NOW, THEREFORE LET IT BE RESOLVED, that the CWC Board of Directors in consultation with the CWC Executive Director approves Applicant’s request for eligibility for second time repair funding from the MOA Septic Program.

Lynda Rutherford Backup

The property is located in the Town of Hurley. This project was paid for in 2014 under our Priority 1B Program. Two second time repairs were approved by the Committee and Board of Directors for a pump replacement and replacement of a broken pipe. The homeowner continued to have issues and her contractor found the conduit and electrical wiring were not working correctly. The contractor replaced the conduit and wiring, and the system seems to be functioning again. The homeowner had maintenance pump outs done in 2017, 2021 and 2025.

RESOLUTION NO. 5984

CWC REVIEW OF FLOOD HAZARD MITIGATION PROGRAM APPLICATION
VILLAGE OF HOBART – DESIGN OF RELOCATION OF PUBLIC UTILITIES

WHEREAS, the Catskill Watershed Corporation (CWC) is a not-for-profit corporation established to administer Watershed Protection and Partnership Programs in the West of Hudson Watershed; and

WHEREAS, the CWC, City of New York (City), all municipalities in the West of Hudson Watershed, New York State, the federal Environmental Protection Agency, and several environmental organizations recognized that the goals of drinking water protection and economic vitality within the West of Hudson Watershed communities are not inconsistent and under the 1997 New York City Watershed Memorandum of Agreement (“Watershed MOA”) agreed to cooperate in the development and implementation of watershed protection programs that maintain and enhance the quality of the City’s drinking water supply system and the economic and social character of the West of Hudson Watershed communities; and

WHEREAS, extensive flooding resulting from Tropical Storms Irene and Lee, in August and September 2011, respectively, caused catastrophic losses in certain towns and villages within the West of Hudson Watershed which affected the economic and social character of certain West of Hudson watershed communities and adversely impacted water quality in the West of Hudson Watershed; and

WHEREAS, as a condition of the 2014 Mid-Term Filtration Avoidance Determination Review, New York City Department of Environmental Protection (NYCDEP) has agreed to fund a Flood Hazard Mitigation Implementation Program to reduce repetitive flood losses that also pose a threat to water quality during storm events through funding certain recommendations of local flood analyses under the NYCDEP Stream Management Program; and

WHEREAS, on March 4, 2014, by Resolution Number 2439, the CWC Board of Directors agreed to serve as program manager of such a program to be referred to as the CWC Flood Hazard Mitigation Implementation Program (the “Program” or “FHMIP”) and approved a Program Agreement with the City; and

WHEREAS, the Town of Stamford and Village of Hobart completed a local flood analysis for the Village of Hobart which recommended upsizing a culvert under Maple Avenue to reduce upstream flooding impacts; and

WHEREAS, the CWC FHMIP Rules provide that CWC may fund design costs for alterations to aspects of public infrastructure and stream construction projects at a cost not to exceed ten percent of the costs of construction; and

WHEREAS, The Village of Hobart submitted an application to CWC of Eleven Thousand Seven Hundred Fifty Dollars (\$11,750.00) to complete the design of relocating public utilities that will be required in order to upsize the existing culvert under Maple Avenue; and

WHEREAS, the CWC Wastewater Committee recommended that the CWC Board of Directors approve Village of Hobart’s application in an amount not to exceed Eleven Thousand Seven Hundred Fifty Dollars (\$11,750.00) for the cost of design of relocating public utilities in order to upsize the culvert under Maple Avenue.

NOW, THEREFORE, LET IT BE RESOLVED, that the CWC Board of Directors has reviewed the application, staff recommendation and supporting documentation and approves funding to the Village of Hobart in an amount not to exceed Eleven Thousand Seven Hundred Fifty Dollars (\$11,750.00) for the cost of design of relocating public utilities in order to upsize the Maple Avenue culvert in the Village of Hobart.

Flood Hazard Mitigation Implementation Program

Village of Hobart – Design of Relocating of Public Utilities

Property Owner: Village of Hobart

Contact Person: Aaron Kaufman

Address: P.O. Box 53, Hobart, NY 13788

LFA Recommendation: Yes

Property Category: Multiple

Phase: Design

Project Description:

The Village of Hobart is requesting funding in the amount of \$11,750.00 to complete a design for relocating village owned utilities that will be required due to upscaling an undersized 5ft culvert under Maple Ave. to a three-sided box culvert. This project is a recommendation in the Stamford Local Flood Analysis accepted by the Village Board in December, 2020.

The culvert replacement has been designed by Delaware Engineering with funding from Delaware County Soil and Water Conservation District (DCSWCD). The design did not include the relocation of utilities for the new 10'x7' box culvert which is expected to handle the 100-year flood and remove four residences from the FEMA Special Flood Hazard Area.

The CWC Wastewater Committee recommends reimbursement of up to Eleven Thousand Seven Hundred Fifty Dollars (\$11,750.00) to the Village of Hobart for design costs related to utility relocation needed in order to upsize the culvert under Maple Ave.

Application Form

1. Cover Page

Please print or type all information.

Maple Avenue Utility Relocation
Project Title

Aaron Kaufman 607-538-9700 / 607-538-9700
Project Contact Person Telephone number / fax

Village of Hobart
Applicant Tax ID number

Please check the appropriate box to describe applicant.

Municipality Property Owner Other -describe _____

PO Box 53
Address

Hobart NY 13788 Delaware/Stamford
City State Zip Code County/Town

607-538-9700 607-538-9700 hobartvillage@aol.com
Telephone # Fax # E-mail

Aaron Kaufman Mayor
Chief executive officer of applicant organization / Title

Description of organization: The Village of Hobart is located in the Town of Stamford located along NYS Rt. 10
in the northeastern part of Delaware County. The Village of Hobart owns the utilities that are located above Maple
Avenue culvert.

\$66,218.00 Utility Relocation on Maple Avenue
Amount requested Type of Project (Relocation Assistance, Property Protection Measure(s), Alteration(s) to Public
Infrastructure, Stream-related Construction, Emergency Stream Debris Removal)

Estimated Dates for Starting and Completing the Project June 2026-September 2026

Are you proposing a multi-year project? yes, no

Authorized Signature Aaron Kaufman Date 2/5/26

Print Name Aaron Kaufman

Application Form

2. Project Summary Page

Name of project Maple Avenue Utility RelocationApplicant Village of Hobart

Summary of project including: a description of the project and, if possible, the need for the project as substantiated by the LFA, a description of the costs and benefits (with value) of the project, site location map and photos.

Maple Avenue culvert is located along the Grant Brook stream. The parcel is in a regulatory floodway according to the FEMA flood maps. Stamford Tributary Local Flood Analysis (LFA) completed in 2020 identified many long-term alternative projects in the plan that would reduce the flood impact to the residences within the village. These recommendations within the LFA include replacing the Maple Avenue culvert with a wider structure. Maple Avenue is a central roadway that branches off Route 30 at the center of the village, traversing over the West Branch Delaware River and Grant Brook moving southeast and eventually becoming Township Road as it exits the village boundary line. The existing culvert under Maple Avenue carrying Grant Brook is a 5-foot-diameter smooth metal pipe abutted with a stacked stone headwall and wing walls. The existing culvert has deteriorated and undersized for conveying the amount of water the tributary is expected to see during a 100-year flood scenario. Roadway conditions over top of the culvert are worsening due to settling and deterioration of the culvert. The current round, 5ft metal culvert garners the possibility of plugging with debris, potentially causing maintenance issues. Water and gravity sanitary sewer lines run over the culvert, which have the potential for damage due to the culvert settling and being undersized for flooding. In the event of a severe flood that would lead to closure of Maple Avenue, a 4.0-mile detour is available to residents located on either end of the crossing.

The Stamford LFA concluded that the removal of existing culvert with a larger structure would reduced flood depths upstream of the crossing by approximately 6.0 feet. Reductions in flooding extend for over 400 linear feet upstream before fully diminishing. The results from this simulation run removed residential buildings to the east and west of the stream from the inundation zones for the 25-, 50-, and 100-year storms.

Delaware County Soil and Water Conservation District in partnership with the Village of Hobart received grant funding through the New York State Department of Environmental Conservation's Water Quality Improvement Program and was award \$529,744 (Village to supply the 10% cost-share). Delaware Engineering, DPC has prepared project designs and a design report. The design report details out the replacement project utilizing supporting documentation from Keystone Associates, Architects, Engineers, Surveyors (Keystone Associates) and Milone & Macbroom Inc. (MMI) As part of this documentation, the design report is also intended to record the evolution of the project design from initial alternatives development, through selection of the preferred alternative and subsequent final design.

Describe the long-term goal(s) of the proposed project:

The larger structure will allow for the increased water flow during storm events and will remove 4-residences from the FEMA Special Flood Hazard Area. The project is warranted to reduce flood risk, protect water quality, connect fish passage through the project reach, and public safety.

The specific objectives for the project include:

- Address hydraulic and geotechnical causes of bank failure to arrest erosion of the tributary and subsequent sediment deposition within the Town Brook;
- Protect infrastructure including private utilities, public utilities, and monitoring equipment;
- Protect and avoid impacts to private property;

Application Form

3. Background Pages

Including: resolution authorizing the application if Applicant is a municipality, approval from Town or Village where project is located (except for Anchor Business relocations or Emergency Stream Debris Removal), affidavit from the record owner of any private property where work will be performed, and description of proposed project team.

Name of project Maple Avenue Utility Relocation Applicant Village of Hobart

Page 1 of 1 pages List attachments Hobart culvert design and report, Permits received, Firmette, Resolution, LFA maps, and photos

The following paragraphs were recorded in the Maple Avenue Culvert Replacement Project Basis of Design Report written by Delaware Engineering (January 2025):

The project site is located along the southern portion of the Village, just North of where the Grant Brook tributary meets Town Brook. Maple Avenue, a Village road, crosses over the culvert extending East out of the Village. It passes multiple houses and the Village Water Department building. Roadway conditions over top of the culvert are worsening due to settling and deterioration of the culvert. The existing culvert has deteriorated and undersized for conveying the amount of water the tributary is expected to see during a 100-year flood scenario. The current round, 5ft metal culvert garners the possibility of plugging with debris, potentially causing maintenance issues.

Located both upstream and downstream of the culvert are overhead utility lines that service multiple properties. There is a water line and gravity sanitary sewer along the road's centerline crossing the culvert, the later of which requires a constant slope. Storm catch basins are located on the North West side of the culvert and pipe directly down to the tributary. There are several private properties surrounding the project site which must be undisturbed leaving less room for staging, etc. during construction.

Based on the hydraulic model analysis, it became evident that the Maple Avenue crossing faces significant issues due to its severe undersizing. This means that it can only handle a 10-year peak flow, leaving any higher flow events vulnerable to casing flooding in the area. During the model of a 25-year peak, the impact intensified, leading to flooding of two homes. The situation further worsened during the 100-year peak as the model revealed that two more homes were affected, now falling within the floodplain.

The proposed three-sided concrete box is planned to be 10 ft span by 7 ft rise with precast concrete block retaining wall to act as wing wall. Streambank elevations are proposed to remain the same as existing. The new culvert structure will allow for the passage of the 100-year flood event without damage to existing properties effectively removing 4 residences from the floodplain.

Delaware Engineering has completed the designs for the culvert replacement through the Delaware County Soil and Water Conservation District's funding. The culvert design task order did not include the utility relocation. The Village of Hobart is seeking funds for the utility relocation designs.

RESOLUTION #1 OF 2026

TITLE: Application for Grant Funding to the Catskill Watershed Corporation through the Flood Hazard Mitigation Implementation Program to fund the design of the Maple Avenue Utility Relocation Project

WHEREAS, the Board of Trustees has determined the need to secure funding for the Utility Relocation Project on Maple Ave.

BE IT RESOLVED the Village Board agrees to move forward with submitting an application for grant funding to the Catskill Watershed Corporation through the Flood Hazard Mitigation Implementation Program in order to secure funding for the design of the Maple Ave Utility Relocation Project.

4 AYE

~~0~~ NAY

Signed:

Aaron Kaufman

Aaron Kaufman (Village Mayor)

Date:

1/5/26



Photo 1: View of Maple Avenue towards the Village of Hobart and NYS Rt 10.



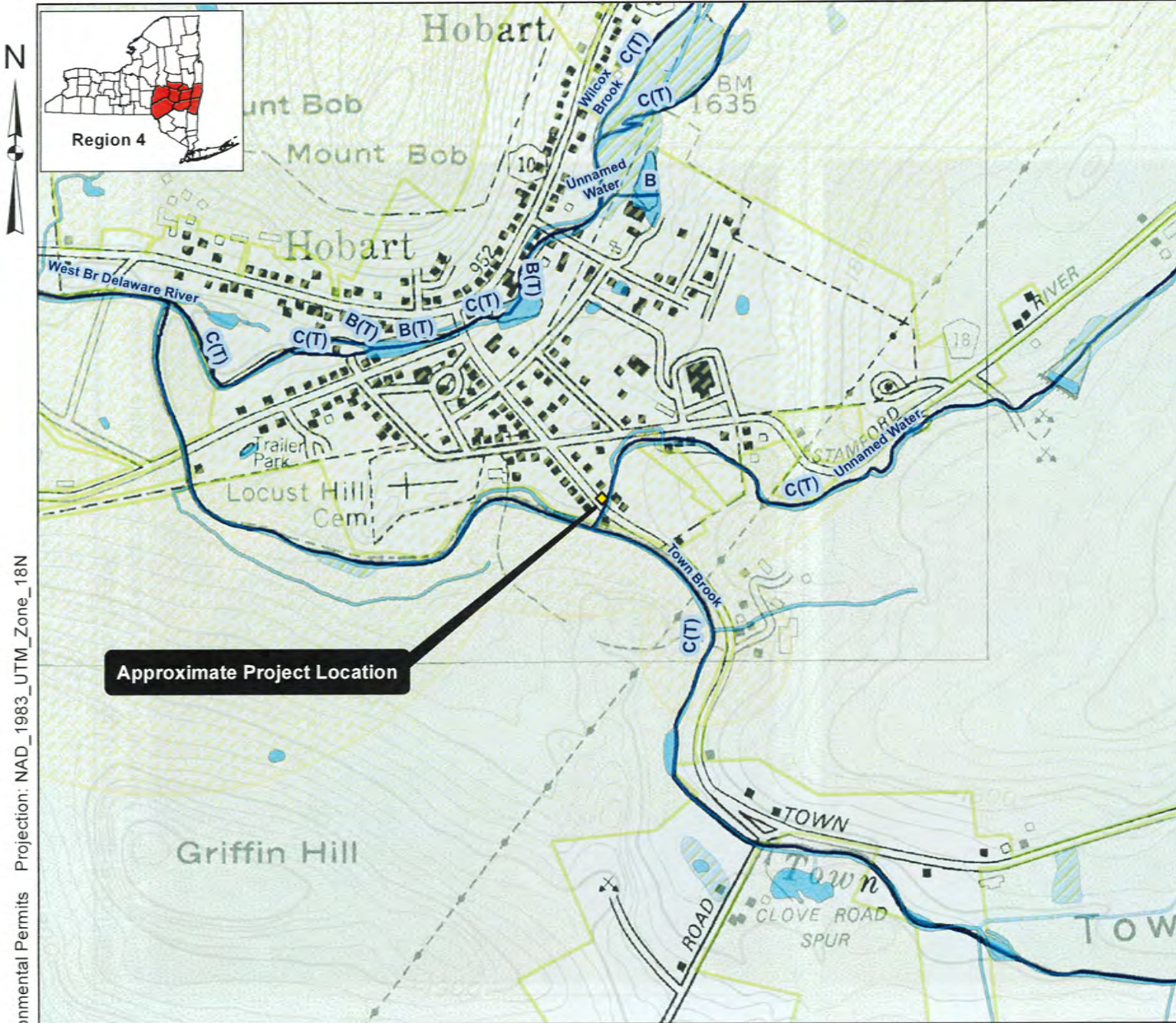
Photo 2: Looking upstream of Grant Brook standing on Maple Avenue. Note the gravel deposition in the center of the stream channel.



Photo 3: Looking downstream at the culvert inlet. Note the constriction of the stacked rock wall on both streambanks.



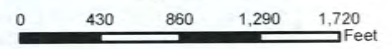
Photo 4: A closer view of the culvert inlet with the constricting opening. The wide stream channel narrows down to the metal boiler plate culvert inlet.



PROJECT LOCATION & NYS RESOURCES MAP

TOWN OF HOBART
 Maple Avenue Culvert
 Maple Ave
 Town of Stamford
 Delaware County
 DEC ID 4-1252-00289

July 29, 2024



1 inch = 1,000 feet

Legend	
	Culvert Location
	Mammals
	Birds
	Reptiles and Amphibians
	Insects and Snails
	Fish
	Freshwater Mussels
Regulated Freshwater Wetlands	
	Class 1 Wetland
	Class 2 Wetland
	Class 3 Wetland
	Class 4 Wetland
Freshwater Wetland Adjacent Area	
	Freshwater Wetland Adjacent Area
NWI Wetlands - Color	
	Emergent, Forested, Shrub Wetland
	Riverine, Lake, Pond
Water Quality Classifications	
	Unprotected
	Protected
NYS Major Water Basins	
	Delaware River Basin
	Susquehanna River Basin
Critical Environmental Areas	
	Critical Environmental Areas
Archeological Sites of Sensitivity	
	Archeological Sites of Sensitivity
480a Tax Laws	
	480a Tax Law Lands
Deed Restrictions	
	Restrictions Apply
Agricultural Districts	
	Agricultural Districts

Disclaimer: This map was prepared by the NYSDEC Division of Environmental Permits using the most current data available. It is deemed accurate but is not guaranteed. NYSDEC is not responsible for any inaccuracies in the data and does not necessarily endorse any interpretations or products derived from the data.



Division of Environmental Permits Projection: NAD_1983_UTM_Zone_18N

March 3, 2026

RESOLUTION NO. 5985

FLOOD HAZARD MITIGATION IMPLEMENTATION PROGRAM
PROPERTY PROTECTION MEASURES –CRITICAL COMMUNITY FACILITY
RELOCATION PROPERTY DESIGN– WALTON CSD BUS GARAGE

WHEREAS, the Catskill Watershed Corporation (CWC) is a not-for-profit corporation established to administer Watershed Protection and Partnership Programs as more fully described herein; and

WHEREAS, ninety percent of New York City’s water supply originates in the Catskill Mountain region from an area commonly referred to as the West of Hudson portion of the watershed of the New York City water supply (the “West of Hudson Watershed” or “Watershed”), which spans over 1,600 square miles and portions of five counties, forty-one towns, and eight villages; and

WHEREAS, the CWC, City of New York (City), all municipalities in the West of Hudson Watershed, New York State, the federal Environmental Protection Agency, and several environmental organizations recognized that the goals of drinking water protection and economic vitality within the West of Hudson Watershed communities are not inconsistent and under the 1997 New York City Watershed Memorandum of Agreement (“Watershed MOA”) agreed to cooperate in the development and implementation of watershed protection programs that maintain and enhance the quality of the City’s drinking water supply system and the economic and social character of the West of Hudson Watershed communities; and

WHEREAS, extensive flooding resulting from tropical storms Irene and Lee in, August and September 2011, respectively, caused catastrophic losses in certain towns and villages within the West of Hudson Watershed which affected the economic and social character of certain West of Hudson watershed communities and adversely impacted water quality in the West of Hudson Watershed; and

WHEREAS, as a condition of the 2014 Mid-Term Filtration Avoidance Determination Review, New York City Department of Environmental Protection (NYCDEP) has agreed to fund a Flood Hazard Mitigation Implementation Program to reduce repetitive flood losses that also pose a threat to water quality during storm events; and

WHEREAS, on March 4, 2014, by Resolution Number 2439, the CWC Board of Directors agreed to serve as program manager of such a program to be referred to as the CWC Flood Hazard Mitigation Implementation Program (the “Program”) and approved a Program Agreement with the City; and

WHEREAS, on May 6, 2014, by Resolution Number 2460, the CWC Board of Directors approved program rules for the CWC Flood Hazard Mitigation Program (the “Program Rules”); and

WHEREAS, the Town and Village of Walton completed a local flood analysis for the Village of

Walton which recommended that relocation of the Walton CSD bus garage; and

WHEREAS, Walton CSD submitted an application to CWC for design costs related to relocating the school's bus garage in an amount not to exceed Nine Hundred Fifty-Five Thousand Five Hundred Eighty-Seven Dollars (\$955,587.00); and

WHEREAS, CWC Stormwater/Wastewater Committee recommends the CWC Board approve the application of Walton CSD for design costs related to relocating the school's bus garage in an amount not to exceed Nine Hundred Fifty-Five Thousand Five Hundred Eighty-Seven Dollars (\$955,587.00).

NOW, THEREFORE BE IT RESOLVED, that the CWC Board of Directors the CWC Board approve the application of Walton CSD for design cost related to relocating the school's bus garage in an amount not to exceed Nine Hundred Fifty-Five Thousand Five Hundred Eighty-Seven Dollars (\$955,587.00).

NOW, THEREFORE BE IT FURTHER RESOLVED, approval of FHMIP funding by the CWC Board of Directors constitutes a preliminary decision under the 1997 Watershed Memorandum of Agreement and the decision will become final without any further action by the CWC Board of Directors unless an objection is timely filed with the Watershed Protection and Partnership Council.

FHMIP APPLICATION
WALTON CSD BUS GARAGE RELOCATION

Property Owner: Walton Central School District
Contact Person: Corey Phraner
Address: 47-49 Stockton Avenue, Walton, NY 13856
LFA Recommendation: Yes
Property Category: Critical Community Facility
Phase: Design
Project Description:

The Walton Central School District is requesting funding in the amount of \$955,587.00 in design funding for relocating the school's bus garage. The bus garage is currently located on Delaware Street in the Village of Walton and is located within the regulatory floodway of West Brook and West Branch Delaware Rivers and has been subject to repeated flooding. Relocation of this critical community facility is a recommendation in the Walton Local Flood Analysis.

The bus garage relocation is part of a larger \$21.3 million capital project of which the school district is planning on contributing approximately \$1.75 million towards. Stormwater design and construction costs will be applied for in a separate application to the CWC. The Village has passed a resolution allowing the school district to participate in the NYC Funded Flood Buyout Program.

The school district plans to relocate the bus garage to a district-owned property adjacent to the Walton Central High School Campus on Stockton Avenue. This parcel is located outside the regulatory floodway and would improve this critical community facilities ability to transport students during extreme weather events as well as reduce future flood damage and recovery cost.

The school district is eligible for design cost up to 10% of the estimated construction cost of \$14,976,491.00. The school has received an estimate for design cost of \$955,587.00.
Discussion.

Application Form

1. Cover Page

Please print or type all information.

Walton Central School District Bus Garage Relocation Project
Project Title

Corey Phraner 607-865-4116 / 607-865-5332
Project Contact Person Telephone number / fax

Walton Central School District 15-6002419
Applicant Tax ID number

Please check the appropriate box to describe applicant.

[] Municipality [] Property Owner [x] Other -describe School District

47-49 Stockton Avenue
Address

Walton NY 13856 Delaware
City State Zip Code County/Town

(607) 865-4116 Tglavin@waltoncsd.org
Telephone # Fax # E-mail

Teresa L. Glavin / Superintendent
Chief executive officer of applicant organization / Title

Description of organization: School District

\$967,787.00 Relocation Design Assistance / Public Infrastructure
Amount requested Type of Project (Relocation Assistance, Property Protection Measure(s), Alteration(s) to Public Infrastructure, Stream-related Construction, Emergency Stream Debris Removal)

Estimated Dates for Starting and Completing the Project April 1, 2026 - March 30, 2027

Are you proposing a multi-year project? [] yes, [x] no

Authorized Signature Teresa L. Glavin sep Date 01-16-2026
Print Name Teresa L. Glavin

Application Form

2. Project Summary Page

Name of project _____ Applicant _____

Summary of project including: a description of the project and, if possible, the need for the project as substantiated by the LFA, a description of the costs and benefits (with value) of the project, site location map and photos.

Describe the long-term goal(s) of the proposed project:

Application Form

3. Background Pages

Including: resolution authorizing the application if Applicant is a municipality, affidavit from the record owner of any private property where work will be performed, and description of proposed project team.

Name of project _____ Applicant _____

Page __ of __ pages List attachments _____

Application Form**4. Schedule**

Provide an estimate of when the following major milestones will occur. If possible, please provide start and completion target dates. The schedule will be attached to the contract for selected projects, with provisions to update in writing as needed.

1. Request for Proposals from consultants (Engineer, Planner, etc.)

List consultants and expected contract dates:

2. Scope of Work/Planning: Attached

3. Design: Attached

4. Permits (list all required permits with target receipt dates): Attached

5. Project Bidding: Attached

6. Construction/Implementation: Attached

7. Operation & Maintenance Manual (if applicable): Attached

8. Other project milestones (list):

Application Form

5. Budget

Name of project _____ Applicant _____

Page __ of __ pages List attachments _____

Provide a breakdown of project costs. Identify program elements mentioned in the summary and background. Use form shown or attach your own form, with back-up sheets as needed. Show other grants and in-kind contribution as cost share. Break out:

- Cost share
- Indirect costs (including overhead and administration)
- In-kind, material and equipment

Item description	Cost Share	Funding Requested	Total Cost
Engineering/Design			
Land Purchase for Relocation			
Construction/Implementation			
Indirect			
Administrative			
Planning or Feasibility Study			
Legal			
Contingency			
Other (in-kind, material, equipment, etc)			
Total Cost			

**Walton Central School District (CSD)
Bus Storage and Maintenance
Relocation Funding Study**

214 Delaware Street
Town of Walton
New York

January 6, 2026



Prepared for:

Meg Hungerford

mhungerford@waltoncsd.org

Walton, NY 13856

(607) 865-4116

Eric Lane

Catskill Watershed Corporation (CWC)

669 County Highway 38, Suite 1

Arkville, NY 12406

(845) 586-1400

Table of Contents

1.0	INTRODUCTION.....	1
1.1	Background.....	1
2.0	EXISTING SITE CONDITIONS	1
2.1	Existing Parcel Characteristics.....	1
2.2	On-Site Features	3
2.3	Environmental Hazards.....	3
2.4	FEMA FIRM and Floodway Designation	3
2.5	Elevation Information and Flood Zone Determinations.....	6
2.6	Flood History.....	7
2.7	Previous Flood Mitigation Retrofit (2006)	8
2.8	Local Flood Analysis – Village and Town of Walton	9
3.0	PROPOSED RELOCATION SITE	10
3.1	Parcel Information.....	10
3.2	Community Context.....	11
3.3	Site Design and Engineering.....	11
4.0	FUNDING OPPORTUNITIES.....	12
4.1	Catskill Watershed Corporation (CWC) Programs	12
4.2	Federal Hazard Mitigation and Resilience Programs	16
4.3	NYSED Building Aid	18
4.4	Fleet Electrification and Energy Efficiency Opportunities	19

4.5 Programs with Limited Applicability23

5.0 RECOMMENDED FUNDING STACK23

6.0 NEXT STEPS24

6.1 CWC Funding and Schedule Alignment25

6.2 State and Federal Funding Coordination25

6.3 Internal District Actions26

6.4 Risk Management and Contingency Planning.....26

7.0 CONCLUSION.....27

FIGURES

Figure 1 – Parcel Map.....	2
Figure 2 – FEMA FIRM.....	4

TABLES

Table 1 – Parcel Data for Existing Site.....	2
Table 2 – Riverine Flooding Sources.....	5
Table 3 – FFE and Flood Zone Determination.....	5
Table 4 – Peak Streamflow Events Along West Branch Delaware River.....	6
Table 5 – Parcel Data for Proposed Site.....	8

APPENDICES

Appendix A: Existing Parcel Map	
Appendix B: Existing Bus Garage Floor Plans	
Appendix C: FEMA Floodway Data – West Brook and West Branch Delaware River	
Appendix D: Historical Flood Damage Documentation and Site Photos	
Appendix E: USGS Gage 01423000 Data	
Appendix F: Procedure for Imminent Flooding	
Appendix G: Proposed Parcel Maps	
Appendix H: Arcadis Project Schedule, Cost Estimate and Concept Plan	
Appendix I: CWC Funding Memo	
Appendix J: Walton Bus Garage Funding Matrix	
Appendix K: Funding Program Review Summary	

1.0 INTRODUCTION

Walton Central School District (CSD), in partnership with the Catskill Watershed Corporation (CWC), engaged LaBella Associates (LaBella) to prepare a Relocation Study for the existing school bus storage and maintenance facility ('bus garage'), located at 214 Delaware Street in the Village of Walton. The bus garage is entirely within the floodway (area of active flow) of the Federal Emergency Management Agency (FEMA) Special Flood Hazard Area (SFHA) / 100-year floodplain. The site has a long history of repetitive flooding, operational interruption, and asset damage.

The purpose of this study is to document existing site conditions and flood risk, introduce suitability of the proposed site, and most importantly to explore funding pathways through a variety of grant programs, including but not limited to, the New York State (NYS) Environmental Bond Act, Climate Smart Communities (CSC) grants, New York State Education Department (NYSED) Building Aid, FEMA Hazard Mitigation Assistance (HMA) and FEMA Hazard Mitigation Grant Program (HMGP).

1.1 Background

The existing Walton CSD bus garage is located on a 2.1-acre parcel at 214 Delaware Street (tax parcel 273.7-1-40) in the Village of Walton. The site lies adjacent to West Brook and within the broader flood-influenced area of the West Branch Delaware River system. Because of its location, the facility has experienced repeated flooding, operational disruptions, and damage to transportation assets, including documented events in January and July 2008.

Subsequent sections of this report provide detailed mapping, parcel characteristics, elevation data, and flood history that collectively demonstrate why continued operation at this location is not viable.

2.0 EXISTING SITE CONDITIONS

2.1 Existing Parcel Characteristics

Parcel boundaries and surrounding land use are shown in **Figure 1**. The parcel is generally bounded by West Brook to the north and west, Delaware Street to the south, and a gas station and associated parking lot to the east. The small building just southeast of the subject parcel is a dentist office, which is not associated with Walton CSD. The 2.1-acre parcel is relatively flat, ranging in elevation from approximately 1206 feet along Delaware Street to 1210 feet at the northern end of the parcel.



Figure 1 – Parcel Map
 (Google Earth Parlay)

Per Google Earth Parlay, total value of the parcel and building is approximately \$563,380. See **Table 1** below and **Appendix A** for existing parcel data.

Table 1 – Parcel Data for Existing Site

Parcel	Lot (acres)	Full Market Value	Land Value
273.7-1-40	2.1	\$563,380	\$36,900

2.2 On-Site Features

The parcel contains approximately 40,000 square-feet (sq-ft) of asphalt pavement, a 128-foot long by 78-foot deep (approximately 10,000 sq-ft) bus garage near the center of the parcel, and a fuel dispensing and storage facility at the northern edge of the pavement.

There is also a 330-foot long retaining wall and riprap bank along West Brook along the northwestern parcel boundary. By comparison, the northwestern edge of the parcel is approximately 610 feet long and is along the bank of West Brook.

The bus garage was constructed in 1955 and there are no record plans available for the facility. The garage consists of a CMU block superstructure constructed on an at-grade concrete slab of unknown thickness. The south (front) wall of the garage is faced with brick for aesthetic reasons. The building does not contain a basement or any subgrade areas. The south face contains eight 12-foot wide overhead garage doors and a single 3-foot wide door for pedestrian entry. The east and west (side) walls each have two additional pedestrian entry doors, and the north (rear) wall has five 12-foot wide and one 22-foot wide overhead garage door, and one additional pedestrian door. Existing architectural floor plans for the current bus garage facility are provided in **Appendix B**.

2.3 Environmental Hazards

As noted, the facility contains fuel dispensing and storage facilities. Spent motor oil is stored on-site in 55-gallon steel drums inside of the building and is removed regularly from the facility. The concrete slab contains floor drains that connect to an underground oil-water separator below the west section of the building. Diesel fuel is contained within a 2,000-gallon aboveground steel tank just north of the pavement extents and is enclosed by a 3.5-foot tall concrete barrier wall. In the grassed area just east of the concrete barrier wall, a rectangular aboveground double-walled concrete tank stores diesel fuel. There is a filling at the north end of the pavement.

2.4 FEMA FIRM and Floodway Designation

Per the FEMA Flood Insurance Rate Map (FIRM) 36025C0517E, dated 6/16/2016, presented in **Figure 2**, the entire parcel is within the floodway (area of active flooding). Therefore, the bus garage is at high risk of flood damage both during flash flooding along West Brook and prolonged inundation events due to flooding from West Branch Delaware River.



Figure 2 – FEMA FIRM
(FEMA’s National Flood Hazard Layer Viewer)

The regulatory floodway represents the portion of the floodplain reserved for safely conveying the base (100-year) flood without increasing water surface elevations. Structures within the floodway face elevated risk from high-velocity flow, debris impact, erosion, and scour, which cannot be mitigated through elevation alone. Flooding at the bus garage site occurs both due to local flooding along West Brook and backwater flooding from the West Branch Delaware River. Flooding along both sources is expected to result in a similar Base Flood Elevation (BFE) and floodway velocity.

A review of the effective Flood Insurance Study (FIS) for Delaware County (July 2016) indicates that flooding at Section A on West Brook is expected to be 3.3 feet per second (fps) across the 306-foot wide floodway. For reference Section A is at the upstream end of the subject parcel. Further upstream, floodway velocity at Section B (parallel to Union Street) is expected to be much faster (7.3 fps), but the floodway is just 135-feet wide. Similarly, flooding at Section AU on West Branch Delaware River (approximately 500 feet upstream of the facility) is expected to be 4.2 fps across the 1,034-foot wide floodway. **Table 2** summarizes riverine flooding sources.

Table 2 – Riverine Flooding Sources

Waterway	BFE (ft)	Velocity (fps)
West Brook (Section A)	1210.5	3.3
West Branch Delaware River (Section AU)	1210.6	4.2

FEMA floodway data for both West Brook and the West Branch Delaware River, including regulatory floodway widths, velocities, and water surface elevations, are provided in **Appendix C**.

2.5 Elevation Information and Flood Zone Determinations

Ground and structure elevations were estimated using Google Earth, which references North American Vertical Datum of 1988 (NAVD88). Since the building is at-grade, the Finished Floor Elevation (FFE) is assumed to be equal to adjacent grade. **Table 3** summarizes the approximate FFE and the facility’s mapped flood zone status.

Table 3 – FFE and Flood Zone Determinations

Building/Room	BFE (ft)	FFE (ft)	Zone
Bus Garage	1210.6	1210	Zone AE and Floodway

Therefore, the FFE of the bus garage is 0.6 feet below the BFE. The floor elevation of the renovated management office within the bus garage was not confirmed, but is reported to be at or above the Design Flood Elevation (DFE), which equals the BFE + 2 feet.

2.6 Flood History

Flooding at the existing bus garage has been documented repeatedly over the past two decades. From June 26-28, 2006, Delaware County experienced a total of 15 inches of rainfall. No structural damage occurred to the facility, but nearly \$200,000 in flood damage repair was required to repair the facility post-flood and an additional \$40,000 in damaged equipment, tools and parts were incurred. Documentation of historic flood impacts at the existing bus

garage site, FEMA claim records, and photos from a January 2026 site visit conducted by Labella are provided in **Appendix D**.

Peak streamflow data recorded at USGS Gage 01423000 on the West Branch Delaware River is summarized in **Table 4** below, ranked by magnitude. These peak flow events reflect regional storm conditions contributing to watershed-scale flooding affecting the Walton area. Additional historical streamflow data for this gage are provided in **Appendix E**.

Table 4 – Peak Streamflow Events Along West Branch Delaware River

Date	Peak Flow (cfs)
06/26/2006	28,600
01/19/1996	25,000
10/01/2010	19,700
03/15/1986	19,500

Local flood events at West Brook have produced building damage, pavement washouts, embankment failures, and debris deposition on-site. FEMA-funded repairs include replacement of riprap, excavation and backfill, removal of felled trees, installation of filter fabric, and placement of over 450 tons of aggregate subbase. These repeated impacts reinforce the need for facility relocation.

2.7 Previous Flood Mitigation Retrofit (2006)

Following the flooding in 2006, multiple retrofits were implemented at the bus garage to improve flood resiliency, including: dry floodproofing the boiler room and parts storage room; and raising the FFE of the management office at least two feet above the BFE. More specifically, the dry floodproofing included applying water-resistant sealant to the interior of the two rooms and installing fortified doors to seal off each room prior to flooding. No plans were provided for this work. Walton CSD also developed a *Procedure for Imminent Flooding* to improve flood response, which is included in **Appendix F**.

Walton CSD purchases flood insurance with a \$500,000 building / \$250,000 contents policy and a \$5,000 deductible. The 2019 annual premium was \$23,000.

2.8 Local Flood Analysis – Village and Town of Walton

LaBella reviewed the January 2015 Local Flood Analysis (LFA) prepared for the Village and Town of Walton, which includes detailed hydrologic and hydraulic assessments for the West Branch Delaware River, West Brook, East Brook, and Third Brook. The LFA provides insight into watershed-scale flooding mechanisms, documented flood impacts, and potential long-term mitigation strategies. Due to length, the Walton LFA is not included in the appendices. However, it may be downloaded for viewing at: <https://catskillstreams.org/lfa/>.

The LFA identifies that structural and non-structural mitigation options within the Village/Town are limited due to topographical constraints, channel geometry, and the concentration of development in the floodplain. The analysis emphasizes that floodwaters in Walton frequently exceed channel capacity and spill into densely developed areas, particularly along Delaware Street and locations adjacent to West Brook.

Several key findings from the LFA are relevant to the existing Walton CSD bus garage:

- High velocity flood behavior: The LFA confirms that reaches of West Brook generate rapid, high-energy flows during flood events, consistent with the repetitive site damage reported at the bus garage.
- Recurrent major flood events: The LFA documents significant flooding during 1986, 1996, 2006, 2010, and 2011 storms, and provides gage-based analysis of West Branch Delaware River flood stages and recurrence intervals. These regional flood conditions correspond to many of the localized impacts historically observed at the bus garage.
- Limited feasibility of in-place flood mitigation: The LFA notes that structural flood mitigation measures in Walton have limited feasibility and often provide only partial protection due to hydraulic complexity and narrow floodplain corridors. This supports the conclusion that the bus garage site is not well suited for elevation, floodproofing, or other on-site mitigation approaches.
- Explicit recommendation to pursue relocations of critical facilities: The LFA specifically recommends relocation of vulnerable assets, including the school bus maintenance facility.

The LFA establishes a technical basis for understanding the repetitive and severe flood exposure at the bus garage and reinforces that relocation offers the most reliable, long-term mitigation pathway. These findings align with both Walton CSD objectives and CWC program rules.

3.0 PROPOSED RELOCATION SITE

Walton CSD selected Tax Parcel 273.15-1-2 as the proposed site for the new bus garage facility. This parcel is located just south of parcel 273.12-5-1, which contains the high school. The

proposed site is just southwest of the existing tennis courts, and is located outside of Zone AE and Zone X. The subsections below summarize available information on the proposed parcel and identify key site characteristics relevant to feasibility and future design.

3.1 Parcel Information

Parcel data for the proposed sites are summarized in **Table 5**. Additional tax parcel maps for the proposed sites can be found in **Appendix G**.

Table 5 – Parcel Data for Proposed Site

Parcel	Mailing Address	Owner	Lot (Acres)	Property Class	Full Market Value	Land Value
273.12-5-1	47-49 Stockton Ave	Walton CSD	21.0	612- School	\$9,014,085	\$134,200
273.15-1-2	N/A	Walton CSD	16.8	612- School	\$92,535	\$65,700

The proposed relocation parcel offers several advantages for siting a new bus garage facility. Because it is CSD-owned land, no property acquisition is required. The 16.8-acre parcel provides substantial flexibility for layout planning, site grading, circulation design, bus parking, maintenance building siting, snow storage, and potential future fleet electrification infrastructure. The parcel is located outside of Zone AE and Zone X, significantly reducing flood exposure compared to the existing site.

Additionally, the site is directly adjacent to the CSD’s high school complex, which may streamline daily bus staging, staff travel, maintenance coordination, and operational logistics.

3.2 Community Context

Much of the Walton area is designated as a Potential Environmental Justice Area (PEJA) and includes census tracts with more than 51 percent HUD-designated Low-to-Moderate Income (LMI) households. One census tract within the CSD is identified as 96.6 percent LMI, which reflects a significantly disadvantaged population compared to state and federal thresholds. These demographic characteristics align with federal and state funding priorities that focus on underserved and high-need communities. As a result, the relocation of the bus garage, an essential public facility that supports daily student transportation, is well positioned for competitive consideration under hazard mitigation, climate resilience, and infrastructure

funding programs. The project advances both risk-reduction and equity-focused objectives by improving service reliability for a vulnerable population.

3.3 Site Design and Engineering

Walton CSD has retained Arcadis, an architecture and engineering firm, to prepare the site design for the new facility. Arcadis has prepared a project schedule, cost estimate, and concept plan, which are provided in **Appendix H**. These documents were relied upon to determine estimated project costs to use as a baseline to determine approximate grant amounts and local share amounts. LaBella was not involved in the site design or engineering.

4.0 FUNDING OPPORTUNITIES

This section summarizes the funding landscape for the Walton CSD Bus Garage Relocation Project, with emphasis on CWC programs as the cornerstone of the overall strategy. The total estimated project cost is approximately \$17.6 million (2025 dollars), which includes design, construction, site development, stormwater controls, and incidental soft costs. The funding objective is to:

1. Leverage federal, state, and regional programs that align with the project's flood-mitigation, resilience, and equity outcomes; and
2. Offset CSD's out-of-pocket expense on its 17% of total eligible costs, consistent with preliminary Building Aid calculations, via leveraged funding programs, especially non-state funds that can act as a direct local share contribution.

Based on the current Funding Matrix, CWC programs have the potential to contribute up to approximately \$1,427,000 toward eligible relocation and stormwater components. This level of support would leave approximately \$1,565,000 to be met through a combination of other grant funding programs and CSD capital resources to fully close the 17% local share. The sections below summarize each major funding pathway and its role in the overall financing plan.

4.1 Catskill Watershed Corporation (CWC) Programs

CWC funding is the most critical non-local source for the Walton CSD Bus Garage Relocation Project. LaBella's separate CWC Funding Guidance Memorandum provides a detailed program-by-program assessment and recommended application sequencing. That memorandum is effectively incorporated into this section and should be read as the primary reference for CWC-related strategy, eligibility interpretation, and schedule alignment. The full memorandum can be found in **Appendix I**.

Two CWC programs are central to the project's funding structure:

- The Flood Hazard Mitigation Implementation Program (FHMIP) for Critical Community Facility Relocation under Article 17; and
- Future Stormwater Controls Program (also referred to as the MOA-145 Program) under Article 5.

In addition, the CWC Stormwater Implementation Program may be relevant if specific elements of the project are triggered by NYCDEP Watershed Regulations §§18–39.

4.1.1 Flood Hazard Mitigation Implementation Program (FHMIP) – Critical Community Facility Relocation

Under Article 17 of the CWC rules, relocation of a Critical Community Facility is an eligible project type where the facility has sustained substantial flood damage or cumulative flood-related losses that exceed 50 percent of the structure’s value, and the proposed relocation site is outside the floodplain, but within the same town. Walton CSD meets these criteria based on the following findings documented in the Relocation Study, FEMA records, and the Walton LFA:

- The bus garage is identified as a critical community facility in local flood planning documents;
- FEMA project worksheets confirm repetitive flood damage, repair costs, and operational disruptions; and
- the existing garage is located directly within the mapped floodways of West Brook and West Branch Delaware River.

Because flood behavior at the current site is dominated by moderately high-velocity flow, debris impact, erosion, and scour, incremental “in-place” mitigation measures are not expected to provide durable risk reduction. Relocation, rather than retrofit, aligns most closely with both the intent of Article 17 and the LFA’s recommendations for vulnerable critical facilities.

Under the FHMIP program, the following cost categories are relevant for Walton CSD:

- Relocation feasibility study costs up to \$10,000 and was previously completed in 2021 for this site;
- Design costs up to 10 percent of the eligible construction cost for the relocation project. It is assumed that these costs are capped at or below \$1,000,000;
- Construction costs up to 50 percent of eligible construction, capped at \$500,000 in total CWC contribution for Critical Community Facility relocation;

- Wastewater infrastructure costs associated with the new facility, capped at \$50,000; and
- Certain relocation-related soft costs and easements, if applicable, to the extent they are required for the project and consistent with Article 17 rules.

The preliminary budget indicates that Walton CSD can fully utilize available CWC Flood Hazard Mitigation Implementation Program (FHMIP) eligibility across applicable design, construction, and wastewater components. As summarized in the Funding Matrix, the total potential CWC contribution toward eligible project costs is estimated at approximately \$1,427,000, subject to final confirmation of eligible line items by CWC. This amount represents the maximum anticipated CWC participation in the project. The full CWC Funding Matrix is provided in **Appendix J**.

4.1.2 Future Stormwater Controls Program / MOA-145 Program

Relocation of the bus garage to the new parcel will require a comprehensive Stormwater Pollution Prevention Plan (SWPPP), including on-site conveyance, detention, and treatment practices. The Future Stormwater Controls Program is designed to assist watershed communities in meeting NYCDEP-driven stormwater requirements. Under Article 5, CWC may:

- Fund 100 percent of stormwater costs if the SWPPP elements are required solely by NYCDEP Watershed Regulations; or
- where the project also triggers NYSDEC SPDES General Permit GP-0-20-001, fund either (a) 50 percent of all stormwater-related costs, or (b) 100 percent of the incremental stormwater measures required specifically by NYCDEP, at the owner's election.

Given the magnitude of proposed earthwork and new impervious area at the relocation site, it is certain that both NYCDEP and NYSDEC thresholds will be triggered. Walton CSD will likely be applicable for the 50 percent "all stormwater costs" option. The 50 percent of "all stormwater costs options" was used in the funding matrix calculation and the resulting grant amounts contribute to the overall CWC funding total estimates. Per information provided by Arcadis, estimated stormwater costs amount to \$300,000. Therefore, it is estimated that \$150,000 would be eligible for funding through this program.

4.1.3 Stormwater Implementation Program

In addition to the Future Stormwater Controls Program, CWC administers a Stormwater Implementation Program intended to assist with implementation of specific requirements under NYCDEP Watershed Regulations §§18–39. If discrete elements of the Walton CSD project are required directly under those provisions and are not fully covered under Article 5, the

Stormwater Implementation Program may offer a secondary pathway for targeted assistance. At this stage, Walton CSD should treat this program as a potential supplemental source, to be evaluated once the SWPPP is sufficiently advanced to map individual stormwater components to specific regulatory drivers.

4.1.4 Recommended CWC Application Sequencing

The CWC Funding Guidance Memorandum recommends an application sequence designed to align with Article 17 and Article 5 rules while supporting Walton CSD's capital project schedule. The key steps are summarized below; additional detail is provided in Section 6.0 (Next Steps).

Step 1 – FHMIP Design Application (Critical Community Facility Relocation)

- Submit a design-phase FHMIP application for up to 10 percent of estimated construction cost following completion of this Funding and Financing Feasibility Study. This step secures CWC's commitment to participate in pre-construction design.

Step 2 – Future Stormwater Controls Program Application

- Once approximately 30 percent design is available and the SWPPP framework is defined, submit a Future Stormwater Controls application to clarify regulatory drivers, confirm the appropriate reimbursement option, and establish a preliminary stormwater funding commitment.

Step 3 – FHMIP Construction Application

- After design is complete and construction costs are well defined (preferably at or near bid), submit a second FHMIP application for construction-phase funding, targeting up to \$500,000 in construction support plus up to \$50,000 for wastewater infrastructure.

Step 4 – Stormwater Construction Reimbursement

- As construction proceeds, stormwater-related costs will be reimbursed through the Future Stormwater Controls Program per Article 5 procedures (voucher or reimbursement).

Step 5 – Article 17 Notifications and Covenants

- In coordination with CWC, Walton CSD will execute any required declarations of covenants on the relocation parcel, confirm demolition or decommissioning requirements at the former garage site, and complete SEQRA prior to construction funding release.

4.2 Federal Hazard Mitigation and Resilience Programs

Federal hazard mitigation programs administered by FEMA and the New York State Division of Homeland Security and Emergency Services (DHSES) are commonly used to support flood risk reduction for public facilities. These programs were evaluated for applicability to the Walton CSD Bus Garage Relocation Project. Based on current program requirements, site conditions, and recent disaster declaration history, FEMA funding pathways present significant eligibility constraints and are not considered viable funding sources for this project at this time.

The primary limiting factors affecting FEMA eligibility include:

1. The existing bus garage's location within a mapped floodway; and
2. The absence of a qualifying disaster declaration that specifically names the Village or Town of Walton as an eligible applicant for post-disaster mitigation funding.

The subsections below summarize the major FEMA mitigation programs and the reasons they are not anticipated to support the proposed relocation.

4.2.1 FEMA Building Resilient Infrastructure and Communities (BRIC)

The FEMA Building Resilient Infrastructure and Communities (BRIC) program has historically provided competitive funding for hazard mitigation projects that reduce long-term risk to people, property, and critical infrastructure, including relocation of flood-prone facilities. BRIC is administered through the New York State Division of Homeland Security and Emergency Services (DHSES) and has typically required extensive benefit–cost analysis, coordination with county hazard mitigation planning, and highly competitive national scoring.

In April 2025, FEMA announced that the BRIC program was discontinued and is no longer accepting new applications. As a result, BRIC is not an available funding source for the Walton CSD Bus Garage Relocation Project and is not included in the project's funding strategy.

4.2.2 FEMA Flood Mitigation Assistance (FMA)

The FEMA Flood Mitigation Assistance (FMA) program provides funding to reduce or eliminate the risk of repetitive flood damage to structures insured under the National Flood Insurance Program (NFIP). Eligible activities may include elevation, mitigation reconstruction, and, in limited cases, relocation of flood-prone facilities. FMA funding is generally targeted toward properties with documented repetitive or severe repetitive loss history and requires active NFIP insurance coverage at the time of application.

While the Walton CSD bus garage has experienced repeated flood impacts, the facility's location within the mapped floodway presents a significant constraint for FMA eligibility. FEMA

mitigation actions funded through FMA must comply with floodplain and floodway management requirements, and projects involving floodway-located structures are subject to heightened scrutiny and limitations. Given these constraints, and the program's focus on NFIP-insured structures rather than proactive relocation of critical facilities, FMA is not considered a reliable or practicable funding source for the bus garage relocation project.

For these reasons, FMA funding is not incorporated into the recommended funding strategy.

4.2.3 FEMA Hazard Mitigation Grant Program (HMGP)

The FEMA Hazard Mitigation Grant Program (HMGP) provides funding for mitigation projects following a presidentially declared disaster. HMGP funding is administered through the New York State Division of Homeland Security and Emergency Services (DHSES) and is available only to jurisdictions included as eligible applicants under a specific disaster declaration. Projects must also be identified in an approved Hazard Mitigation Plan and meet FEMA benefit-cost and floodplain management requirements.

At this time, the Walton CSD Bus Garage Relocation Project is not associated with an active disaster declaration that includes the Village or Town of Walton as an eligible applicant for HMGP funding. In addition, the existing bus garage's location within a mapped regulatory floodway presents further constraints on eligibility for FEMA-funded mitigation actions. As a result, HMGP is not considered an available or reliable funding pathway for the project under current conditions.

HMGP funding could become relevant only if a future presidential disaster declaration includes Walton as an affected community and program eligibility requirements can be met.

As a result, HMGP is treated as a contingent opportunity rather than a component of the project's recommended funding strategy.

4.2.4 FEMA Public Assistance (PA) – Section 406 Mitigation

The FEMA Public Assistance (PA) program provides federal funding for the repair, replacement, or restoration of public facilities damaged during a presidentially declared disaster. Section 406 mitigation funding is available only as an adjunct to eligible permanent repair work and is intended to reduce the risk of future damage to the same facility.

PA mitigation funding cannot be used to support the proactive relocation of an undamaged facility, nor can it be applied independently of disaster-related repair work. Because the Walton CSD bus garage is not currently undergoing FEMA-funded repairs associated with an eligible disaster event, and because the proposed project involves relocation rather than mitigation of damaged infrastructure, PA Section 406 funding is not applicable.

Accordingly, FEMA Public Assistance is not included in the funding strategy for the Walton CSD Bus Garage Relocation Project.

4.2.5 Summary of FEMA Eligibility

Federal hazard mitigation and disaster recovery programs administered by FEMA and the New York State Division of Homeland Security and Emergency Services (DHSES) were reviewed for applicability to the Walton CSD Bus Garage Relocation Project. Based on current FEMA program rules and eligibility requirements, none of the reviewed FEMA programs can support the proposed relocation. The controlling factors are the existing bus garage's location within a mapped regulatory floodway and the lack of an applicable presidential disaster declaration that includes Walton as an eligible applicant for post-disaster mitigation funding. FEMA programs are not incorporated into the project's funding strategy and are not expected to provide a viable funding pathway unless federal policy, disaster eligibility, or site conditions change.

4.3 NYSED Building Aid

Bus garage construction is explicitly available for funding under NYSED Building Aid, subject to standard State Education Department requirements for project review, approval, and voter authorization of capital borrowing. Walton CSD's current Building Aid ratio is approximately 83.8 percent, meaning that for eligible project costs, the State will ultimately reimburse roughly 83.8 cents of every dollar expended, with the remaining 16.2 percent borne locally. When combined with CWC and other external grant sources, Building Aid plays a critical role in reducing the CSD's net long-term cost of the relocation project.

It is important to emphasize that Building Aid functions as a reimbursement over time rather than an up-front grant. The CSD will still need to finance the full project cost (net of CWC and any secured federal or philanthropic grants) through serial bonds or other capital instruments, but annual Building Aid payments will offset a substantial portion of debt service. The Funding Matrix uses the 83.8 percent ratio to estimate that, after all anticipated aid and CWC support, the CSD effective local share is approximately 17 percent of total eligible project costs.

4.4 Fleet Electrification and Energy Efficiency Opportunities

New York State's mandate that all new school bus purchases be zero-emission by 2027, with full fleet conversion by 2035, directly shapes long-term fleet and facility planning for the Walton CSD. Relocating the bus garage out of the floodplain offers an opportunity to design a modern transportation facility that is resilient, electrically ready, and aligned with statewide clean energy and emissions-reduction goals.

In addition to CWC funding for relocation and stormwater management, several federal, state, and utility programs may help offset the cost of bus electrification, charging infrastructure, and high-efficiency building systems. While many energy programs are geared toward retrofits of existing buildings, several still offer meaningful support for the new transportation facility or for district-wide planning and electrification efforts that inform garage design.

4.4.1 Electric School Bus and Charging Infrastructure Funding

NYSERDA – New York School Bus Incentive Program (NYSBIP)

Recent coordination with the New York State Energy Research and Development Authority (NYSERDA) confirms that the New York State Electric School Bus Incentive Program (NYSBIP) represents a primary funding pathway to support Walton CSD’s fleet electrification and associated charging infrastructure needs in conjunction with the proposed bus garage relocation project. NYSBIP is an incentive-based program that provides grant funding to school districts, or groups of school districts, to offset all or a portion of the purchase cost of electric school buses (ESBs) and charging infrastructure used to serve students within those districts. Under NYSBIP program rules, funding is administered through two distinct voucher mechanisms: the Electric School Bus Voucher and the Charging Voucher. Separate applications are required to reserve incentive funding for electric buses and for charging infrastructure, even when both components are part of a coordinated fleet and facility planning effort. This distinction has implications for project sequencing and requires early coordination between facility design, electrical service planning, and fleet procurement to ensure eligibility and maximize incentive utilization.

NYSBIP guidance further clarifies that, in cases where a school district contracts with a third-party operator to provide transportation services, incentive funding may still be applied through a one-time payment toward electric buses and charging infrastructure purchased by the operator, provided that the equipment directly serves the students of the district. This flexibility may be relevant to Walton CSD depending on future fleet ownership or operational arrangements and provides additional options for structuring electrification investments. Application procedures and eligibility requirements for NYSBIP incentives are detailed in the NYSBIP Implementation Manual, including Section 8 for Electric School Bus Voucher applications and Section 10 for Charging Voucher applications. NYSERDA has also confirmed that Walton CSD is eligible for additional technical assistance to support fleet electrification planning and coordination with facility development. Early engagement with NYSERDA staff is recommended to align the design of the relocated bus garage, electrical infrastructure capacity, and charging layout with NYSBIP requirements and to ensure that voucher applications are submitted in accordance with program guidance.

While NYSBIP does not provide funding for building construction, the program represents a significant opportunity to reduce the cost of fleet electrification and charging infrastructure

associated with the relocated bus garage. Based on an initial review of the NYSBIP Implementation Manual (October 2025), Walton CSD (a priority school district) may be eligible to receive up to approximately \$500,000 in incentive funding to support the installation of electric bus charging infrastructure. Eligible costs under the Charging Voucher may include, but are not limited to, charger equipment purchase and installation, trenching, concrete pads, repaving, and basic site restoration associated with charger installation. Final incentive amounts would be subject to NYSERDA review, confirmation of eligible scope, and submission of required voucher applications. When coordinated with other funding sources, including EPA Clean School Bus funding and utility make-ready programs, NYSBIP can play an important role in supporting the district's transition to a zero-emission bus fleet while minimizing incremental capital costs.

EPA – Clean School Bus Program (CSB)

The federal Clean School Bus Program offers multi-year cycles of grants and rebates for electric school buses and associated charging equipment. Awards in recent cycles have funded a substantial share of per-bus costs, with priority given to rural and high-need communities. NYSBIP allows districts to stack EPA funding with NYSERDA vouchers, provided total incentive amounts do not exceed eligible costs. Securing federal support for early bus purchases could significantly reduce the CSD's near-term fiscal burden.

Utility “Make-Ready” Programs – NYSEG

NYSEG and other New York utilities administer make-ready programs that help cover the cost of electrical infrastructure upgrades needed to support EV charging. These programs can fund a substantial portion of utility-side service upgrades, transformers, and feeders, and in some cases may also contribute toward customer-side trenching, conduits, and wiring.

For the relocated bus garage, early coordination with NYSEG is essential to:

- Confirm available electrical capacity at the selected site;
- Understand required service upgrades for phased ESB charging; and
- Maximize incentive eligibility while designing efficient electrical and site layouts.

4.4.2 Energy Efficiency and Clean Energy Funding for Facility Design

Although many energy programs focus on retrofits of existing buildings, several initiatives can support high-performance design for the new garage and help the CSD manage long-term operational costs.

NYSERDA P-12 Schools Initiative and Clean Green Schools Programs

NYSERDA's P-12 Schools Initiative provides technical assistance, benchmarking support, and decarbonization planning services to districts statewide. Within this initiative, the Clean Green

Schools Program focuses on under-resourced or high-need districts and can provide up to full funding for planning and certain implementation activities.

While these programs are generally oriented toward existing buildings, they can support district-wide planning that informs the design of the new bus garage. This includes analysis of district energy profiles, electric load forecasting, and strategies for managing the additional charging loads associated with fleet electrification.

NYSERDA New Construction and Commercial New Construction Programs

For new non-residential buildings, NYSERDA offers technical assistance and performance-based incentives to encourage high-efficiency, carbon-neutral-ready design. Eligible activities include:

- Early-stage design support and energy modeling;
- Evaluation of all-electric HVAC and hot water systems;
- Optimization of the building envelope and ventilation systems; and
- Support for solar-ready and battery-ready design elements.

Engaging these programs early—during schematic and design development phases—can help Walton CSD reduce the lifetime cost of the new facility and better integrate charging infrastructure and mechanical systems.

Federal Clean Energy Tax Credits and Elective Pay (Direct Pay)

Under the Inflation Reduction Act, public school districts may access federal clean energy investment tax credits through an elective-pay (or “direct pay”) mechanism. If applicable, this allows Walton CSD to receive cash payments equivalent to certain federal tax credits for:

- Solar photovoltaic systems;
- Battery storage systems;
- Qualified electric vehicle charging equipment; and
- Certain high-efficiency electric heating and cooling systems.

These credits can significantly reduce the net cost of clean energy components at the new garage but require careful coordination with design professionals, fiscal advisors, and counsel to comply with federal guidance.

4.4.3 Recommended Strategy for Integration with the Bus Garage Relocation Project

To ensure the new facility is cost-effective, future-ready, and aligned with statewide policy mandates, Walton CSD and CWC should take a coordinated approach to integrating electrification and energy efficiency considerations into the relocation project:

1. **Initiate a Fleet Electrification Plan with NYSERDA** to analyze routing, electrical needs, and a phased approach to electrification at the new garage site.
2. **Coordinate early with NYSEG** to assess capacity, identify necessary utility upgrades, and maximize make-ready incentive opportunities.
3. **Incorporate high-efficiency, all-electric design principles** into architectural and MEP planning for the new facility, preparing for long-term ESB charging demands.
4. **Leverage a layered funding strategy** that combines CWC funding, NYSBIP incentives, EPA Clean School Bus grants or rebates, utility make-ready support, and federal direct-pay energy credits where applicable.
5. **Align district-wide energy planning efforts** with the design of the new garage to manage load growth, reduce operational costs, and ensure long-term compatibility with New York's emissions-reduction goals.

Collectively, these opportunities position the Walton CSD bus garage relocation project not only as a flood-resilient facility but also as a cornerstone of the CSD's long-term clean transportation and energy-efficiency strategy.

4.5 Programs with Limited Applicability

Several programs reviewed during this study were determined to have limited applicability to the Walton CSD bus garage project, either due to statutory restrictions on support for school district facilities, the nature of the eligible activities, or timing and competitiveness constraints. These include, but are not limited to, Community Development Block Grant (CDBG) Public Facilities and Imminent Threat categories, Catskill Smart Growth Grants (which are limited to the Catskill Park Blue Line), Appalachian Regional Commission funding programs, and certain climate or watershed programs focused on habitat restoration rather than built infrastructure. A more detailed discussion of these programs is provided in **Appendix K**.

5.0 RECOMMENDED FUNDING STACK

The recommended funding stack for the Walton CSD Bus Garage Relocation Project is organized around four core pillars:

1. CWC funding as the keystone non-local source;
2. NYSED Building Aid as the primary long-term reimbursement mechanism;
3. NYSERDA New York School Bus Incentive Program (NYSBIP) as a funding source for fleet electrification and charging infrastructure;
4. Selective pursuit of federal funding where competitive and administratively feasible; and

5. Targeted use of Walton CSD capital and bonding capacity to close the remaining local share.

This section provides a high-level view of how these pillars integrate to deliver a feasible, multi-source financing plan.

Appendix J summarizes the approximate amount of each source relative to the current \$17.6 million project estimate:

- Catskill Watershed Corporation – approximately \$1,427,000 for eligible relocation, stormwater, and wastewater components.
- NYSED Building Aid – reimbursement on approximately 83.8 percent of eligible costs net of CWC and other grants.
- Federal/USDA Programs – potential additional grant or low-interest loan support (e.g., FEMA BRIC/FMA/HMGP, USDA Community Facilities), treated as upside scenarios rather than base assumptions.
- CSD Capital / Local Share – approximately \$2,992,000 in remaining costs to reach the target 17 percent local share, after accounting for the projected CWC contribution and Building Aid reimbursements.

Within this framework, CWC funding is sequenced first to lock in non-state support for both relocation and stormwater. Building Aid is then applied to the remaining eligible cost base, reducing the CSD's debt burden over the life of the project. Federal mitigation and USDA financing are pursued where they can meaningfully reduce borrowing needs or interest costs without jeopardizing the CWC funding structure or creating duplication-of-benefits issues. The Funding Matrix will continue to be refined as program guidance, cost estimates, and CWC determinations are updated.

6.0 NEXT STEPS

The next steps for Walton CSD and its partners are structured around three primary tracks:

- Securing CWC commitments;
- Aligning state and federal funding applications with the CSD's capital project schedule; and
- Advancing design, environmental review, and internal approvals.

The CWC Funding Guidance Memorandum provides a detailed month-by-month timeline; the subsections below synthesize that guidance into key action items.

6.1 CWC Funding and Schedule Alignment

The following milestones, drawn from the CWC Funding Guidance Memorandum, are recommended to align CWC program actions with Walton CSD's project timeline (dates are approximate and should be confirmed with CWC staff as agendas and meeting calendars are finalized):

- December 2025 – Funding and Financing Feasibility Study completed; Walton CSD confirms preferred funding stack.
- Late December 2025 – Submission of FHMIP Design Application to CWC for inclusion on the January 2026 Committee agenda (approximately two weeks prior to the meeting).
- January 2026 – CWC Committee review of FHMIP Design Application.
- February 2026
 - CWC Board review and potential approval of design-phase funding.
 - Completion of the 15-day right-of-refusal period following Board action; contract drafting and execution with CWC proceed in March–April.
- May–October 2026 – Design progresses from initiation to approximately 100 percent, including SWPPP development.
- July 2026 – At approximately 30 percent design, submit a Future Stormwater Controls Program application with a defined SWPPP framework and preliminary cost breakdown.
- August–September 2026 – CWC Committee and Board reviews of the stormwater application; stormwater funding commitment established following Board approval.
- October–November 2026 – Design completion and establishment of a reliable construction cost estimate; submission of the FHMIP Construction Application for relocation and wastewater components.
- Late 2026–Early 2027 – CWC reviews and Board action on construction-phase FHMIP funding; stormwater and relocation agreements are finalized in coordination with SEQRA completion.
- 2027 – Bidding and construction proceed per the CSD's master capital schedule, with CWC reimbursements coordinated through construction.

6.2 State and Federal Funding Coordination

Parallel to CWC applications, Walton CSD and its partners should pursue the following state and federal coordination steps:

- Hazard Mitigation Plan Integration – Work with Delaware County and DHSES to include the Walton CSD bus garage relocation as a discrete project in the County Hazard Mitigation Plan, establishing eligibility for BRIC, HMGP, and certain FMA pathways.
- NFIP Coverage Confirmation – Confirm that the existing bus garage maintains NFIP coverage, preserving eligibility for any FMA options that are contingent on insured status.

- Pre-Application Meetings – Schedule pre-application conversations with DHSES (for FEMA HMGP/BRIC/FMA), USDA Rural Development (for Community Facilities financing), and relevant NYSDEC and NYSERDA program staff to confirm eligibility, timing, and potential stacking considerations.
- NYSED Submission – Coordinate with the CSD’s architect and fiscal advisors to prepare the required NYSED project submissions, ensuring consistency between the educational specifications, site design, and the funding strategy described in this report.

6.3 Internal District Actions

Within the CSD, several internal actions are required to advance the relocation project and support the funding approach:

- Capital Planning and Bonding – Update the CSD’s multi-year capital plan to include the bus garage relocation project, identify preferred bonding scenarios, and schedule any necessary voter authorizations.
- Data and Documentation Assembly – Compile flood loss history, FEMA project worksheets, photographs, and documentation of operational disruptions for use in CWC and federal applications. Assemble design-level cost estimates in formats that align with CWC and federal budget templates.
- Board and Community Communication – Provide regular updates to the Board of Education and community stakeholders, emphasizing that the relocation project is both a safety/resilience measure and a fiscally responsible investment due to the availability of CWC and Building Aid support.

6.4 Risk Management and Contingency Planning

Because major capital projects of this size inevitably involve uncertainty, Walton CSD should maintain a risk-informed approach to funding and delivery. Key considerations include:

- CWC Program Clarifications – Monitor and document CWC’s responses to outstanding questions regarding eligibility of site development components, allocation of overlapping stormwater costs, and any potential flexibility in Article 17 caps.
- Federal Funding Variability – Treat federal hazard mitigation funding as additive rather than foundational to avoid schedule disruptions if BRIC, HMGP, or FMA applications are unsuccessful or delayed.
- Cost Escalation – Incorporate conservative escalation assumptions and maintain contingency in both the project budget and funding stack to account for inflation, supply chain variability, and market conditions at the time of bidding.

7.0 CONCLUSION

The evaluation of the existing Walton Central School District (CSD) bus garage and the CSD-identified relocation parcel demonstrates that continued operation at the current Delaware Street location is not sustainable. The existing facility is located within the mapped regulatory floodway of West Brook and the West Branch Delaware River and has experienced repeated flooding, erosion, and site damage that cannot be mitigated effectively through elevation or structural floodproofing. Review of the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM), the Delaware County Flood Insurance Study (FIS), and the Walton Local Flood Analysis (LFA) confirms that the site is subject to ongoing and future flood risk. These conditions pose continued risks to fleet assets, operations, and personnel safety.

The proposed relocation site, located on district-owned property adjacent to the Walton High School campus, provides a feasible and resilient alternative. The parcel offers sufficient area to accommodate new facility construction, internal circulation, bus parking, maintenance operations, and future fleet electrification needs. Unlike the existing garage location, the proposed parcel is situated outside the regulatory floodway and is significantly less exposed to documented flood hazards. Use of existing district-owned land eliminates the need for property acquisition and simplifies project planning and implementation.

Based on the findings of this study, relocation of the bus garage to the proposed parcel represents the most effective long-term mitigation strategy. The relocation aligns with recommendations in the Walton LFA, which encourage the movement of vulnerable critical facilities out of high-risk flood areas, and is consistent with FEMA Hazard Mitigation Assistance guidance for floodway-exposed structures. The project also supports broader community resilience and equity objectives, given Walton's designation as a Potential Environmental Justice Area with high concentrations of Low-to-Moderate Income households.

Based on the Walton Bus Garage Funding Matrix, the total estimated project cost is approximately **\$17.6 million**. State Education Department (SED) Building Aid is estimated at approximately **\$14.6 million**, resulting in an estimated Walton CSD local share of approximately **\$2,992,000**. Catskill Watershed Corporation (CWC) programs may contribute up to approximately **\$1,427,000** toward eligible components of the local share.

After accounting for the maximum anticipated CWC contribution, the remaining non-CWC funding need is estimated at approximately \$1,565,000.

In addition, based on an initial review of the New York School Bus Incentive Program (NYSBIP) Implementation Manual (October 2025), Walton CSD may be eligible for up to approximately \$500,000 in incentive funding to support electric bus charging infrastructure associated with the relocated facility, including eligible costs such as charger equipment, trenching, concrete pads, repaving, and associated site restoration. This potentially reduces the remaining local

share needed to approximately **\$1,065,000**. Additional funds are potentially available for fleet electrification through NYSBIP.

Advancing the relocation project will require continued coordination with funding partners, refinement of preliminary design concepts, and confirmation of eligibility under applicable state and federal programs. Given the documented flood history, the clear limitations of on-site mitigation, the availability of a viable relocation parcel, and the demonstrated feasibility of the proposed funding strategy, Walton CSD is well positioned to advance the next steps and deliver a modern, resilient transportation facility that will support student services and district operations for decades to come.

Closing: This report constitutes the completed and exclusive expression of the opinions of LaBella. As stated previously, Arcadis was retained by Walton CSD for purposes of site design. LaBella relied on Arcadis's information as a basis to determine potential funding levels.

Appendix A: Existing Parcel Map

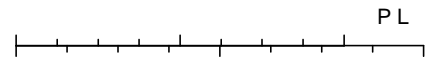
([LVWLQJ 6LWH



-DQXDU\

3DUFHOV

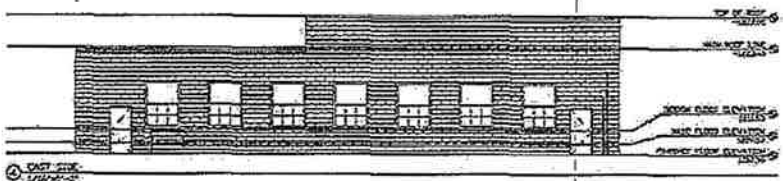
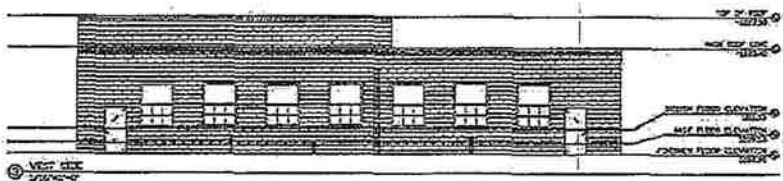
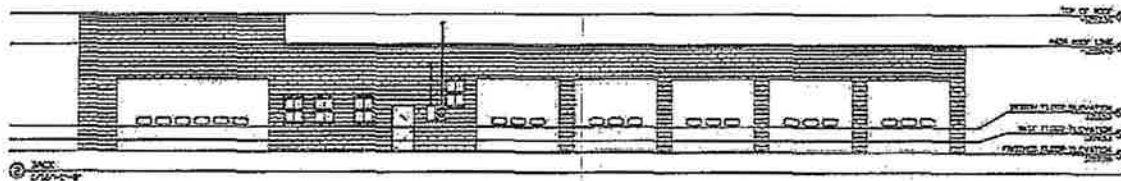
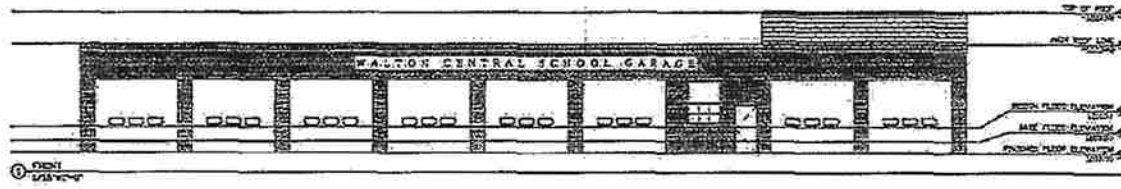
&RXQW\ %RXQGDU\



NP

1<6 ,76 *HRVSDWLDO 6HUYLEFHV

Appendix B: Existing Bus Garage Floor Plans



DATE: 08/14/14
 DRAWN BY: J. B. BROWN
 SCALE: AS SHOWN
 PROJECT NO.: 14-001
 SHEET NO.: C-2

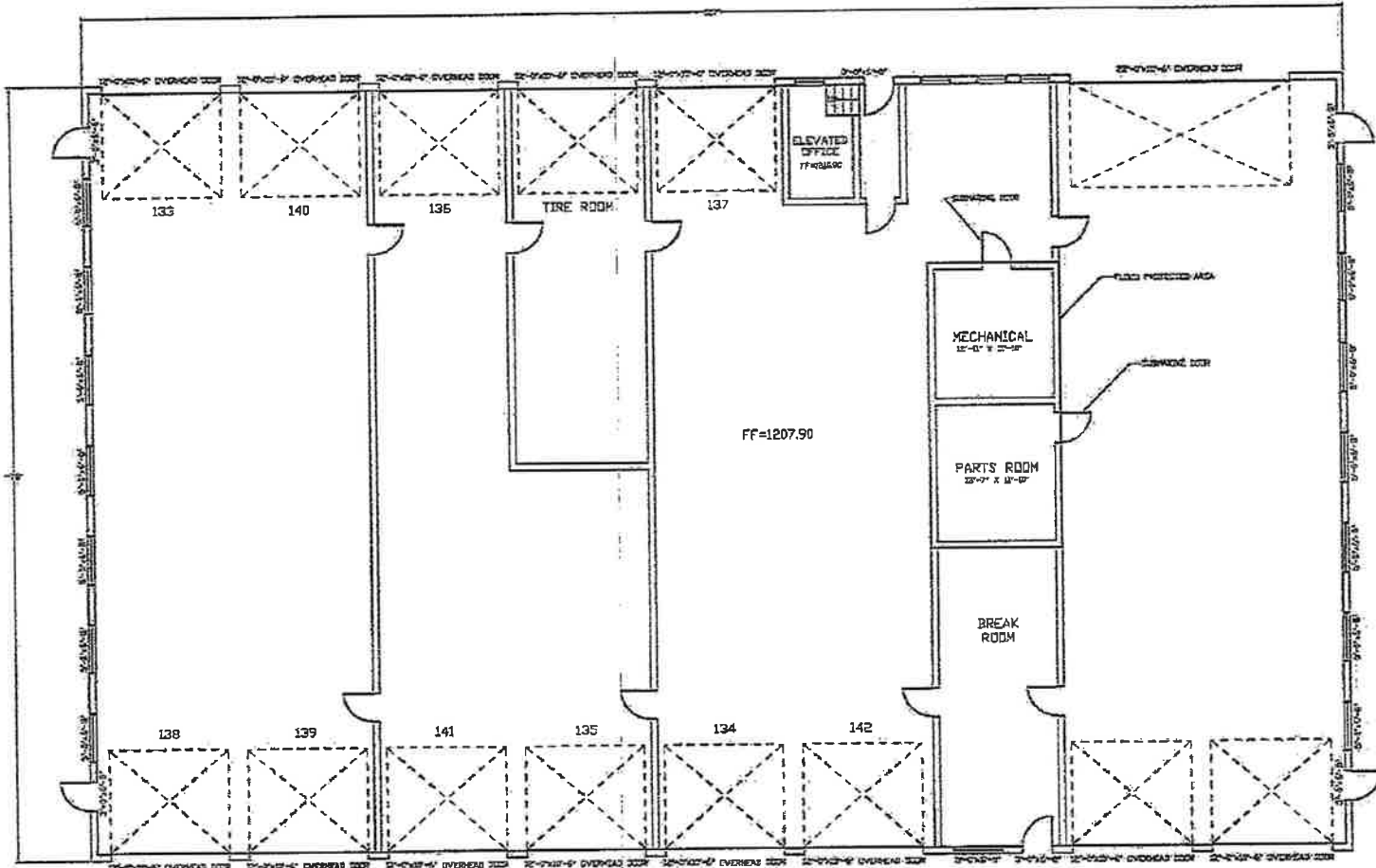
DELAWARE ENGINEERING, P.C.
 CIVIL ENGINEERS
 315 W. MARKET STREET, 3RD FLOOR
 WILMINGTON, DELAWARE 19801
 TEL: 302.441.1111
 FAX: 302.441.1112

NO.	REVISIONS	DATE

CWC FLOOD MITIGATION
 FEASIBILITY STUDY
 VILLAGE OF WALTON
 DELAWARE COUNTY, NY

214 DELAWARE STREET
 WALTON CENTRAL SCHOOL
 BUS GARAGE
 EXISTING ELEVATIONS

Sheet: **C-2**



214 DELAWARE STREET WALTON CENTRAL SCHOOL BUS GARAGE EXISTING FLOOR PLAN	CWC FLOOD MITIGATION FEASIBILITY STUDY VILLAGE OF WALTON DELAWARE COUNTY, NY	 DELAWARE ENGINEERING, D.P.C. <small>INCORPORATED IN DELAWARE</small> <small>1000 MARKET AVENUE, SUITE 100, WILMINGTON, DE 19801</small> <small>PH: 302.426.1100 FAX: 302.426.1101</small> <small>WWW.DELAWAREENGINEERING.COM</small>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 10%;">REV.</td> <td style="width: 10%;">DATE</td> <td style="width: 10%;">BY</td> <td style="width: 10%;">CHKD.</td> <td style="width: 10%;">APP'D.</td> <td style="width: 10%;">DESC.</td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </table>	REV.	DATE	BY	CHKD.	APP'D.	DESC.						
REV.	DATE	BY	CHKD.	APP'D.	DESC.										
C-1															

Appendix C: FEMA Floodway Data – West Brook and West Branch Delaware River

FLOODING SOURCE		FLOODWAY			BASE FLOOD WATER-SURFACE ELEVATION (FEET NAVD)			
CROSS SECTION	DISTANCE ¹	WIDTH (FEET)	SECTION AREA (SQUARE FEET)	MEAN VELOCITY (FEET PER SECOND)	REGULATORY	WITHOUT FLOODWAY	WITH FLOODWAY	INCREASE
West Branch Delaware River (continued)								
AP	206,000	378	3,765	7.6	1,188.4	1,188.4	1,189.3	0.9
AQ	207,873	716	8,184	3.5	1,193.1	1,193.1	1,193.5	0.4
AR	210,426	1,172	11,515	2.5	1,196.8	1,196.8	1,197.6	0.8
AS	214,750	1,150	7,220	4.0	1,200.0	1,200.0	1,200.9	0.9
AT	215,987	1,115	7,220	4.4	1,203.7	1,203.7	1,204.5	0.8
AU	219,011	1,034	6,690	4.2	1,210.6	1,210.6	1,211.1	0.5
AV	220,136	564	4,867	5.8	1,212.1	1,212.1	1,212.6	0.5
AW	223,831	964	10,619	2.1	1,215.7	1,215.7	1,216.6	0.9
AX	226,804	593	5,043	4.5	1,216.6	1,216.6	1,217.4	0.8
AY	228,553	368	3,012	7.5	1,218.2	1,218.2	1,218.7	0.5
AZ	231,723	250	2,866	7.9	1,222.6	1,222.6	1,223.4	0.8
BA	235,494	689	6,204	3.6	1,227.0	1,227.0	1,227.8	0.8
BB	238,289	650	4,540	5.0	1,229.6	1,229.6	1,230.6	1.0
BC	240,791	464	5,114	4.4	1,234.8	1,234.8	1,235.6	0.8
BD	244,106	187	2,586	8.7	1,238.3	1,238.3	1,239.1	0.8
BE	246,745	423	4,564	4.9	1,242.6	1,242.6	1,243.5	0.9
BF	250,803	859	6,897	3.3	1,246.9	1,246.9	1,247.4	0.5
BG	253,068	703	4,526	5.0	1,248.4	1,248.4	1,248.9	0.5
BH	255,892	710	4,408	5.1	1,251.7	1,251.7	1,252.0	0.3
BI	258,337	319	3,436	6.6	1,257.3	1,257.3	1,257.4	0.1
BJ	260,091	900	7,878	2.9	1,258.8	1,258.8	1,259.4	0.6
BK	260,652	663	6,156	3.5	1,260.1	1,260.1	1,260.6	0.5
BL	264,305	869	6,818	3.2	1,262.6	1,262.6	1,263.3	0.7
BM	268,077	1,248	6,749	3.2	1,265.9	1,265.9	1,266.9	1.0
BN	270,667	795	3,865	5.6	1,269.5	1,269.5	1,270.0	0.5
BO	272,975	955	4,575	4.7	1,272.8	1,272.8	1,273.4	0.6

¹ Feet above confluence with Delaware River

² Width extends beyond county boundary

TABLE 10

FEDERAL EMERGENCY MANAGEMENT AGENCY

**DELAWARE COUNTY, NY
(ALL JURISDICTIONS)**

FLOODWAY DATA

WEST BRANCH DELAWARE RIVER

FLOODING SOURCE		FLOODWAY			BASE FLOOD WATER-SURFACE ELEVATION (FEET NAVD)			
CROSS SECTION	DISTANCE ¹	WIDTH (FEET)	SECTION AREA (SQUARE FEET)	MEAN VELOCITY (FEET PER SECOND)	REGULATORY	WITHOUT FLOODWAY	WITH FLOODWAY	INCREASE
West Brook								
A	2,384	306	1002	3.3	1,210.5	1,210.5	1,210.5	0.0
B	3,657	135	454	7.3	1,217.1	1,217.1	1,217.3	0.2
C	4,062	145	388	8.6	1,219.6	1,219.6	1,219.7	0.1
D	4,987	57	333	10	1,224.6	1,224.6	1,225.3	0.7
E	6,636	223	762	4.4	1,237.4	1,237.4	1,237.8	0.4
F	7,855	87	455	7.3	1,242.7	1,242.7	1,243.6	0.9
G	9,304	95	498	6.7	1,250.0	1,250.0	1,250.9	0.9
H	10,323	230	901	3.7	1,255.6	1,255.6	1,256.5	0.9
I	11,330	649	950	3.5	1,259.6	1,259.6	1,260.1	0.5
J	12,881	497	1122	3	1,272.2	1,272.2	1,272.7	0.5
K	14,317	146	531	6.3	1,282.9	1,282.9	1,283.8	0.9
L	14,721	180	522	6.4	1,287.6	1,287.6	1,287.6	0.0
M	15,046	198	507	3.8	1,289.9	1,289.9	1,290.0	0.1
N	16,117	247	503	3.8	1,295.0	1,295.0	1,295.0	0.0
O	18,253	270	496	3.9	1,309.0	1,308.9	1,309.1	0.2
P	18,640	276	501	3.9	1,313.2	1,313.3	1,313.4	0.1
Q	21,141	136	324	6	1,332.7	1,332.7	1,333.6	0.9
R	22,016	55	189	10.2	1,340.1	1,340.1	1,340.1	0.0
S	23,270	155	554	3.5	1,352.9	1,210.5	1,353.7	0.8
T	25,345	39	160	10.5	1,372.2	1,372.2	1,372.2	0.0
U	26,619	34	120	7.7	1,387.6	1,387.6	1,387.6	0.0
V	27,847	37	111	8.3	1,402.2	1,402.2	1,402.7	0.5
W	29,120	130	146	6.2	1,419.6	1,419.6	1,419.7	0.1
X	29,336	35	207	4.4	1,426.9	1,426.9	1,427.1	0.2

¹ Feet above confluence with West Branch Delaware River

TABLE 10

FEDERAL EMERGENCY MANAGEMENT AGENCY

**DELAWARE COUNTY, NY
(ALL JURISDICTIONS)**

FLOODWAY DATA

WEST BROOK

Appendix D: Historical Flood Damage Documentation and Site Photos

Date: 05/02/2007

FEDERAL EMERGENCY MANAGEMENT AGENCY
Project Completion and Certification Report (P.4)
Disaster #: 1650

P.A. ID: 025-07FE9-00 Applicant: WALTON CENTRAL SCHOOL DISTRICT

PW#	VSN	PKG#	INF	Cat	Work Done By	Projected Compl. Date	Approved PW Amt.	% Compl. at Insp.	Actual Date Completed	Amt. Claimed by Applicant	Comments
4627	0	644	N	E		01/01/2008	\$72,273.57	50%	11/09	\$ 220935.46	

SITE NUMBER : 1 FACILITY NAME : BUS GARAGE BUILDING
LOCATION 210 DELAWARE ST., WALTON NY 13858

SCOPE OF WORK THIS PW COVERS CATEGORY E (BUILDING AND EQUIPMENT) REPAIR WORK PERFORMED BY THE APPLICANT. WALTON CENTRAL SCHOOL, WITH THE HELP OF 3 CONTRACTORS DURING THE PERIOD OF JUNE 26 THROUGH NOVEMBER 26, 2006 ON THE CLEANING, REPAIRS, EQUIPMENT AND MATERIAL ACQUISITION AND OFFICE BUILD UP TO BRING THE BUS GARAGE TO PRE-DISASTER CONDITIONS. WALTON CENTRAL SCHOOL USED FORCE ACCOUNT LABOR IN THE AMOUNT OF \$7,631.51, MATERIAL IN THE AMOUNT OF \$4030.71 AND CONTRACT WORK IN THE AMOUNT OF \$42,150.00 TO MAKE REPAIRS. 10 OVERHEAD GARAGE DOORS WERE DAMAGED BEYOND ANY POSSIBLE REPAIR AND WERE REPLACED (A LETTER FROM THE CONTRACTOR HAS BEEN ATTACHED). THE APPLICANT PURCHASED THE PARTS AND MADE THE REPAIRS TO THE HYDRAULIC LIFTER. THE CONDENSATE AND THE OIL TRANSFER PUMPS AND THE WATER HEATER LOCATED IN THE BOILER ROOM WERE REPAIRED BY A CONTRACTOR. THE CONTRACTED WORK INCLUDED INCIDENTAL EMERGENCY REPAIR ASSOCIATED WITH THE TEMPORARY REPAIR OF THE GARAGE DOORS. THE APPLICANT STARTED TO BUILD THE GARAGE OFFICE (20 YEARS OLD) ELEVATING IT 4' ABOVE THE GARAGE FLOOR FOLLOWING THE ACTUAL CODES AND STANDARDS AND THE SED REGULATIONS. THIS WORK HAS NOT BEEN COMPLETED. THE COST TO BRING THE OFFICE TO PRE-DISASTER CONDITION (BUT NOT TO COMPLIANCE) IS \$24,900.00. THE MATERIAL AND PARTS PURCHASED WERE THE ONES WITH NO POSSIBILITY OF SALVAGING.

WORK TO BE COMPLETED:

COMPLETE A 18'L X 13'W OFFICE INCLUDING 3 WALLS, THE CEILING, TWO DOORS, ONE WINDOW, THE HVAC AND 5 METAL STAIRS. THE RECONSTRUCTION OF THIS OFFICE FOLLOWING THE ACTUAL CODES AND STANDARDS AND THE SED REGULATIONS THIS WORK HAS BEEN PRESENTED AS A HMP. THESE CALCULATIONS AND INFORMATION ARE BASED ON THE DOCUMENTATION PROVIDED BY THE APPLICANT.

2 HAZARD MITIGATION PROPOSALS ARE INCLUDED. THESE CALCULATIONS ARE BASED ON THE INFORMATION PROVIDED BY THE APPLICANT FOR THIS WORK.

Patricia A. Loner Business Manager 4/21/10

PW# 4627

C & S Construction Managers - ^{oversight of} Mitigation Work	\$ 14,730	✓
D. Hillman & Sons, LLC - Mitigation Work	80,445	✓
Overhead door of Binghamton	26,650	✓
Perkins - Boiler Repair	15,500	✓
D. Hillman & Sons, LLC - Painting	35,000	✓
D. Hillman & Sons, LLC - ^{Reconstruction of} Trans. Supervisors office	64,902.68	✓
School Employee Labor	7631.51	
Supply invoices - As indicated	1501.74	
on Project Worksheet	122.79	
	84.75	
	105.56	
	93.60	
	198.27	
	1924.00	KJBL 66242
Ins. Disbursement } As shown on	(3304.44)	
Ins. Deductible } Project Worksheet	250.00	
	<u>245,835.46</u>	
Bringing office back to pre-disaster condition deduction	(24,900.00)	
	<u><u>220,935.46</u></u>	

Date: 03/26/2009

FEDERAL EMERGENCY MANAGEMENT AGENCY
Project Completion and Certification Report (P.4)
Disaster #: 1650

mailed on 4/1/09

P.A. ID: 025-07FE9-00 Applicant: WALTON CENTRAL SCHOOL DISTRICT

PW#	VSN	PKG#	INF	Cat	Work Done By	Projected Compl. Date	Approved PW Amt.	% Compl. at Insp	Actual Date Completed	Amt. Claimed by Applicant	Comments
4789	1	709	N	G		07/07/2008	\$36,311.60	100%		\$36311.60	Thank you for your consideration.

SITE NUMBER : 1 FACILITY NAME : RETAINING WALL @ BUS GARAGE

LOCATION 220 DELAWARE ST; REAR OF BUS GARAGE

SCOPE OF WORK WORK TO BE COMPLETED: THE FOLLOWING WORK IS REQUIRED TO RESTORE DAMAGED FACILITIES TO PRE DISASTER CONDITION.

- PROVIDE (100 CY) LARGE STACK ABLE RIP RAP (300' X 3' X 3').
- PROVIDE (33.3 CY) LARGE STACK ABLE RIP RAP (30' X 10' X 3').
- EXCAVATE, BACK FILL, & COMPACT BEHIND RETAINING WALL (330' X 6' X 10').
- REMOVE (6) TREES FOR EXCAVATION @ \$850/EACH
- TIE BACK RETAINING WALL TO EMBANKMENT (30 @ \$400).
- PROVIDE GEO-TECK FILTER FABRIC, 4 ROLLS @ \$450/EACH).
- PROVIDE (488 TON) OF AGGREGATE FILL FOR SUBBASE BEHIND WALL (330' X 10' X 2').

APPLICANT TO OBTAIN ANY NECESSARY PERMIT, IF REQUIRED, BY NYS DEC.

**VERSION 1 - , WE CONCUR WITH YOUR REQUEST FOR FINAL PAYMENT IN THE AMOUNT OF \$76,900.00. A NEW VERSION WILL BE CREATED TO OBLIGATE ADDITIONAL FUNDS IN THE AMOUNT OF \$36,311.60. NO FURTHER FEDERAL FUNDING WILL BE AVAILABLE FOR THIS PROJECT IN FEMA-1650-DR-NY.

Total for 1 PW	\$36,311.60	\$ 36311.60
Subgrantee Admin:	\$363.12	
Grand Total:	\$36,674.72	

FEDERAL EMERGENCY MANAGEMENT AGENCY
Project Completion and Certification Report (P.4)
Disaster #: 1650

P.A. ID: 025-07FE9-00 Applicant: WALTON CENTRAL SCHOOL DISTRICT

CERTIFICATION

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF ALL WORK AND COSTS CLAIMED ARE ELIGIBLE IN ACCORDANCE WITH THE GRANT CONDITIONS, ALL WORK CLAIMED HAS BEEN COMPLETED, AND ALL COSTS CLAIMED HAVE BEEN PAID IN FULL.

SIGNED: Patricia A. Loker DATE: 3/31/09
APPLICANT'S AUTHORIZED REPRESENTATIVE

I CERTIFY THAT ALL FUNDS WERE EXPENDED IN ACCORDANCE WITH THE PROVISIONS OF THE FEMA-STATE AGREEMENT AND I RECOMMEND AN APPROVED AMOUNT OF \$ _____

DATE: _____
GOVERNOR'S AUTHORIZED REPRESENTATIVE

Walton School Bus Garage Photos from the 2006 Flood Event



Figure 1 A view of Delowore Street during the flood event. Note the Wolton School bus gorage is across the street from CVS.



Figure 2 View of the Wolton School Bus Garage parking lot during the flood event.

Walton School Bus Garage Photos from the 2006 Flood Event



Figure 3 Helicopter view of the Walton School Bus Garage after the Flood event.



Walton CSD Bus Garage Relocation Feasibility Site Photos

Walton, New York – January 6th, 2026



Front of the building



North side of the building



West side of the building



East side of the building



Walton CSD Bus Garage Relocation Feasibility Site Photos

Walton, New York – January 6th, 2026



Front garage door



Front side of the building



North side 22-foot garage door



North side of the building



Walton CSD Bus Garage Relocation Feasibility Site Photos

Walton, New York – January 6th, 2026



Boiler room tank



Boiler room



Boiler room pressure gauge



Equipment room - Diesel exhaust fluid blue containers



Walton CSD Bus Garage Relocation Feasibility Site Photos

Walton, New York – January 6th, 2026



Equipment room 1



Equipment room 1



Equipment room 2



Office (raised 2.5-3 ft)



Walton CSD Bus Garage Relocation Feasibility Site Photos

Walton, New York – January 6th, 2026



Circular diesel tank



Circular diesel tank



Rectangular tank (not used)



Diesel pump



Walton CSD Bus Garage Relocation Feasibility Site Photos

Walton, New York – January 6th, 2026



Retaining wall



Retaining wall



West Brook



West Brook

Appendix E: USGS Gage 01423000 Data

Peak Streamflow for the Nation

USGS 01423000 WEST BRANCH DELAWARE RIVER AT WALTON NY

Delaware County, New York
 Hydrologic Unit Code 02040101
 Latitude 42°09'58.0", Longitude 75°08'24.1" NAD83
 Drainage area 332 square miles
 Gage datum 1,187.77 feet above NAVD88

Water Year	Date	Gage Height (feet)	Stream-flow (cfs)
2006	2006-06-28	16.85	28,600
1996	1996-01-19	16.36	25,000
2011	2010-10-01	14.75	19,700
1986	1986-03-15	14.84	19,500
2005	2005-04-03	14.45	18,400
1997	1996-11-09	14.40	18,200
1981	1981-02-11	14.34	17,900
1977	1977-03-14	14.16	17,400
2021	2020-12-25	14.14	16,200
1964	1964-03-05	13.66	15,800
1959	1959-01-22	13.76	15,700
1978	1978-01-09	13.51	15,400
2004	2004-09-18	13.41	15,200
1955	1955-08-19	12.87	15,100 ⁹
1987	1987-04-05	13.30	14,800
1974	1973-12-21	13.26	14,700
1973	1973-06-29	13.19	14,500
1953	1952-12-11	12.67	14,300
1963	1963-03-27	12.95	13,900
1976	1976-01-27	12.85	13,600
1951	1950-12-04	12.25	12,800
1979	1979-03-05	12.52	12,800
1960	1960-04-04	12.67	12,700
1993	1993-03-30	12.72	12,700
2022	2022-04-08	13.50	12,500
2000	2000-02-28	12.19	11,900
2008	2008-03-05	12.03	11,500
1998	1998-01-09	11.94	11,300
1956	1956-04-05	12.07	11,200
1961	1961-02-26	11.61	10,500
1975	1975-02-25	11.49	10,200
1980	1980-03-22	11.45	10,000
2024	2023-12-18	12.13	9,850
2003	2003-03-21	11.21	9,620
2010	2010-01-25	11.11	9,380
1984	1983-12-14	11.00	9,090
1972	1972-03-03	11.35	9,000
1962	1962-04-01	10.85	8,830
1983	1983-04-25	10.67	8,400
1992	1991-11-23	10.84	8,380
1999	1999-01-24	10.58	8,260

Appendix F: Procedure for Imminent Flooding

**WALTON CENTRAL SCHOOL DISTRICT
WALTON, NEW YORK**

**TRANSPORTATION DEPARTMENT
(607) 865-4118**

PROCEDURE FOR IMMINENT FLOODING (BUS GARAGE)



- Call as many drivers or qualified people, as the situation warrants, to move all vehicles to the High School.
- Mechanics are to put all tools, equipment and supplies into the boiler room and parts room.
- If there is any equipment or materials that will not fit in the above areas, they are to be loaded into the handicapped bus utilizing the built-in lift, if needed. More buses will be used, if appropriate.
- All garage personnel are to do a complete walk-through and place everything remaining up as high as possible to minimize losses and damage by rising or moving water.
- Before leaving the building, the following areas are to be secured and locked down. (office, boiler room and parts room)
- The Transportation Supervisor or his designee will pull all appropriate data systems "pull and go".
- The main power to the building will be turned off. (Main box is mounted on the rear of the building, gray box with a red handle)
- If rushing water is imminent, open all overhead doors to at least ½ way.
- Notify the School Superintendent and the Board President that the building is being vacated.

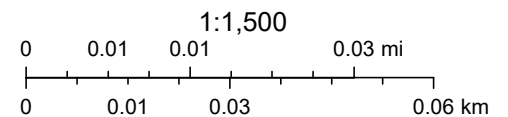
Appendix G: Proposed Parcel Maps

Existing Site (273.7-1-40)



January 5, 2026

-  Parcels
-  County Boundary



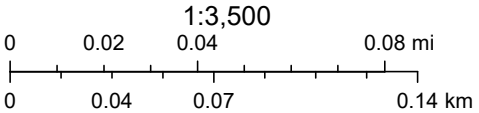
Proposed Parcel #1 (273.12-5-1)



January 5, 2026

Legend:



- Green square: Empire Zones
- White square with black border: County Boundary
- Orange square: Parcels

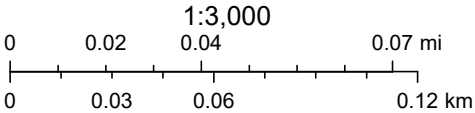


Proposed Parcel #2 (273.15-1-2)

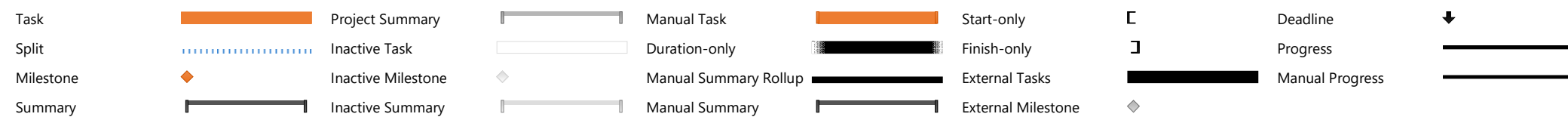
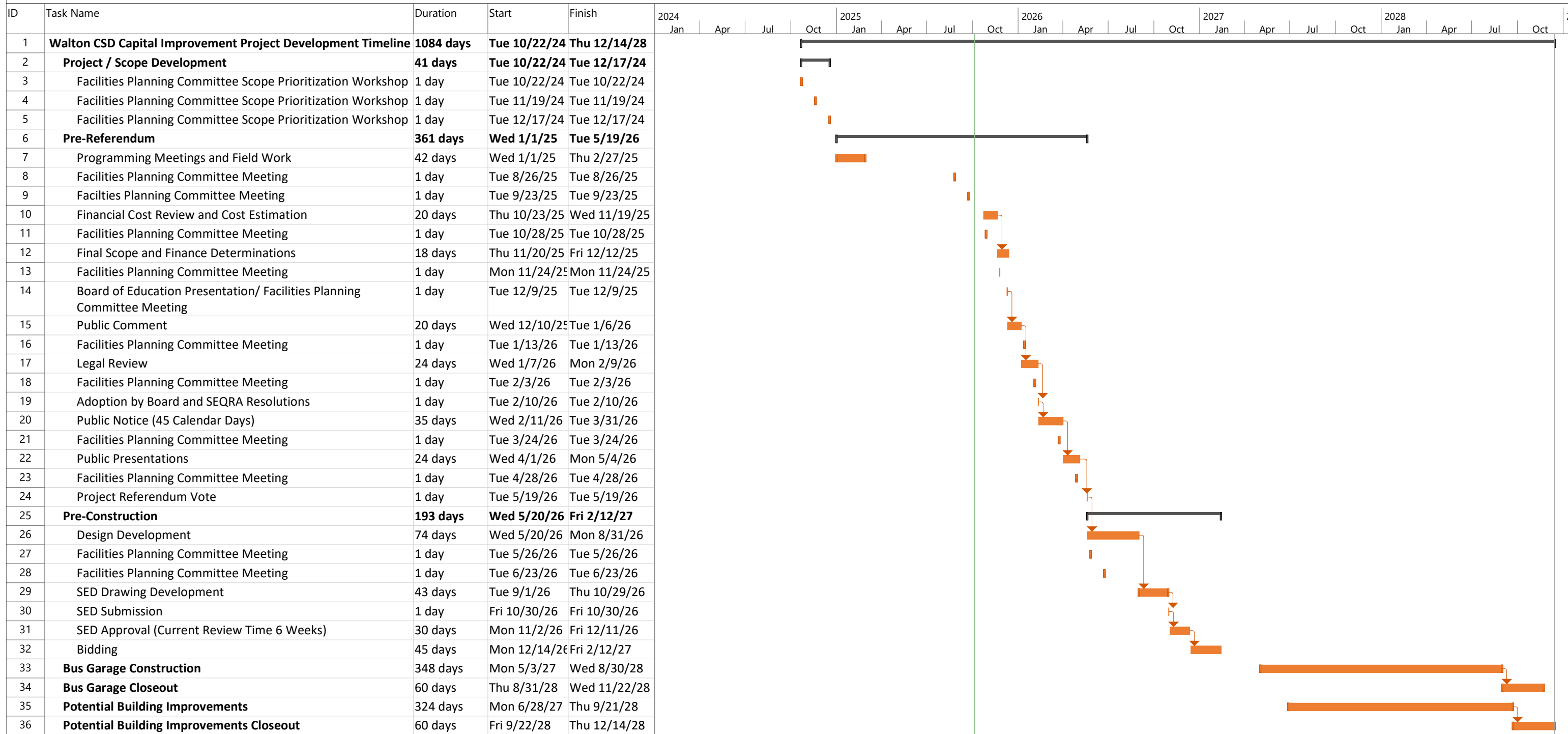


January 5, 2026

-  Parcels
-  County Boundary



Appendix H: Arcadis Project Schedule, Cost Estimate and Concept Plan



Arcadis, a New York General Partnership

59-61 Court Street, Suite 300

 Binghamton NY 13901-1956 USA

tel 607 772 0007

fax 607 723 4121

Walton Central School District
New Bus Garage
Pre-Referendum Cost Magnitude
12/23/2025

Site Work	Quantity	Unit	Mat/Labor Cost	Mat/Labor Total	O & P Factor	Total
Bus Garage Relocation to HS site						
Strip and Stockpile Topsoil	1,800.00	<u>cy</u>	6.5	11,700.00	1.18	\$13,806
Tree Removal	25.00	<u>ea</u>	400.0	10,000.00	1.18	\$11,800
Concrete Removal	90.00	<u>sy</u>	7.0	630.00	1.18	\$743
Sawcutting	150.00	<u>lf</u>	1.8	264.00	1.18	\$312
Excavation (Boxout)	21,294.00	<u>cy</u>	20.0	425,880.00	1.18	\$502,538
Material Disposal	21,294.00	<u>cy</u>	6.5	138,411.00	1.18	\$163,325
Prep and Roll Subgrade	7,361.00	<u>sy</u>	1.8	12,881.75	1.18	\$15,200
Tack Coat	7,361.00	<u>sy</u>	0.8	5,520.75	1.18	\$6,514
1.5-in Asphalt Top Course (HD)	600.00	<u>ton</u>	159.5	95,700.00	1.18	\$112,926
3.5-in Asphalt Binder Course (HD)	1,401.00	<u>ton</u>	152.0	212,952.00	1.18	\$251,283
14-in. NYSDOT Type 2 Subbase Course (HD)	7,361.00	<u>sy</u>	58.0	426,938.00	1.18	\$503,787
Separation/Stabilization Fabric (SD)	7,361.00	<u>sy</u>	2.0	14,722.00	1.18	\$17,372
Prep and Roll Subgrade	485.00	<u>sy</u>	1.8	848.75	1.18	\$1,002
Concrete Apron 8-in. Thick	4,350.00	<u>sf</u>	10.0	43,500.00	1.18	\$51,330
Thickened Concrete Edge	900.00	<u>lf</u>	26.4	23,724.00	1.18	\$27,994
Expansion Joints	60.00	<u>lf</u>	5.0	300.00	1.18	\$354
Mesh Reinforcing	485.00	<u>sy</u>	5.0	2,439.55	1.18	\$2,879
14-in. NYSDOT Type 2 Subbase Course (HD)	485.00	<u>sy</u>	58.0	28,130.00	1.18	\$33,193
Separation/Stabilization Fabric	485.00	<u>sy</u>	2.0	970.00	1.18	\$1,145
Large Block Retaining Wall	865.00	<u>ea</u>	225.0	194,625.00	1.18	\$229,658
Stone Drainage Fill	250.00	<u>cy</u>	41.1	10,265.00	1.18	\$12,113
Separation/Stabilization Fabric (SD)	765.00	<u>sy</u>	2.0	1,530.00	1.18	\$1,805
15-in. dia. sicpp	1,100.00	<u>lf</u>	19.5	21,450.00	1.18	\$25,311
6-in. dia. sicpp perforated	675.00	<u>lf</u>	11.0	7,425.00	1.18	\$8,762
4-ft dia, manhole	4.00	<u>ea</u>	1,500.0	6,000.00	1.18	\$7,080
6-ft dia control manhole	1.00	<u>ea</u>	1,800.0	1,800.00	1.18	\$2,124
6-ft dia. treatment manhole	1.00	<u>ea</u>	3,200.0	3,200.00	1.18	\$3,776
30-in sq catch basin structure, 6-ft deep	10.00	<u>ea</u>	2,500.0	25,000.00	1.18	\$29,500
Trenching	575.00	<u>cy</u>	9.5	5,468.25	1.18	\$6,453
Material Disposal	575.00	<u>cy</u>	14.7	8,441.00	1.18	\$9,960
Stone Bedding	575.00	<u>cy</u>	41.1	23,609.50	1.18	\$27,859
Stormwater Bio-Basin	1.00	<u>ls</u>	55,000.0	55,000.00	1.18	\$64,900
Stormtech chambers	665.00	<u>lf</u>	7.0	4,655.00	1.18	\$5,493
Stormtech Endcaps	10.00	<u>ea</u>	18.0	180.00	1.18	\$212
Excavation (For stormtech)	1,450.00	<u>cy</u>	20.0	29,000.00	1.18	\$34,220
Stone bedding for stormtech	1,450.00	<u>cy</u>	41.1	59,595.00	1.18	\$70,322
Material Disposal	1,450.00	<u>cy</u>	14.7	21,286.00	1.18	\$25,117
Separation/Stabilization Fabric for stormtech	1,250.00	<u>sy</u>	2.0	2,500.00	1.18	\$2,950
Pavement Markings (Striping)	2,500.00	<u>lf</u>	1.0	2,500.00	1.18	\$2,950

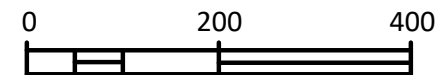
Chainlink Fence (10-ft high)	1,200.00	<u>lf</u>	67.0	80,400.00	1.18	\$94,872
Chainlink Sliding Gate (10-ft high x 26-ft)	1.00	<u>ea</u>	4,500.0	4,500.00	1.18	\$5,310
Gate Operator	1.00	<u>ea</u>	5,500.0	5,500.00	1.18	\$6,490
Sanitary Sewer System	1.00	<u>ls</u>	85,000.0	85,000.00	1.18	\$100,300
Water Supply Piping	1.00	<u>ls</u>	85,000.0	85,000.00	1.18	\$100,300
Topsoil Placement	500.00	<u>cy</u>	6.5	3,265.00	1.18	\$3,853
Seeding	30.00	<u>MSF</u>	39.4	1,181.40	1.18	\$1,394
Site electric	1.00	<u>ea</u>	100,000.0	100,000.00	1.18	\$118,000
Site lighting	1.00	<u>ea</u>	100,000.0	100,000.00	1.18	\$118,000
Gas service	1.00	<u>ea</u>	150,000.0	150,000.00	1.18	\$177,000
Fuel Station	1.00	<u>ea</u>	400,000.0	400,000.00	1.18	\$472,000
Sub-Total Site work						\$3,485,588
Building	Quantity	Unit	Mat/Labor Cost	Mat/Labor Total	O & P Gen Cond	Total
Foundations						
Building excavation	1,200.00	<u>cy</u>	20.00	24000	1.25	30000
Concrete footings	200.00	<u>cy</u>	350.00	70000	1.25	87500
Concrete foundation walls	175.00	<u>cy</u>	380.00	66500	1.25	83125
Concrete slab on grade	15,168.00	<u>sf</u>	18.00	273024	1.25	341280
Foundation insulation	2,100.00	<u>sf</u>	3.50	7350	1.25	9188
Vapor barrier	15,168.00	<u>sf</u>	1.50	22752	1.25	28440
Building Structure						
Pre-Engineered metal building package	15,168.00	<u>sf</u>	120.00	1820160	1.25	2275200
Mezzanine structural steel	2,600.00	<u>sf</u>	50.00	130000	1.25	162500
Concrete plank/topping	2,600.00	<u>sf</u>	25.00	65000	1.25	81250
Building Envelope						
Exterior doors	9.00	<u>ea</u>	10000.00	90000	1.25	112500
Exterior windows	225.00	<u>sf</u>	125.00	28125	1.25	35156
Overhead doors	8.00	<u>ea</u>	20000.00	160000	1.25	200000
CMU exterior walls	9,000.00	<u>sf</u>	36.00	324000	1.25	405000
Roof batt insulation	15,168.00	<u>sf</u>	5.00	75840	1.25	94800
Brick veneer wainscot	1,500.00	<u>sf</u>	54.00	81000	1.25	101250
Air barrier	9,000.00	<u>sf</u>	7.00	63000	1.25	78750
Building canopy	1.00	<u>ea</u>	30000.00	30000	1.25	37500
Interior Fit Up						
CMU walls	6,800.00	<u>sf</u>	36.00	244800	1.25	306000
Doors and frames	20.00	<u>ea</u>	3500.00	70000	1.25	87500
Concrete sealer	13,500.00	<u>sf</u>	1.00	13500	1.25	16875
Vinyl floor tile	2,000.00	<u>sf</u>	7.50	15000	1.25	18750
Rubber base	650.00	<u>lf</u>	4.00	2600	1.25	3250
Ceramic floor tile	150.00	<u>sf</u>	17.00	2550	1.25	3188
Paint	13,300.00	<u>sf</u>	1.75	23275	1.25	29094
Ceramic wall tile	150.00	<u>sf</u>	17.00	2550	1.25	3188
Suspended ceilings	2,000.00	<u>sf</u>	9.00	18000	1.25	22500
Toilet room accessories	1.00	<u>ea</u>	5000.00	5000	1.25	6250
Lockers	5.00	<u>ea</u>	250.00	1250	1.25	1563
Cabinetry	1.00	<u>ea</u>	20000.00	20000	1.25	25000
Misc carpentry	1.00	<u>ea</u>	15000.00	15000	1.25	18750

Steel stair & railings	1.00	<u>ea</u>	50000.00	50000	1.25	62500
Signage	1.00	<u>ea</u>	40000.00	40000	1.25	50000
Bus lifts	2.00	<u>ea</u>	300000.00	600000	1.25	750000
Small vehicle lift	1.00	<u>ea</u>	50000.00	50000	1.25	62500
Equipment	1.00	<u>ea</u>	100000.00	100000	1.25	125000
Mechanical						
Equipment	1.00	<u>ea</u>	200000.00	200000	1.25	250000
Controls	1.00	<u>ea</u>	175000.00	175000	1.25	218750
Sheet metal	1.00	<u>ea</u>	125000.00	125000	1.25	156250
Piping	1.00	<u>ea</u>	75000.00	75000	1.25	93750
Electrical						
Lighting	1.00	<u>ea</u>	150000.00	150000	1.25	187500
Distribution	1.00	<u>ea</u>	350000.00	350000	1.25	437500
Security	1.00	<u>ea</u>	50000.00	50000	1.25	62500
Fire alarm	1.00	<u>ea</u>	100000.00	100000	1.25	125000
Communications	1.00	<u>ea</u>	30000.00	30000	1.25	37500
Equipment	1.00	<u>ea</u>	75000.00	75000	1.25	93750
Gas detection	1.00	<u>ea</u>	15000.00	15000	1.25	18750
Generator	1.00	<u>ea</u>	75000.00	75000	1.25	93750
Plumbing						
Equipment	1.00	<u>ea</u>	75000.00	75000	1.25	93750
Sanitary piping	1.00	<u>ea</u>	75000.00	75000	1.25	93750
Domestic piping	1.00	<u>ea</u>	50000.00	50000	1.25	62500
Storm water piping	1.00	<u>ea</u>	50000.00	50000	1.25	62500
Gas piping	1.00	<u>ea</u>	20000.00	20000	1.25	25000
Compressed air piping	1.00	<u>ea</u>	80000.00	80000	1.25	100000
Fixtures	1.00	<u>ea</u>	75000.00	75000	1.25	93750
Specialties	1.00	<u>ea</u>	50000.00	50000	1.25	62500
Sub-Total Building						\$8,124,095
Sub-Total Construction Cost						\$11,609,682.78
Design Contingency (10%)						\$1,160,968.28
Bid Contingency (5%)						\$580,484.14
Escalation for 2027 Construction (14%)						\$1,625,355.59
Total Construction Cost						\$14,976,491
Incidentals (17.5%)						\$2,620,886
Total Project Cost						\$17,597,377



CONCEPT PLAN

SCALE: 1" = 200'



PROJECT TITLE
**WALTON CENTRAL SCHOOL DISTRICT
 BUS GARAGE RELOCATION**

MS/HS SITE
 SHEET TITLE

CONCEPT PLAN

DO NOT SCALE THIS DRAWING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR TAKING AND VERIFYING ALL THE DIMENSIONS AND REPORTING ERRORS AND/OR OMISSIONS TO THE ARCHITECT IN WRITING BEFORE PROCEEDING WITH THE WORK.

ARCADIS
 59451 Court Street, Suite 300
 Birmingham, NY 13001-9956, USA
 607.607.7253 fax 607.725.4121
arcadis.com

ARCADIS PROJECT NO.	CLIENT PROJECT NO.
DRAWN BY RY	REFERENCE DRAWING
SCALE AS NOTED	DATE 2024-11-11
SHEET NO. CP-C1	ISSUE 1

Unauthorized alteration or addition to engineering technical documents bearing a licensed professional engineer's seal is a violation of Chapter 16, Title VIII, Article 145 § 7209.2 of the New York State Education Law.

Appendix I: CWC Funding Memo

MEMORANDUM

To: Catskill Watershed Corporation

From: Devin Bulger, LaBella Associates

Re: Walton Central School District – Bus Garage Relocation Project: Funding Pathway and Remaining Clarifications

Date: December 5, 2025

1. Purpose of Memorandum

This memorandum summarizes LaBella’s understanding of the Walton Central School District (WCSD) Bus Garage Relocation Project and outlines:

1. The components of the project that appear eligible for Catskill Watershed Corporation (CWC) funding;
2. A recommended sequence for submitting CWC applications aligned with CWC program rules; and
3. Outstanding questions where additional guidance from CWC will support the School District’s planning.

This memo reflects our review of:

- The executed Feasibility Study agreement between WCSD and CWC
- CWC Flood Hazard Mitigation Implementation Program (FHMIP) Rules (Article 17)
- CWC Future Stormwater / MOA-145 Rules (Article 5)
- WCSD capital planning and cost documentation
- FEMA documentation and prior flood loss records
- Supporting planning documents including NYSED standards and the District’s project timeline .

2. Project Overview

WCSD intends to relocate its transportation facility out of the floodplain in accordance with the Local Flood Analysis recommending removal of the existing facility from the regulatory floodway. The total estimated project cost in 2025 dollars is **\$18.9 million**, inclusive of design, construction, site development, stormwater, and incidental soft costs.

The District has already completed the Relocation Feasibility Study, looking at the technical details of the site and relocation alternatives, and is currently completing a Funding and Financing Feasibility Study to establish a comprehensive funding approach for the project. The remaining phases of work include detailed design, environmental review, permitting, construction, and construction management.

WCSD and CWC share a goal of eliminating a repetitive loss critical community facility from the floodway and reducing the risk of environmental degradation by removing a source of potential environmental pollution from the watershed.

3. CWC Program Eligibility Summary

Based on our interpretation of CWC program rules, the project appears to contain eligible components under two CWC programs:

A. Flood Hazard Mitigation Implementation Program (FHMIP) – Relocation of a Critical Community Facility

Under Article 17, eligible relocation projects include:

- Critical Community Facilities that have sustained substantial flood damage or have cumulative damages exceeding 50% of structure value.
- Relocation of such facilities to a site outside the floodplain but within the same town.

WCSD qualifies because:

- The facility is a designated critical facility in the LFA and CWC has previously accepted it as eligible.
- FEMA records confirm repeated flood losses with operational disruption.
- The garage is located directly in the regulatory floodway.

Eligible Costs Under FHMIP Include:

- Up to **\$10,000** for relocation feasibility studies (already awarded)
- **Design costs up to 10% of construction cost**
- **Construction costs up to 50%**, capped at **\$500,000** for Critical Community Facilities
- **Wastewater infrastructure costs up to \$50,000**
- **Land acquisition costs** (land value absent improvements) for necessary acreage (not needed for this project)

- Required easements and relocation-related eligible soft costs (not needed for this project)

The proposed CWC funding matrix provided by WCSD aligns with these caps.

B. CWC Future Stormwater Controls Program / MOA-145 Program

The relocation site will require a **full SWPPP**, stormwater conveyances, and structural stormwater controls.

Under Article 5:

- CWC may fund **100% of stormwater costs** if the SWPPP elements are required solely by NYCDEP Watershed Regulations and **not** by NYSDEC permit programs .
- If the project triggers NYSDEC SPDES GP-0-20-001, CWC may fund **either**:
 - 50% of all stormwater-related costs, or
 - 100% of only the NYCDEP-specific incremental stormwater requirements (owner election required) .

Given the magnitude of earthwork and new impervious surface, it is likely the project will trigger both **NYCDEP** and **NYSDEC** thresholds. Thus stormwater eligibility will depend on whether WCSD elects:

- 50% reimbursement of all stormwater costs, or
- 100% of DEP-only incremental costs.

This determination will require early coordination with both agencies once design advances.

4. Recommended Sequencing of CWC Applications

To align with Article 17 and Article 5 rules, our understanding of the optimal order of submissions is:

Step 1 – FHMIP: Critical Community Facility Relocation – DESIGN Application

Eligible for up to **10% of estimated construction cost**.

This application can proceed as soon as WCSD completes the current Funding and Financing Feasibility Study.

Step 2 – Future Stormwater Controls Program Application

Submitted after initial design sufficient to determine:

- Whether a SPDES permit is required,

- Which reimbursement election WCSD will pursue.

Step 3 – FHMIP: Critical Community Facility Relocation – CONSTRUCTION Application

Eligible for:

- Up to \$500,000 toward construction;
- Wastewater infrastructure up to \$50,000;

This application should be timed once construction costs are well-established (post-bid or pre-bid with engineer’s estimate).

Step 4 – Future Stormwater Controls: Construction Phase Reimbursement

Stormwater reimbursement will be processed either by voucher or reimbursement method per Article 5.

Step 5 – CWC Notifications and Required Actions

If the old garage site is considered the “former property” under Article 17 relocation rules, WCSD must:

- Execute the CWC Declaration of Covenants for the new site (relocation property) ,
- Demolish the structures on the former site (unless CWC confirms applicability of this requirement to a school district context),
- Complete SEQRA prior to construction funding release.

Application Timeline Overview

Month / Year	Milestone
Dec 2025	Feasibility Study Completed
Dec 23, 2025	FHMIP Design Application to CWC for inclusion on agenda (submitted two weeks prior to meeting)
Jan 6, 2026	CWC Committee Review
Feb 3, 2026	CWC Board Review
Feb 17, 2026	End of 15 Day Right of Refusal Period
Mar–Apr 2026	Contract Execution & Pre-Design Activities
May 2026	Detailed Design Begins
July 2026	30% Design; SWPPP Framework; Stormwater Pre-App

July 17, 2026	Stormwater Application to CWC for inclusion on agenda
Aug 4, 2026	CWC Committee Review
Sep 8, 2026	CWC Board Review
Oct 2026	Detailed Design Complete; Construction Cost Estimate
Nov 2026	Construction Phase FHMIP Application
Dec 2026	CWC Committee Meeting Review
Late 2026	SED Capital Project Submission; FEMA/NYSERDA/NBRC Windows Open
Jan 2027	CWC Board Approval – Construction Funding
2027	Bidding & Construction per District master schedule

5. Outstanding Questions for CWC Guidance

In reviewing program rules relative to the project, the following items require clarification:

A. Eligibility of Site Development Costs Beyond Building Footprint

The WCDS preliminary budget includes:

- Site development: **\$3.3M**
- Stormwater/paving: **\$1.65M**

We request clarification on:

- Which elements of site development are eligible under FHMIP as part of “construction costs,” and
- Whether any non-stormwater site improvements can be included in the stormwater program if they are integral to the SWPPP (e.g., grading for WQv treatment areas).

B. Coordination Between FHMIP and Stormwater Programs

Given the scale of earthwork, we anticipate substantial overlap between “site development” and “stormwater treatment.”

We request CWC’s guidance on how to:

- Allocate costs appropriately between the two programs,
- Structure the applications to avoid duplication while maximizing eligible funding.

C. Confirmation of Match Requirements and Limits

We request written confirmation of:

- Whether the **50% construction cap for Critical Community Facilities** is strictly limited to \$500,000 per Article 17,
- Whether any pathway exists (e.g., LFA-justified community benefit) for additional funding consideration.

6. Conclusion

The WCSO Bus Garage Relocation Project appears to align strongly with the objectives and eligible uses of both the **Flood Hazard Mitigation Implementation Program** and the **Future Stormwater Controls/ MOA-145 Program**. Early sequencing and clear definition of eligible components will be essential to ensure compliance with CWC rules and to maximize the District's funding position.

We look forward to CWC's guidance on the clarifying items above so that the District may finalize its application strategy and proceed to the design phase.

Appendix J: Walton Bus Garage Funding Matrix

**WALTON CSD BUS GARAGE RELOCATION
CATSKILL WATERSHED CROPORATION FUNDING MATRIX**

Expense Category	Costs	Funding						
	Total	Relocation - Study	Relocation - Design	Relocation - Sewer	Relocation - Construction	Stormwater - Construction	Stormwater - Design	Total CWC Funding
Funding and Financing Feasibility Study	\$10,000.00	\$10,000.00						\$10,000.00
Bus Garage Building Construction	\$8,124,095.00			\$50,000.00	\$500,000.00			\$550,000.00
Site Development	\$3,485,588.00							
Storm Water Eligible Scope (includes SWPP development and inspections)	\$295,907.00					\$147,953.50		\$147,953.50
Construction subtotal*	\$11,609,683.00							
Design Contingency (10%**	\$1,160,968.22							
Bid Contingency (5%)	\$580,484.14							
Escalation for 2027 Construction (14%)	\$1,625,355.39							
Incidental Costs	\$2,620,886.00							
Design - Non Stormwater***	\$696,580.98		\$696,580.98					\$696,580.98
Design - Stormwater	\$44,386.05						\$22,193.03	\$22,193.03
LTA	\$1,879,918.97							
Project Total	\$17,597,376.75	\$10,000.00	\$696,580.98	\$50,000.00	\$500,000.00	\$147,953.50	\$22,193.03	\$1,426,727.51

SED Funding - 83% of Total Project Costs	\$14,605,822.70
Walton CSD Local Share	\$2,991,554.05
Maximum Potential CWC Contribution Towards Local Share	\$1,426,727.51
Non-CWC Funds to Secure	\$1,564,826.54

Notes

- *This is the construction figure the general design cost is based on.
- **Design contingency is an allowance for increased construction costs realized through detailed design
- ***Design percent of construction total set at 6%

Appendix K: Funding Program Review Summary

APPENDIX K – FUNDING PROGRAM REVIEW SUMMARY

K.1 Overview

This appendix documents the broader funding landscape reviewed for the Walton Central School District Bus Garage Relocation Project. It is intended to demonstrate that a comprehensive scan of federal, state, regional, and other potential funding programs was conducted as part of the project evaluation process.

The programs summarized in this appendix include both funding sources that were incorporated into the recommended funding strategy and those that were determined to have limited or no applicability. Programs were evaluated based on eligibility requirements, project characteristics, regulatory constraints, timing considerations, and alignment with the District's objectives.

The findings presented in this appendix support and are consistent with the funding approach described in Section 4 of this report. Appendix K is provided as supplemental documentation and is not intended to introduce alternative funding strategies or reopen determinations that have been resolved in the main body of the study.

K.2 FEMA Hazard Mitigation and Disaster Recovery Programs

Federal Emergency Management Agency (FEMA) hazard mitigation and disaster recovery programs were reviewed for potential applicability to the Walton Central School District Bus Garage Relocation Project. This review included the primary FEMA programs typically associated with flood risk reduction and post-disaster mitigation for public facilities, including the Building Resilient Infrastructure and Communities (BRIC) program, Flood Mitigation Assistance (FMA), the Hazard Mitigation Grant Program (HMGP), and Public Assistance (PA) Section 406 mitigation.

Based on current FEMA program rules, eligibility requirements, and project conditions, none of the reviewed FEMA programs provide a feasible funding pathway for the proposed relocation. The controlling constraints include the existing bus garage's location within a mapped regulatory floodway and the absence of an applicable presidential disaster declaration that includes the Village or Town of Walton as an eligible applicant for post-disaster mitigation funding.

A summary of FEMA program applicability is provided in Table K-1.

APPENDIX K – FUNDING PROGRAM REVIEW SUMMARY

Table K-1 Summary of FEMA Program Applicability

FEMA Program	Applicability to Bus Garage Relocation	Key Limiting Factors
BRIC	Not applicable	Program discontinued in April 2025; not accepting new applications
FMA	Not applicable	Regulatory floodway location; program focus on NFIP-insured mitigation rather than proactive facility relocation
HMGP (Section 404)	Not applicable	No active disaster declaration including Walton; floodway-related eligibility constraints
PA (Section 406)	Not applicable	Limited to mitigation associated with FEMA-funded repair of disaster-damaged facilities

This summary is intended to document program review and due diligence only. FEMA programs are not included in the recommended funding strategy described in Section 4 of this report.

K.3 Implications for the Project Funding Strategy

The review of FEMA hazard mitigation and disaster recovery programs confirms that federal FEMA funding is not a viable source for the Walton Central School District Bus Garage Relocation Project under current conditions. As documented in Section 4 and summarized in this appendix, FEMA program requirements, regulatory floodway constraints, and disaster declaration limitations prevent these programs from supporting the proposed relocation.

As a result, the project’s funding strategy is structured around alternative sources that are better aligned with the project’s characteristics and objectives. These include Catskill Watershed Corporation (CWC) programs for critical facility relocation and stormwater management, state-level funding mechanisms such as NYSED Building Aid, and District capital planning to address the remaining local share.

Appendix K is provided to document due diligence and confirm that FEMA programs were appropriately evaluated and excluded. The absence of FEMA funding does not affect the feasibility of the project, as the recommended funding strategy is built on programs with clear eligibility pathways and demonstrated alignment with the proposed scope of work.

K.4 Potential Future Considerations

While FEMA programs are not viable funding sources for the Walton Central School District Bus Garage Relocation Project under current conditions, limited circumstances could alter eligibility in the future. These scenarios are considered low probability and are not relied upon in the project’s funding strategy.

APPENDIX K – FUNDING PROGRAM REVIEW SUMMARY

Potential changes that could affect FEMA eligibility include:

- A future presidential disaster declaration that explicitly includes the Village or Town of Walton as an eligible applicant for post-disaster mitigation funding;
- Federal policy or programmatic changes affecting FEMA eligibility requirements for facilities located within regulatory floodways; or
- A FEMA-approved revision to floodplain mapping that removes the existing bus garage from the mapped regulatory floodway, which is considered unlikely given documented hydrologic conditions.

These potential considerations are noted for completeness only. They do not affect the conclusions of this study or the recommended funding approach described in Section 4, which is based on currently available and reliable funding mechanisms.

K.5 FEMA Funding Summary

This appendix documents the review of federal, state, regional, and other potential funding programs considered for the Walton Central School District Bus Garage Relocation Project. The evaluation confirms that FEMA hazard mitigation and disaster recovery programs are not viable funding sources for the proposed relocation under current conditions due to regulatory floodway constraints and disaster declaration limitations.

The recommended funding strategy for the project relies on funding mechanisms with clear eligibility pathways and demonstrated alignment with the project scope, including Catskill Watershed Corporation programs, NYSED Building Aid, and District capital planning. Appendix K is provided to demonstrate due diligence and to support the funding determinations presented in Section 4 of this report.

K.6 Fleet Electrification Programs

Fleet electrification and zero-emission transportation funding programs were reviewed in parallel with the bus garage relocation analysis. These programs include the U.S. Environmental Protection Agency (EPA) Clean School Bus Program, the New York State Energy Research and Development Authority (NYSERDA) New York School Bus Incentive Program (NYSBIP), and related state and regional incentives supporting electric vehicles and charging infrastructure.

These programs are primarily focused on funding vehicle procurement, charging equipment, and associated electrical infrastructure. Many prioritize disadvantaged communities and districts with high diesel exposure, criteria that align with Walton's designation as a Potential Environmental Justice Area and its high concentrations of Low-to-Moderate Income households. While these programs represent a significant opportunity for fleet modernization, their timing, funding caps, and evolving state mandates for zero-emission school buses make

APPENDIX K – FUNDING PROGRAM REVIEW SUMMARY

them better suited as a parallel initiative rather than a direct funding source for the bus garage relocation project.

As a result, fleet electrification programs are not included in the primary funding strategy for the building relocation. However, the relocation project should incorporate EV-ready design features—such as conduit placement, electrical panel capacity, and site layout flexibility—to support future charging infrastructure. Electrification grants and incentives can then be pursued separately as fleet replacement schedules are refined and implementation timelines are clarified.

K.7 Environmental and Watershed Grants

Environmental and watershed-focused grant programs were reviewed, including the New York State Environmental Bond Act Resilient Watersheds Grant Program, New York State Department of Environmental Conservation (NYSDEC) water quality and watershed programs, and other habitat and resilience grants identified through regional funding guides.

These programs generally prioritize stream restoration, floodplain reconnection, green infrastructure, and habitat enhancement projects rather than construction of new built facilities. While decommissioning or repurposing the existing floodway bus garage site may present opportunities for limited restoration or stormwater-related improvements in the future, the proposed relocation of the bus garage does not align with the primary objectives of these programs as a stand-alone project.

Environmental and watershed grants are not included in the recommended funding strategy. Potential restoration or watershed enhancement opportunities associated with the former garage site could be explored separately by the Town or Village, with WCSD participating as a partner if appropriate.

K.8 Transportation and Economic Development Grants

Transportation and economic development grant programs were also evaluated, including the New York State Department of Transportation (NYSDOT) Transportation Alternatives Program (TAP) and other similar funding opportunities identified through state and regional planning resources.

Programs such as TAP are designed to support pedestrian, bicycle, and community connectivity improvements, including multi-use paths, streetscape enhancements, and recreational trail facilities. While future campus improvements at the Stockton Avenue site may indirectly enhance circulation or safety, the core bus garage relocation project does not align with the eligibility focus or intent of these programs.

APPENDIX K – FUNDING PROGRAM REVIEW SUMMARY

Transportation and economic development grants of this type are therefore not included in the recommended funding stack. If future District or municipal planning identifies discrete public-facing circulation or connectivity projects that meet program criteria, those elements could be pursued independently as stand-alone initiatives.

K.9 Programs Determined Not to Be a Good Fit

Additional funding programs were reviewed and determined to have limited applicability due to statutory restrictions, eligibility limitations, or lack of alignment with school district-owned transportation facilities. These programs include, but are not limited to, Community Development Block Grant (CDBG) Public Facilities and Imminent Threat programs, Catskill Smart Growth Grants, and various philanthropic or private foundation grants.

These programs are not included in the recommended funding strategy but are documented to demonstrate that a broad and systematic funding scan was conducted.

K.10 Appalachian Regional Commission (ARC) Opportunities

Delaware County is located within the federally designated Appalachian region, making projects in Walton eligible for funding through the Appalachian Regional Commission (ARC). ARC programs reviewed include the Area Development Program and related planning and implementation grants administered in New York State through the Department of State and the regional Local Development District (LDD).

ARC funding is generally targeted toward initiatives that advance regional economic development, workforce readiness, critical infrastructure, and community capacity. Given the scale of the bus garage relocation project and ARC's economic development focus, ARC funding is unlikely to serve as a primary capital source. ARC is therefore treated as a supplemental opportunity rather than a core funding pillar.

K.11 Conclusion

Overall, the research confirms that while many funding streams exist for resilience, transportation, and environmental projects, only a subset align strongly with a school district bus garage relocation in a rural watershed community. CWC programs, NYSED Building Aid, and selected federal and USDA opportunities are the most viable pillars for financing this project, with other programs serving as potential future complements rather than core funding sources.



Date: January 21, 2026
Subject: Walton Central School District
2026 Capital Improvements Project – Bus Garage
A/E Fee Calculation

Arcadis Architects, Engineers and
Landscape Architects, a New York
General Partnership
59-61 Court Street
Suite 300
Binghamton, NY 13901
United States
Phone: 607 772 0007

Fee Calculation based on SUCF Fee Schedule (See attached)

Construction Cost:	\$14,976,000
Basic Fee for \$3,500,000	\$205,080
Overage from \$3,500,000 - \$11,476,000x 4.7%	<u>\$539,372</u>
Subtotal:	\$744,452
Complexity Factor – Buildings with little of no repetition containing specialized facilities:	
Add 30%	<u>\$223,335</u>
Total:	\$967,787

Eric Lane

From: Erlich, Seth <SErlich@LaBellaPC.com> on behalf of Erlich, Seth
Sent: Wednesday, January 28, 2026 12:32 PM
To: Eric Lane
Cc: John Mathiesen; Bennett, Aaron
Subject: Bus Garage

Checked with Pas (our head architect) here.

His 'back of the napkin' thoughts was it should be \$10,000,000 construction and maybe \$500,000 design.

Agree that \$850,000-900,000 seems high.

I believe they were originally around \$650,000.

Seth Erlich, PE, CFM, WEDG
Civil Engineer

4 British American Blvd
Latham, NY 12110

Direct: +1 (845) 486-1539
Office: (518) 439-8235



We're hiring!
Learn more about
working at LaBella and
view open positions [here](#).



PE designation indicated for states: NYS.

LaBella is authorized to practice in additional geographies - please contact us to discuss your project's jurisdiction.

Eric Lane

From: Meg Hungerford <mhungerford@waltoncsd.org> on behalf of Meg Hungerford
Sent: Friday, February 13, 2026 3:44 PM
To: Eric Lane
Cc: Teresa Glavin; Brett Wood; John Nolan; Graydon Dutcher; Steve Thesier; Tim Weber; Ethan Gardner
Subject: Fwd: Bus Garage Stormwater Design Fees

Eric- see details below as requested. Please let us know if there are further questions.

Meg

Begin forwarded message:

From: "Thesier, Steven" <steve.thesier@arcadis.com>
Date: February 13, 2026 at 3:31:20 PM EST
To: Meg Hungerford <mhungerford@waltoncsd.org>
Subject: **Bus Garage Stormwater Design Fees**

Meg

We have looked at what it would take to design the stormwater features that are part of the new bus garage design. The specific line items from the estimate that are included in this are as follows:

- 15 in dia sicpp
- 6 in dia sicpp perforated pipe
- (10) precast concrete catch basins
- (1) vortex water quality manhole
- (1) diversion stormwater control manhole
- (3) precast concrete manhole
- (1) outlet structure (end section)
- Underground Stormtech Chamber infiltration system
- Trenching
- Material disposal
- Stone bedding
- Stormwater bio-basin

The design of this including the development of the SWPPP and its approval is \$12,200. This does not include any construction related activities that would occur. Let me know if there are any questions. Thanks.

Steve Thesier RA LEED AP BD+C
Associate Director | Principal, Education
Arcadis

59-61 Court Street, Suite 300 | Binghamton NY | 13901 | United States
T +1 607 772 0007 ext 52028
M +1 607 427 5172
www.arcadis.com



This email and any files transmitted with it are the property of Arcadis and its affiliates. All rights, including without limitation copyright, are reserved. This email contains information that may be confidential and may also be privileged. It is for the exclusive use of the intended recipient(s). If you are not an intended recipient, please note that any form of distribution, copying or use of this communication or the information in it is strictly prohibited and may be unlawful. If you have received this communication in error, please return it to the sender and then delete the email and destroy any copies of it. While reasonable precautions have been taken to ensure that no software or viruses are present in our emails, we cannot guarantee that this email or any attachment is virus free or has not been intercepted or changed. Any opinions or other information in this email that do not relate to the official business of Arcadis are neither given nor endorsed by it.

**RESOLUTION OF THE VILLAGE BOARD OF THE VILLAGE OF WALTON
SUPPORTING PARTICIPATION IN THE NEW YORK CITY FUNDED FLOOD
BUYOUT PROGRAM FOR**

214 Delaware Street, Walton, NY 13856

273.7-1-40

WHEREAS, the Village of Walton is subject to flooding that can damage property, close roads, disrupt traffic, and present a public health and safety hazard; and

WHEREAS, at the request of local communities, funding from the NYC Department of Environmental Protection (DEP) is being made available to help property owners who qualify for the NYC Funded Flood Buyout Program (NYCFFBO) based on eligibility criteria in five categories – 1) Hydraulic study properties (recommended by engineering analysis), 2) CWC Flood Hazard Mitigation Implementation Program, 3) Community-approved Stream Management Project, 4) Erosion Hazard, and Inundation Hazard; and

WHEREAS, the Town and Village of Walton have conducted a Local Flood Analysis (LFA) including a hydraulic analysis of flooding in the Village and the LFA recommends certain properties that are subject to repetitive flood damages should be considered for flood buyout, and

WHEREAS, the property at 214 Delaware Street (273.7-1-40) has been recommended for consideration for buyout and relocation in the LFA and the Village has been approached by the Walton Central School District, the owners of the property, requesting to participate in the NYCFFBO Program under the Erosion Hazard and Inundation Hazard category; and

WHEREAS, the Village agrees to take title to the Property and to manage same in accordance with a re-use plan prepared by the Village that identifies the communities' long term plan for the management, use, and development of this parcel. All activities are to be subject to and consistent with the restrictions in flood-prone areas identified in the Second Supplemental Agreement Among West of Hudson Watershed Stakeholders Concerning the New York City-Funded Flood Buyout Program, Page 5 (1) a., i., ii., iii., iv.; and

WHEREAS, We understand that the Village-owned property will be managed by the Village in conjunction with a re-use plan prepared by the Village that identifies the communities' long term plan for the management, use, and development of this parcel. All activities are to be subject to and consistent with the restrictions in flood-prone areas identified in the Second Supplemental Agreement Among West of Hudson Watershed Stakeholders Concerning the New York City-Funded Flood Buyout Program, Page 5 (1) a., i., ii., iii., iv., and v.,

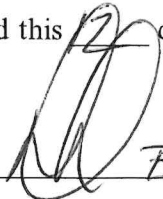
NOW THEREFORE, BE IT RESOLVED that the Village of Walton Village Board hereby approves the Walton Central School District, property owners at 214 Delaware Street (273.7-1-40) to apply for the NYCFFBO program to permanently remove this flood hazard risk allowing the DEP to begin assisting them in the real estate process.

Village Board Member STEVE CONDON so moved; Village Board Member

BETH O'BRIEN Seconded, and the Village Board voted as follows:

	Aye	Nay
Mayor Bjorn Eilertsen	<u>X</u>	_____
Eric Northrup	<u>X</u>	_____
Steve Condon	<u>X</u>	_____
Beth O'Brien	<u>X</u>	_____
Richard Doig	<u>X</u>	_____

Signed this 12 day of FEB, 2026



BJORN EILERTSEN, MAYOR

Jody Brown, Village Clerk

RESOLUTION NO. 5986

CWC REVIEW OF FLOOD HAZARD MITIGATION PROGRAM APPLICATION
CAN'T CHANGE ME LLC – RELOCATION FEASIBILITY STUDY

WHEREAS, the Catskill Watershed Corporation (CWC) is a not-for-profit corporation established to administer Watershed Protection and Partnership Programs in the West of Hudson Watershed; and

WHEREAS, the CWC, City of New York (City), all municipalities in the West of Hudson Watershed, New York State, the federal Environmental Protection Agency, and several environmental organizations recognized that the goals of drinking water protection and economic vitality within the West of Hudson Watershed communities are not inconsistent and under the 1997 New York City Watershed Memorandum of Agreement (“Watershed MOA”) agreed to cooperate in the development and implementation of watershed protection programs that maintain and enhance the quality of the City’s drinking water supply system and the economic and social character of the West of Hudson Watershed communities; and

WHEREAS, extensive flooding resulting from Tropical Storms Irene and Lee, in August and September 2011, respectively, caused catastrophic losses in certain towns and villages within the West of Hudson Watershed which affected the economic and social character of certain West of Hudson watershed communities and adversely impacted water quality in the West of Hudson Watershed; and

WHEREAS, as a condition of the 2014 Mid-Term Filtration Avoidance Determination Review, New York City Department of Environmental Protection (NYCDEP) has agreed to fund a Flood Hazard Mitigation Implementation Program to reduce repetitive flood losses that also pose a threat to water quality during storm events through funding certain recommendations of local flood analyses under the NYCDEP Stream Management Program; and

WHEREAS, on March 4, 2014, by Resolution Number 2439, the CWC Board of Directors agreed to serve as program manager of such a program to be referred to as the CWC Flood Hazard Mitigation Implementation Program (the “Program” or “FHMIP”) and approved a Program Agreement with the City; and

WHEREAS, Can’t Change Me LLC submitted an application in the amount of Five Thousand Dollars (\$5,000.00) to complete a feasibility study to assess the potential relocation of the Lexington Hotel.

WHEREAS, CWC Wastewater Committee recommends the CWC Board of Directors approve the application of Can’t Change Me LLC in the amount of Five Thousand Dollars (\$5,000.00) to assess the feasibility of relocation of the Lexington Hotel.

NOW, THEREFORE, LET IT BE RESOLVED, that the CWC Board of Directors has reviewed the application, staff recommendation and supporting documentation and approves funding to Can’t Change Me LLC for their application in the amount of Five Thousand Dollars (\$5,000.00) for feasibility for relocation of the Lexington Hotel.

NOW THEREFORE, LET IT BE FURTHER RESOLVED, that the completed feasibility study must contain a codes, zoning, and regulatory compliance assessment for the proposed relocation property, impact analysis to surround properties showing no adverse impacts, structural evaluation that the hotel can be moved and relocated, and analysis of any potential conflicts the post office building may present for future Route 42 bridge replacement and other LFA recommendations, as well as recommendations addressing those identified conflicts.

Flood Hazard Mitigation Implementation Program
Can't Change Me LLC – Relocation Feasibility Costs

Property Owner: Can't Change Me LLC (Lexington Hotel)

Contact Person: Samantha Weiss

Address: 17 CR-13A, Lexington, NY 12452

LFA Recommendation: Yes

Property Category: Other

Phase: Feasibility

Project Description:

Can't Change Me LLC is requesting funding in the amount of \$5,000.00 to assess the feasibility of relocating the Lexington Hotel. The hotel is currently located within the floodway of the Schoharie Creek and has been impacted by past flooding including during Hurricane Irene. The Town Board has revised the Towns' LFA to include relocation of the hotel as a recommendation.

This applicant intends to relocate the hotel across County Route 13A to an area partially located within the 500-year floodplain. Here, the owners would like to reopen the hotel, add a restaurant and convert the barn to an event space.

The CWC Board of Directors previously denied funding for a feasibility study to assess flood protection or potential relocation of the structure as this was not a recommendation of the Towns' LFA at the time.

CWC Wastewater Committee recommends reimbursement of up to Five Thousand Dollars (\$5,000.00) for Can't Change Me LLC to complete a feasibility assessment of the potential relocation of the Lexington Hotel.

Application Form

1. Cover Page

Please print or type all information.

Lexington Hotel Flood Mitigation Project
Project Title

Samantha Weiss (404) 216-3437 /
Project Contact Person Telephone number / fax

Can't Change Me LLC 93-2882858
Applicant Tax ID number

Please check the appropriate box to describe applicant.
Municipality Property Owner Other -describe

17 CR-13A
Address

Lexington NY 12452 Greene
City State Zip Code County/Town

(404) 216-3437 sbubes@gmail.com
Telephone # Fax # E-mail

Samantha Weiss / Member
Chief executive officer of applicant organization / Title

Description of organization: Real estate ownership entity formed as a Limited Liability Company

\$5,000.00 Feasibility Study
Amount requested Type of Project (Relocation Assistance, Property Protection Measure(s), Alteration(s) to Public Infrastructure, Stream-related Construction, Emergency Stream Debris Removal)

Estimated Dates for Starting and Completing the Project June 2026 to November 2027

Are you proposing a multi-year project? yes, no

Authorized Signature [Signature] Date 1/20/26

Print Name Samantha Weiss

Application Form

2. Project Summary Page

Name of project Lexington Hotel Flood Mitigation Project Applicant Can't Change Me LLC

Summary of project including: a description of the project and, if possible, the need for the project as substantiated by the LFA, a description of the costs and benefits (with value) of the project, site location map and photos.

The Lexington Hotel is located between Schoharie Creek and County Route 13A in the Town of Lexington and is subject to recurring flooding. The Town of Lexington's Local Flood Analysis ("Town LFA") recommends, as clarified by the Town Board Resolution enclosed as Exhibit A, the physical relocation of the Hotel ("Project") as a foundational first step to enable comprehensive flood mitigation in the Lexington Hamlet. For convenience, a summary of select recommendations included in the Town LFA is included as Exhibit B.

This initial application seeks \$5,000 in Flood Hazard Mitigation Program ("FHMIP") funding to complete a feasibility study to confirm that:

(i) the land parcel located across County Route 13A (i.e., SBL 127.20-1-27) presents a lower risk of flooding than the parcel on which the Lexington Hotel currently resides; and

(ii) the development of the Hotel in this location is capable of complying with applicable zoning and building code requirements (including National Flood Insurance Code/Program and New York State Building Code).

This feasibility study is intended to inform a subsequent application by the Applicant for eligible funding under the CWC Program, which includes Relocation Assistance, to support the physical relocation of the Hotel to realize substantial, measurable impacts to the long-term flood hazards in the Lexington Hamlet, as recommended by the Town LFA.

The Applicant has reviewed the Flood Hazard Mitigation Implementation Program Rules ("CWC Program Rules") and believes that the Project is eligible for several categories of funding under the CWC Program. In terms of Project benefit, as per the LFA, the relocation of the Lexington Hotel is the single most important property-specific flood mitigation project that can be undertaken in the Town of Lexington yielding a BCR scoring above 1.0 and an estimated benefit in excess of \$1.2 million (without adjusting for inflation, and with a materially changed / warmer climate and substantially reduced relief for natural disasters with FEMA on the verge of bankruptcy).

The flood insurance rate map is attached.

Describe the long-term goal(s) of the proposed project:

The long-term goal of the project is to reduce flood-related risks to the Lexington Hotel and surrounding properties while protecting water quality within the New York City Watershed. By physically relocating the building to a less flood-vulnerable site and implementing appropriate mitigation measures, the project seeks to preserve a historic structure, improve long-term resiliency, and support sustainable economic activity in the Town of Lexington.

Application Form

3. Background Pages

Including: resolution authorizing the application if Applicant is a municipality, affidavit from the record owner of any private property where work will be performed, and description of proposed project team.

Name of project Lexington Hotel Flood Mitigation Project Applicant Can't Change Me LLC

Page __ of __ pages List attachments _____

The Lexington Hotel, located at 17 Route 13A in the Hamlet of Lexington, has experienced repeated flood damage due to its location within the 100-year floodplain. The Town LFA recommends, as clarified by the Town Board Resolution enclosed as Exhibit A, the physical relocation of the Hotel ("Project") as a foundational first step to enable comprehensive flood mitigation in the Lexington Hamlet.

As background, on or about April 29, 2024, the Applicant purchased and secured legal title to the historic Lexington Hotel and Old Post Office / General Store, as well as related parcels and structures, in Lexington, NY 12452, as follows:

- 1. SBL 127.20-2-31 (Hotel and Old Post Office / General Store)
2. SBL 127.20-2-10 (vacant lot)
3. SBL 127.20-1-9 (water well and accessory structure)
4. SBL 127.20-1-20 (large agricultural barn and small barn)

Both the Hotel and Old Post Office / General Store are located within a FEMA-designated floodway. Following significant flood damage caused by Hurricane Irene in August 2011, and years of subsequent neglect by previous owners, the Hotel is in fragile condition and requires immediate attention to protect public safety, mitigate flood risk, and safeguard water quality. Subject to all required approvals, the Applicant's development plans are to:

- rehabilitate and re-open the Hotel with a building extension that includes additional guest rooms, along with a bar and restaurant;
• rehabilitate the Old Post Office / General Store, and re-open it as an accessory commercial structure to the Hotel;
• add a pool to parcel SBL 127.20-1-27; and
• convert the large agricultural barn into an event space.

A draft Concept Site Plan and Project rendering illustrating the proposed physical relocation of the Hotel are enclosed as Exhibits C and D, respectively. Select pages from the Town's re-use plan prepared by an economic consultant in 2018 to encourage sustainable development in the Lexington Hamlet is enclosed as Exhibit E. The Applicant has also enclosed as Exhibit F a signed letter from the Town of Lexington's Code Enforcement Officer, which indicates that the Town's local laws, and consequently, the Project, will comply with all applicable zoning and building code requirements (including the National Flood Insurance Code/Program and New York State Building Code).

As further background, in August of 2024, Empire State Development approved \$1 million in Restore NY funding to assist with redevelopment of six structures within the Hamlet of Lexington. As proposed, the Lexington Hotel, as part of this revitalization project, will be completely rehabilitated for use once again as a hotel, with at least 14-rooms, plus restaurant and tap room (excluding the contemplated Hotel extension). The project, is however, dependent upon long term stabilization and protection of the Hotel, which has been the victim of repeated flood damage due to its current location in the 100-year flood zone. Assistance is being requested from CWC to secure the endangered, flood prone Lexington Hotel (17 Route 13A / SBL 127.20-2-31), potentially relocating the Hotel from its current site in the flood plain, across the street to a vacant lot outside the regulatory floodway (Route 13A / SBLW 127.20-1-27), the former site of an earlier iteration of the Lexington Hotel.

Application Form**4. Schedule**

Provide an estimate of when the following major milestones will occur. If possible, please provide start and completion target dates. The schedule will be attached to the contract for selected projects, with provisions to update in writing as needed.

1. Request for Proposals from consultants (Engineer, Planner, etc.)

List consultants and expected contract dates:

Current Status: The Applicant has developed a plan for re-use of the Hotel building for its originally intended hotel use, consistent with the Town of Lexington's plan for redevelopment of the Hamlet of Lexington commercial district. CWC is asked to conduct a feasibility study to identify flood mitigation measures and to support the physical relocation of the Hotel.

2. Scope of Work/Planning: Attached

3. Design: Attached

4. Permits (list all required permits with target receipt dates): Attached

5. Project Bidding: Attached

6. Construction/Implementation: Attached

7. Operation & Maintenance Manual (if applicable): Attached

8. Other project milestones (list):

RESOLUTION # 92-25

CLARIFYING THE RECOMMENDATIONS IN THE TOWN'S LOCAL FLOOD ANALYSIS AND SUPPORTING PARTICIPATION IN THE CATSKILLS WATERSHED CORPORATION FLOOD HAZARD MITIGATION IMPLEMENTATION PROGRAM

FOR

17 Route 13A, Lexington, NY

127.20-2-31

On a motion by Council Member Bradley Jenkins, seconded by Council Member Rose Petrella-Wilson the following was,

ADOPTED: Ayes – 5 – Barcone, Jenkins, Pushman, Schermerhorn, & Wilson

Nays - 0

Therefore this Town Board of the Town of Lexington move to make the following Resolution;

RESOLUTION # 92-25

CLARIFYING THE RECOMMENDATIONS IN THE TOWN'S LOCAL FLOOD ANALYSIS AND SUPPORTING PARTICIPATION IN THE CATSKILLS WATERSHED CORPORATION FLOOD HAZARD MITIGATION IMPLEMENTATION PROGRAM

FOR

17 Route 13A, Lexington, NY

127.20-2-31

WHEREAS, the Town of Lexington is subject to repetitive flooding that can damage property, close roads, disrupt traffic, and present a public health and safety hazard; and **WHEREAS**, extensive flooding resulting from tropical storms Irene and Lee in August and September 2011, respectively, caused catastrophic losses and hardship in the Town of Lexington, and certain towns and villages within the West of Hudson Watershed, which affected the economic and social character of certain West of Hudson watershed communities and adversely impacted water quality in the West of Hudson Watershed;

WHEREAS, at the request of local communities, funding from New York City (the "City") is being made available through the Catskill Watershed Corporation ("CWC") to help property owners who qualify for the CWC Flood Hazard Mitigation Implementation Program (the "CWC Program") by funding projects to improve the flood resiliency in certain West of Hudson watershed communities; and

WHEREAS, the CWC Program funds projects that are expected to have measurable impacts on the hazards caused by flooding, which are generally projects (i) identified through a Local Flood Analysis ("LFA"), and (ii) designed to remedy situations where an imminent and substantial danger to persons or properties exists or improve community-scale flood resilience while providing a water quality benefit; and

WHEREAS, in 2016, the Town of Lexington completed an LFA (the "Town LFA"), including a hydraulic analysis of flooding in the hamlet of Lexington, and the Town LFA recommends certain properties that are subject to repetitive flood damage or where structures are at risk (at Pages 38, 47 and 48) should be removed, relocated, floodproofed, elevated, or otherwise protected; and

WHEREAS, in 2018, the Town hired an economic consultant to prepare an economic revitalization plan, which after soliciting community feedback, proposes the relocation of the Lexington Hotel outside of the floodplain, and the restoration of the Old Post Office and its reopening as a commercial storefront in its current location (the "Re-Use Plan"), both located at 17 Route 13A (127.20-2-31); and

WHEREAS, in June 2024, the Town applied for an economic revitalization grant pursuant to the Restore New York Communities Initiative, with plans to relocate the Lexington Hotel outside of the floodplain, and introduce property protection measures at the Old Post Office to give effect to the Town's vision as set forth in the Re-Use Plan; and

WHEREAS, in August 2024, Governor Hochul, with Senator Hinchey's support, awarded the Town a grant pursuant to Restore New York Communities Initiative to give effect to the Town's vision as set forth in the Re-Use Plan (the "Grant Award"); and

WHEREAS, the Town has been approached by Can't Change Me LLC, the owner of the structures located at 17 Route 13A (127.20-2-31), indicating its intent to participate in, and seek eligible funding from, the CWC Program under the Relocation Assistance and Property Protection Measures categories to implement the Re-Use Plan; and

WHEREAS, Can't Change Me LLC has requested that the Town clarify certain recommendations set forth in the Town LFA; and

WHEREAS, the Town agrees to clarify that the Town's LFA recommends, among other things (i) the physical relocation of the Lexington Hotel as a foundational first step to enable comprehensive flood mitigation in the Lexington hamlet; and (ii) property protection measures, on a case-by-case basis, where structures are at risk, which includes the Old Post Office; and

WHEREAS, the Town further agrees that Can't Change Me LLC's applications for grant funding under the CWC Program are consistent with the LFA, the Re-Use Plan and the Grant Award; and

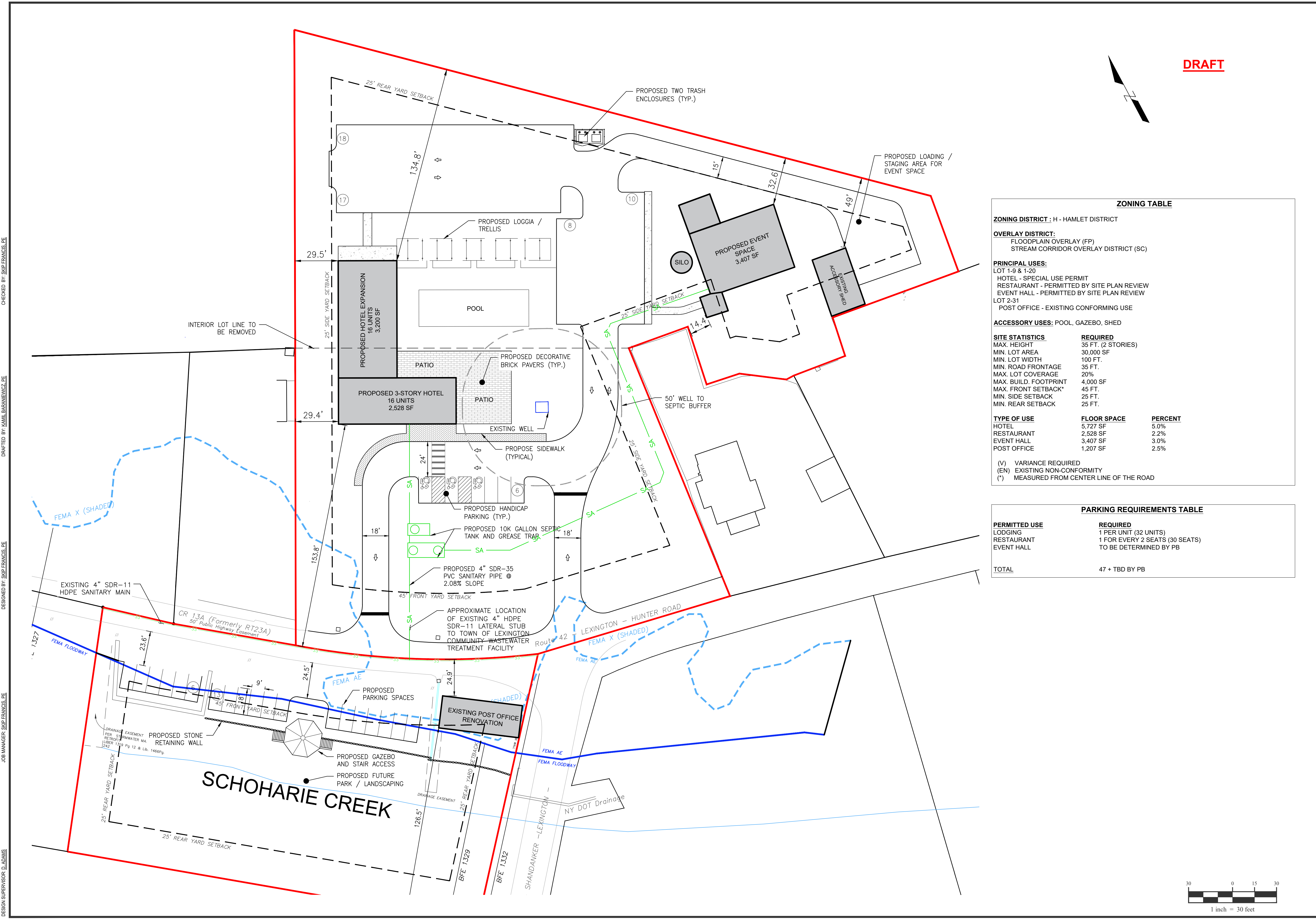
NOW THEREFORE, BE IT RESOLVED that the Town of Lexington hereby approves of the above mentioned clarifications to the Town's LFA, and of Can't Change Me LLC's application for grant funding pursuant to the CWC Program, to permanently remove this flood hazard risk from the Lexington community, while providing extraordinary water quality and community benefits from the overall project.

Certification

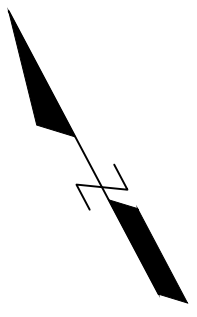
I, Charlotte Jaeger, being the Clerk of the Town of Lexington and the official recording officer of the Town of Lexington records do hereby certify that the above resolution was approved at the meeting of the Town of Lexington Town Board on the 4th day of December, 2025, that the resolution is true and correct and in full force and that an official record of this action is on file in the Town of Lexington's minutes book.

Signed: Charlotte P Jaeger Date: 12/8/2025
Town Clerk

FILE NAME: N:\Projects\2025\12-23-2025\Carl Chang, Me LLC - Lexington Hotel\Working\CAD\DWG\123-293_Concept.dwg; DATE: 10/24/2025 2:04 PM
 LAST SAVED BY: Kamal A. Baranewicz
 DESIGN SUPERVISOR: D. ADAMS
 JOB MANAGER: SHIP FRANKS, PE
 DESIGNED BY: SHIP FRANKS, PE
 CHECKED BY: SHIP FRANKS, PE



DRAFT



ZONING TABLE

ZONING DISTRICT: H - HAMLET DISTRICT

OVERLAY DISTRICT:
 FLOODPLAIN OVERLAY (FP)
 STREAM CORRIDOR OVERLAY DISTRICT (SC)

PRINCIPAL USES:
 LOT 1-9 & 1-20
 HOTEL - SPECIAL USE PERMIT
 RESTAURANT - PERMITTED BY SITE PLAN REVIEW
 EVENT HALL - PERMITTED BY SITE PLAN REVIEW
 LOT 2-31
 POST OFFICE - EXISTING CONFORMING USE

ACCESSORY USES: POOL, GAZEBO, SHED

SITE STATISTICS		REQUIRED
MAX. HEIGHT		35 FT. (2 STORIES)
MIN. LOT AREA		30,000 SF
MIN. LOT WIDTH		100 FT.
MIN. ROAD FRONTAGE		35 FT.
MAX. LOT COVERAGE		20%
MAX. BUILD. FOOTPRINT		4,000 SF
MAX. FRONT SETBACK*		45 FT.
MIN. SIDE SETBACK		25 FT.
MIN. REAR SETBACK		25 FT.

TYPE OF USE	FLOOR SPACE	PERCENT
HOTEL	5,727 SF	5.0%
RESTAURANT	2,528 SF	2.2%
EVENT HALL	3,407 SF	3.0%
POST OFFICE	1,207 SF	2.5%

(V) VARIANCE REQUIRED
 (EN) EXISTING NON-CONFORMITY
 (*) MEASURED FROM CENTER LINE OF THE ROAD

PARKING REQUIREMENTS TABLE

PERMITTED USE	REQUIRED
LODGING	1 PER UNIT (32 UNITS)
RESTAURANT	1 FOR EVERY 2 SEATS (30 SEATS)
EVENT HALL	TO BE DETERMINED BY PB
TOTAL	47 + TBD BY PB

NO.	REVISION	DATE	BY
2	FOR INITIAL TOWN SUBMISSION	10/24/2025	KB
1	FOR GRANT APPLICATION	05/17/2024	KB

CANT CHANGE ME, LLC

PROGRESS
PRINT
NOT FOR
CONSTRUCTION



PROPOSE HOTEL & EVENT SPACE
 17 NYS ROUTE 13A
 LEXINGTON, NEW YORK

CONCEPTUAL SITE PLAN

DATE: OCT 2025 CME No.: 123-293 SCALE: 1 IN = 30 FT

C-1

SHEET NUMBER 1 of 1

TOWN OF LEXINGTON, N.Y.
OFFICE OF CODE ENFORCEMENT
Carl Giangrande

P.O. Box 30
Lexington, N.Y. 12452

Office # (518) 989-6476
Fax # (518) 989-6618

1/15/26

Samantha and Alan Weiss
Re:17 Route 13A / 3943 Route 42
S/B/L 127.20-2-31 / 127.20-1-27

To Whom it May Concern,

In reference to any proposed development within the above-referenced properties please note, the Town of Lexington has enacted the "Flood Damage Prevention Local Law #1 of 1998" and all provisions of that law shall be complied with.

In addition to our Local Law, the Town of Lexington applies all of the "Floodplain Development Requirements" within the latest version of the International Building Code (appendix G) as well as all NFIP provisions.

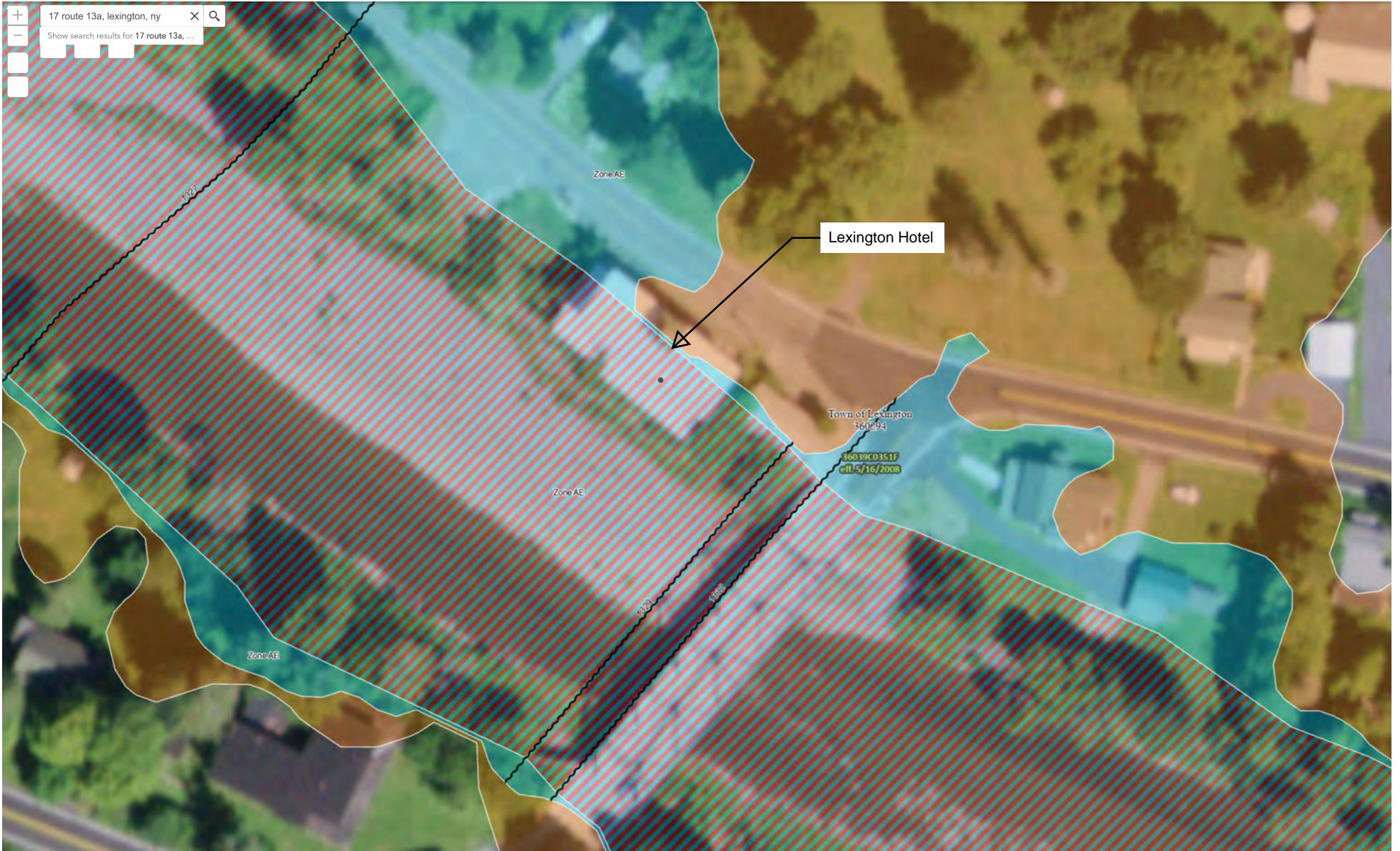
My office is available at your convenience should any further assistance be required.

Carl Giangrande



Code Enforcement Officer
Lexington, N.Y.

+ 17 route 13a, lexington, ny X Q
- Show search results for 17 route 13a, ...
□ □ □ □ □ □



March 3, 2026

RESOLUTION NO. 5987
APPROVAL OF OSMANLI PROPERTIES LLC
BUSINESS LOAN

WHEREAS, the Catskill Watershed Corporation (CWC) established the REDI Fund Loan Program for the purpose of providing low interest loans to qualified economic development projects in the West of Hudson Watershed to be administered by the CWC in accordance with the Catskill Fund for the Future (CFF) Program Rules; and

WHEREAS, Osmanli Properties LLC has applied for a Nine Hundred Sixty-Nine Thousand Five Hundred Eighty Dollar (\$969,580.00) loan for a term of twenty (20) years, at a rate of Four and three hundred seventy-five thousandths percent (4.375%), adjustable every five years to the CWC rate in effect at that time, such that the outstanding principal is fully paid on the two hundred and fortieth (240th) payment date, for Renovation of 444 Main Street, Franklin, NY, and soft costs; and

WHEREAS, pursuant to the CFF Program rules the CWC Staff has reviewed a completed CWC Loan application for Osmanli Properties LLC; and

WHEREAS, pursuant to the CFF Program rules the CWC Loan Committee has reviewed an underwriting report for Osmanli Properties LLC; and

WHEREAS, the CWC Loan Committee has recommended approval of the CWC Loan application from Osmanli Properties LLC; and

WHEREAS, the CWC staff has reviewed and processed this application, and submitted a loan application report to the Board of Directors, attached hereto; and

WHEREAS, the Executive Director, pursuant to the CFF Program rules, has evaluated and determined that this loan meets the criteria for a qualified economic development project, said recommendation is attached hereto and made a part hereof; and

WHEREAS, pursuant to the CFF Program Contract a condition of CFF loans (and grants) is that the recipient shall comply with all applicable provisions of the New York City Watershed regulations, as well as other applicable laws, rules and regulations; and

WHEREAS, prior to closing on this loan, all applicable approvals will have been received by the applicant; and

WHEREAS, pursuant to the CFF Program rules only the CWC Board of Directors may make an award from the CFF to an applicant.

NOW, THEREFORE BE IT RESOLVED, the CWC Board determines Osmanli Properties LLC's application meets the CWC CFF qualified economic development criteria and approves of the loan application in the amount of Nine Hundred Sixty-Nine Thousand Five Hundred Eighty Dollars (\$969,580.00) for a term of twenty (20) years, at a rate of four and three hundred seventy-five thousandths percent (4.375%), adjustable every five years to the CWC rate in effect at that time, such that the outstanding principal is fully paid on the two hundred and fortieth (240th) payment date.

NOW, THEREFORE BE IT FURTHER RESOLVED, the CWC staff is authorized and directed to issue a commitment letter informing the borrower of its intention to issue the loan subject to compliance with all applicable provisions of the New York City Watershed regulations as well as other applicable laws, rules and regulations, completion of the necessary documents, the right of objection and staff is directed to develop the loan agreement, promissory notes and other documentation necessary to effectuate this loan in a form agreed upon by CWC.

NOW, THEREFORE BE IT FURTHER RESOLVED, that upon said approval of loan documentation CWC is authorized to close on said loan and disburse proceeds thereof in accordance with the loan documents.

NOW, THEREFORE BE IT FURTHER RESOLVED, approval of an application by the Board constitutes a preliminary decision under the MOA. The decision will become final without any further action by the Board unless an objection is timely filed with the Watershed Protection and Partnership Council.

QEDP Evaluation and CWC Staff Recommendation

Purpose: To review the CWC Loan Application of Osmanli Properties LLC

The Executive Director of the CWC makes the following evaluation concerning a REDI Fund Loan to Osmanli Properties LLC located in the Town of Franklin, NY. Evaluation is based on the Evaluation Criteria established in the Catskill Fund for the Future Program Rules, approved on August 22, 2001, by the CWC Board of Directors.

1. Based on due inquiry to the NYSDEC, the NYCDEP and to the best of CWC's knowledge, the property at 444 Main Street, Franklin NY, owned by Osmanli Properties LLC will use the proceeds of this loan to be brought in compliance with all applicable environmental statutes and regulations.
2. Based on due inquiry to the NYSDEC, the NYCDEP and to the best of CWC's knowledge, the property at 444 Main Street, Franklin, NY, owned by Osmanli Properties LLC is currently subject to enforcement actions by a regulatory agency.
3. (a) To the best of CWC's knowledge, the project is consistent with historic land use patterns, available infrastructure and sensitivity to the need for water quality protection.
 - (i) Osmanli Properties LLC located at 444 Main Street, Franklin, NY, will operate as a Mix used rental property
 - (ii) The project is located in the Town of Franklin.
 - (iii) The project will utilize a Septic System.
 - (iv) The project appears to present no threat to water quality.
 - (v) The project appears to generate no materials with the potential to degrade water quality that are not pretreated prior to release.
 - (vi) Based on NYCDEP the project is not in the 60-day travel time.
 - (vii) There is no impact on Federal or State wetlands.
- (b) The project maintains the character of the Town of Franklin.
 - (i) The project is consistent with current zoning.
 - (ii) The project is compatible with surrounding land uses.
 - (iii) The project will not generate excessive traffic.
 - (iv) The project as described is of such magnitude that it does not appear likely to promote secondary growth and therefore requires not additional review of land use plans or infrastructure.
4. The project is consistent with the West of Hudson Economic Development Study, which has been completed.
5. Not applicable.

Catskill Watershed Corporation
Board of Directors Report
March 3, 2026

Borrower: **Osmanli Properties LLC**
1663 Wheat Hill Road
Sidney Center, NY 13839
<https://www.tulipandtherose.com/>

REDI-Loan (1) Permanent: \$469,580
REDI-Loan (2) Reimbursed by Grant: \$500,000
Total REDI-Loan Request: **\$969,580**
Rate: 4.375 % (5 year adjustable)
Term: 20 years
Amortization: 18.5 years (18 months of interest only)
CWC Monthly Payment 1: \$ 3,089.11
CWC Monthly Payment 2: \$ 3,289.23
Total Monthly Payments: \$ 6,378.34
Type: Retail
County: Delaware
Town: Franklin

Uses of Funds	CWC	NY Restore Grant	Equity & DC IDA	Total
Renovation	\$ 580,000.00		\$ 95,000.00	\$ 675,000.00
Roof	\$ 50,000.00			\$ 50,000.00
Electric	\$ 74,000.00		\$ 17,000.00	\$ 91,000.00
Plumbing	\$ 20,000.00		\$ 6,800.00	\$ 26,800.00
Contingency	\$ 97,580.00			\$ 97,580.00
Septic	\$ 133,000.00			\$ 133,000.00
Soft Costs	\$ 15,000.00			\$ 15,000.00
Total	\$ 969,580.00		\$ 118,800.00	\$ 1,088,380.00
Reduced by Grant	\$ 469,580.00	\$ 500,000.00		

Note: \$469,580 will be the permanent financing once the renovation is complete and CWC is reimbursed from the Restore NY Grant funds.

Debt Service Coverage/Cash Flow/Classification **\$969,580** **\$469,580**

Proforma DSC (Yr. 1)	.97:1	1.99:1
Proforma DSC (Yr. 3)	1.04:1	2.14:1
Breakeven @ 56.2% of Yr. 3 Projections reduced loan		1.0:1
Collateral Coverage	.68	1.40
Net Worth Rating	NA	NA
Loan Classification	III C	IIA

Security:

- First position lien on 444 Main Street, Franklin, NY SBL: 97.12-3-6
- First position lien on 450 Main Street, Franklin, NY SBL: 97.12-3-4
- Assignment of Rents and Leases on 444 Main Street and 450 Main Street Franklin, NY

I. STATEMENT OF PURPOSE

The purpose of this business plan is to secure a \$969,580 REDI loan for the renovation of a blighted building located at 444 Main St. in Franklin, NY. Osmanli Properties LLC, established in 2013, owns and operates a restaurant across the street, The Tulip and Rose Cafe. It recently acquired 444 Main Street and 450 Main Steet [450 Main Street houses the Franklin Post Office], Franklin, NY. The loan will be used to renovate the entirety of 444 Main and install the necessary septic system required to get a Certificate of Occupancy. This project is part of a NY Restore Grant already awarded to the Village of Franklin in May 2025. Osmanli Properties LLC will receive \$500,000 from the NY Restore Grant as reimbursement once the project is completed. Reducing the REDI loan to \$469,580, which will be repaid through rental income provided by the newly renovated commercial and residential spaces.

II. DESCRIPTION OF BUSINESS

Osmanli Properties LLC's sole member, Osmanli Dergahi, is a registered 501c3 religious non-profit organization. It's EIN and NYS sales tax ID is 46-1483970. It has operated the restaurant The Tulip and Rose Cafe in Franklin since July of 2014. It has also purchased, renovated, and sold houses as a source of income for the member. Now it is working closely with NYS Empire State Development, the Delaware County IDA, and the Village of Franklin to execute the project which was awarded the NY Restore Grant. The properties involved in this project have remained vacant and deteriorating for years due to prior owner disinvestment. Despite a resurgence in private investment and new businesses on Main Street, the continued growth and sustainability of Main Street is hampered by these vacant properties. Funds from the Restore program and REDI loan will enable Osmanli Properties LLC to rehabilitate 3,400 sq. ft. of vacant and under-utilized main street space for the development of new commercial businesses and new studio apartments. This project will contribute to both economic growth and residential opportunities in the Village of Franklin.

III. DESCRIPTION OF COLLATERAL

The 444 Main St building is a two-story structure with a total of 3,400 square feet of space on the first floor and second floors and an additional 1,700 square feet of usable basement. The historic Franklin main street suffers from spot blight located at the heart of the community.

The original project submitted to the NY Restore Grant was for two commercial spaces on the first floor and a single, 3 bedroom apartment on the second floor. New York State ESD has since allowed for some modification, and our plan will now consist of two commercial spaces on the first floor, one commercial office space and 3 studio apartments on the second floor. Contingent leases have already been obtained for the two commercial spaces. Studio apartments are in high demand in Franklin due to its proximity to SUNY Oneonta and Hartwick College.

This project began with the soil testing, surveying, and completing the engineered plans for the septic system and necessary easements. Funding for this will be from personal investment and matching contributions from the Delaware County IDA. Once all parties agree and sign off

on the easements, the septic work can begin. If the full amount of the CWC funding is available, the building renovations can also begin and run concurrent with the septic installation

IV. PROJECT GOALS

This project is focused on transforming its historic main street district into a vibrant, economically sustainable hub. Below are the critical elements that highlight its significance and alignment with broader development goals:

Alignment with Local Development Plans

1. Preservation of Historic Village of Franklin

- The buildings targeted in this project are integral to the Village's identity and heritage.
- Renovations will maintain architectural consistency with neighboring properties, preserving the aesthetic and historical character of the main street district.

2. Comprehensive Plan Priority

- Revitalizing the main street district is the top priority of Franklin's comprehensive plan, addressing both economic and cultural objectives.
- This project enables the community to realize its vision of a thriving downtown by transforming under-utilized spaces into productive assets.

Economic and Community Impact

1. Transitioning to a Tourism and Ex-Urban Economy

- Franklin is positioning itself as a destination for tourism and a haven for ex-urbanites, making the redevelopment of its core downtown area critical.
- By addressing infrastructure barriers and leveraging private investment, the project will catalyze economic growth and attract new residents and visitors.

2. Revitalization of Vacant Space

- The project will rehabilitate 3,400 sq. ft. of vacant commercial space, creating opportunities for new businesses and residential use.
- This transformation will contribute to a more vibrant and dynamic downtown area, improving quality of life and economic vitality.

Long-Term Vision

1. Creating a Desirable Community

- This project aligns with the vision of making Franklin a place where people want to live, work, and visit, fostering a sense of community and pride.
- The introduction of new businesses and community amenities will attract both visitors and residents, enhancing the Village's appeal and economic base.

2. Sustainable Economic Development

- By leveraging public funding to unlock private investment, the project ensures a balanced and sustainable approach to growth.
- The restored properties will serve as economic engines, supporting long-term development and stability.

V. MANAGEMENT AND PERSONNEL

The management of Osmanli Properties LLC has owned and operated the Tulip and Rose Cafe in Franklin since 2014. This is no small feat. Their dedication to tirelessly researching and experimenting with recipes, spices, herbs, and techniques to bring the world to Main Street has already made the Village of Franklin a statewide and nationwide destination spot.

Junaid Khan M.D. Pulmonologist; Critical Care Guthrie/Lourde's Hospital Binghamton

Kevin Greene; Bachelor of Arts SUNY Stony Brook[Classical Guitar], Sidney Town Councilor,
Premier Roofing Sales Manager, Tulip and Rose Manager

IV. PROPOSED COLLATERAL

- First position lien on 444 Main Street, Franklin, NY SBL: 97.12-3-6
- First position lien on 450 Main Street, Franklin, NY SBL: 97.12-3-4
- Assignment of Rents and Leases on 444 Main Street and 450 Main Street Franklin, NY

LOAN CLASSIFICATION: IIA

XI. POSITIVE ATTRIBUTES

- **The project is part of a Restore NY Grant for the Village of Franklin, benefiting 9 properties**
- **Restoring a building that may be condemned otherwise**
- **Creating potential for two new Main St. businesses and workforce housing**
- **Positive cash flow - (permanent financing)**
- **Positive collateral - (permanent financing)**

XII. NEGATIVE ATTRIBUTES

- **Cash flow and collateral are reduced with the grant financing**

XIII. MITIGATES

- **Interest only during the renovation period Grant has been awarded**

XIV. CONTINGENCIES AND CONDITIONS PRECEDENT

- **Property easements are in place**
- **Delaware County IDA funding in place**
- **Up to 6 draws during renovation period with a 10% hold back pending receipt of the Certificate of Occupancy**

TERM SHEET
 Catskill Watershed Corporation
 Board of Directors Report

Borrower: **Osmanli Properties LLC**
 1663 Wheat Hill Road
 Sidney Center, NY 13839
<https://www.tulipandtherose.com/>

REDI-Loan (1) Permanent: \$469,580
 REDI-Loan (2) Reimbursed by Grant: \$500,000
 Total REDI-Loan Request: **\$969,580**
 Rate: 4.375 % (5 year adjustable)
 Term: 20 years
 Amortization: 18.5 years (18 months of interest only)
 CWC Monthly Payment 1: \$ 3,089.11
 CWC Monthly Payment 2: \$ 3,289.23
 Total Monthly Payments: \$ 6,378.34
 Type: Retail
 County: Delaware
 Town: Franklin

Uses of Funds	CWC	NY Restore Grant	Equity	Total
Renovation	\$ 580,000.00		\$ 95,000.00	\$ 675,000.00
Roof	\$ 50,000.00			\$ 50,000.00
Electric	\$ 74,000.00		\$ 17,000.00	\$ 91,000.00
Plumbing	\$ 20,000.00		\$ 6,800.00	\$ 26,800.00
Contingency	\$ 97,580.00			\$ 97,580.00
Septic	\$ 133,000.00			\$ 133,000.00
Soft Costs	\$ 15,000.00			\$ 15,000.00
Total	\$ 969,580.00		\$ 118,800.00	\$ 1,088,380.00
Reduced by Grant	\$ 469,580.00	\$ 500,000.00		

Note: \$469,580 will be the permanent financing once the renovation is complete and CWC is reimbursed from the Restore NY Grant funds.

<u>Debt Service Coverage/Cash Flow/Classification</u>	<u>\$969,580</u>	<u>\$469,580</u>
Proforma DSC (Yr. 1)	.97:1	1.99:1
Proforma DSC (Yr. 3)	1.04:1	2.14:1
Breakeven @ 56.2% of Yr. 3 Projections reduced loan		1.0:1
Collateral Coverage	.68	1.40
Net Worth Rating	NA	NA
Loan Classification	III C	IIA

Security:

- First position lien on 444 Main Street, Franklin, NY SBL: 97.12-3-6
- First position lien on 450 Main Street, Franklin, NY SBL: 97.12-3-4
- Assignment of Rents and Leases on 444 Main Street and 450 Main Street Franklin, NY

