

1) Call to Order

The Regular Meeting of the Sharon Springs Central School Board of Education was called to order in the school library at 7:30 PM by President, Helen Roberts.

Present: Helen Roberts, President
Sofia Issa, Board Trustee
Brandi Kerber, Board Trustee
Rose Chase, Board Trustee
Yasmin Issa, Student Representative
Thomas Yorke, Principal/Superintendent

Absent: None

Excused: Anthony DiPace, Business Manager
Christine Cornwell, Vice-President

Others Attending: ... Chris English, Lorelyn Webb, Seth Mahoney, Isabella Perrotti, Alkeira Perrotti, Dan Fay, Eugene Waldbauer...

2) Approval of Minutes

The minutes of the Monday, April 7, 2025 Regular Meeting were previously distributed to the Board for their review. Upon recommendation of the Superintendent, a **motion** to approve the Monday, April 7, 2025 Regular Meeting minutes as presented, made by Rose Chase and seconded by Sofia Issa, was carried unanimously 4:0.

3) Reports

A.) Business Manager/District Clerk

The Business Manager's Report was previously submitted to the Board for their review.

1. The internal claims auditor's report was presented. The Board accepted the internal claims auditor's report dated May 12, 2025.
2. The Board reviewed the May 12, 2025 Extra-Curricular Treasurer's Report.
3. Upon recommendation of the Superintendent, a **motion** to approve Budget Transfer # A-12, made by Helen Roberts and seconded by Sofia Issa, was carried unanimously 4:0.
4. Upon recommendation of the Superintendent, a **motion** to approve Warrants # 49, 51, and Capital Project # 52 (Re-issue Check), made by Helen Roberts and seconded by Sofia Issa, was carried unanimously 4:0.
5. The Appropriation Status/Revenue Status Reports were reviewed.

SHARON SPRINGS CENTRAL SCHOOL DISTRICT

PILOT AMENDMENT APPROVAL RESOLUTION

6) WAL-MART STORES, INC. PROJECT – AMENDED PILOT AGREEMENT

RESOLUTION APPROVING THE TERMS AND CONDITIONS OF CERTAIN MODIFICATION DOCUMENTS TO BE ENTERED INTO BETWEEN SCHOHARIE COUNTY INDUSTRIAL DEVELOPMENT AGENCY AND WAL-MART STORES, INC. IN CONNECTION WITH THE WAL-MART STORES, INC. PROJECT.

WHEREAS, on July 27, 1994, the Agency executed and delivered a lease agreement dated as of July 15, 1994 (the “Original Lease Agreement”) with Wal-Mart Stores, Inc. (the “Company”) for the purpose of undertaking the following project (the “Project”) consisting of the following: (A) (1) the acquisition of an interest in a parcel of land containing approximately 217 acres located at 721 Highway Route 20 (currently tax ID # 5.19-1-1) in the Town of Sharon, Village of Sharon Springs, Schoharie County, New York (the “Land”), (2) the construction on the Land of a single story building initially to contain approximately 1.42 million square feet of space (the “Facility”); and (3) the acquisition and installation therein and thereon of certain machinery and equipment (the “Equipment”) (the Land, the Facility and the Equipment hereinafter collectively referred to as the “Project Facility”), all of the foregoing to be utilized by the Company as a warehouse/distribution center; (B) the granting of certain “financial assistance” (within the meaning of Section 854(14) of the Act) with respect to the foregoing, including potential exemptions from certain sales and use taxes, real property taxes, real estate transfer taxes and mortgage recording taxes (collectively, the “Financial Assistance”); and (C) the lease (with an obligation to purchase) of the Project Facility to the Company pursuant to the Original Lease Agreement; and

WHEREAS, the acquisition, construction and installation of the Project is complete; and

WHEREAS, simultaneously with the execution and delivery of the Original Lease Agreement, the Company and the Agency executed and delivered a payment in lieu of tax agreement dated as of July 15, 1994 (the “Original PILOT Agreement”) by and between the Agency and the Company, pursuant to which the Company agreed, among other things, to make certain payments in lieu of tax payments to Schoharie County, the Town of Sharon, the Village of Sharon Springs and the Sharon Springs Central School District (collectively, the “Affected Taxing Jurisdictions”); and

WHEREAS, in connection with a request (the “2015 Request”), and pursuant to the approval of the 2015 Request adopted by the governing body of each of the Affected Taxing Jurisdictions, (A) the Original Lease Agreement was amended pursuant to a first amendment to lease agreement dated as of June 1, 2015 (the “First Amendment to Lease,” and collectively with the Original Lease Agreement, the “2015 Lease Agreement”), (B) the Original PILOT Agreement was amended pursuant to a first amended and restated payment in lieu of tax agreement dated as of June 1, 2015 (the “First A&R PILOT,” and collectively with the Original PILOT Agreement, the “2015 PILOT Agreement”) pursuant to which the Agency and the Company, among other things, amended the term of the Original PILOT Agreement to provide that the agreement would be scheduled to terminate on May 31, 2025 in accordance with the terms of the 2015 Lease Agreement, and (C) the Agency and the Company executed and delivered a project benefits agreement dated as of June 1, 2015 (the “Project Benefits Agreement”) by and between the Agency and the

Company relating to the terms of the granting by the Agency of the Financial Assistance to the Company and the extension of the Basic Documents (as defined in the 2015 Lease Agreement); and

WHEREAS, in October, 2024, the Company submitted an application to the Agency (the “Application”), a copy of which Application is on file at the office of the Agency, for the purpose of further amending (A) the payment terms of the 2015 PILOT Agreement and (B) the expiration date of the Basic Documents; and

WHEREAS, the Affected Taxing Jurisdictions have engaged in discussions with the Agency and the Company regarding the Application to provide for the following (collectively, the “2025 PILOT Amendments”): (A) an extension to the term of the Basic Documents for an additional ten (10) years; and (B) a first amendment to the First A&R PILOT (the “First Amendment to A&R PILOT,” and, collectively with the 2015 PILOT Agreement, the “PILOT Agreement”), which First Amendment to A&R PILOT would provide that the Company shall make annual payments in lieu of taxes in an amount equal to \$1,150,000 and allocated among the Affected Taxing Jurisdictions in the amounts described on Schedule A attached hereto; and

WHEREAS, in order to implement the 2025 PILOT Amendments, the Company will execute and deliver: (A) the First Amendment to A&R PILOT, (B) a certain omnibus amendment to the Basic Documents, and (C) various other documents in connection with the 2025 PILOT Amendments (collectively, the “2025 Modification Documents”); and

WHEREAS, under the Agency’s Uniform Tax Exemption Policy (the “Policy”) and Section 874(4)(b) of the General Municipal Law of the State of New York (the “GML”), the consents of the Affected Taxing Jurisdictions are required before the Agency can execute and deliver the 2025 Modification Documents;

NOW, THEREFORE, BE IT RESOLVED by the Board of Education of the Sharon Springs Central School District (the “School District”) as follows:

Section 1. The Board of Education of the School District hereby (A) requests the Agency to execute and deliver the 2025 Modification Documents, (B) approves the terms and conditions of the 2025 PILOT Amendments and the 2025 Modification Documents, including but not limited, to the payment terms as described on Schedule A attached hereto, (C) approves the allocation of the payments in lieu of taxes as described on Schedule A attached hereto, and (D) waives the receipt of any notice from the Agency provided for under New York State law and the Policy with respect to any deviation by the Agency from the Policy with respect to the 2025 PILOT Amendments.

Section 2. The President of the Board of Education and/or the Superintendent of Schools is hereby authorized, on behalf of the School District, to execute and deliver such portions of the 2025 Modification Documents as may be necessary, or consents thereto, said 2025 Modification Documents to contain the payment terms presented at this meeting with such changes, variations, omissions and insertions as the President of the Board of Education and/or the Superintendent of Schools shall approve, the execution thereof by the President of the Board of Education and/or the Superintendent of Schools to constitute conclusive evidence of such approval.

Section 3. The officers, employees and agents of the School District are hereby authorized and directed for and in the name and on behalf of the School District to do all acts and things required or provided for by the applicable provisions of this resolution in order to ensure compliance with such provisions as they relate to the execution and delivery of the 2025 Modification Documents, and to execute and deliver all such additional certificates, instruments and documents, and to do all such further acts and

things as may be necessary or, in the opinion of the officer, employee or agent acting, desirable and proper to effect the purposes of the foregoing resolution.

Section 4. This resolution shall take effect immediately.

The question of the adoption of the foregoing resolution was duly put to a vote on roll call, which resulted as follows:

Upon recommendation of the Superintendent, a **motion** to approve the above Wal-Mart PILOT Agreement Resolution, made by Brandi Kerber and seconded by Rose Chase, was carried unanimously 4:0:1

Yeah: Helen Roberts, President

Sofia Issa, Board Trustee

Brandi Kerber, Board Trustee

Rose Chase, Board Trustee

Ney: None

Absent: Christine Cornwell, Vice-President

The foregoing resolution was thereupon declared duly adopted 5:0:0.

SCHEDULE A
PAYMENT AND ALLOCATION TERMS

Year	Total Payment	County Portion (17.5%)	Town Portion (17.5%)	Village Portion (17%)	School District Portion (48%)
1	\$1,150,000	\$201,250	\$201,250	\$195,500	\$552,000
2	\$1,150,000	\$201,250	\$201,250	\$195,500	\$552,000
3	\$1,150,000	\$201,250	\$201,250	\$195,500	\$552,000
4	\$1,150,000	\$201,250	\$201,250	\$195,500	\$552,000
5	\$1,150,000	\$201,250	\$201,250	\$195,500	\$552,000
6	\$1,150,000	\$201,250	\$201,250	\$195,500	\$552,000
7	\$1,150,000	\$201,250	\$201,250	\$195,500	\$552,000
8	\$1,150,000	\$201,250	\$201,250	\$195,500	\$552,000
9	\$1,150,000	\$201,250	\$201,250	\$195,500	\$552,000
10	\$1,150,000	\$201,250	\$201,250	\$195,500	\$552,000

7. (RIC ONE ROC) RESOLUTION OF BOARD OF EDUCATION

Upon recommendation of the Superintendent, a **motion** to approve the RIC (ONE) ROC Resolution, made by Brandi Kerber and seconded by Rose Chase, was carried unanimously 4:0.

WHEREAS, four (4) BOCES (Onondaga-Cortland-Madison BOCES, Albany-Schoharie-Schenectady-Saratoga BOCES, Madison-Oneida BOCES and Broome-Tioga BOCES) have collaborated and entered into an Article 5 General Municipal Law intermunicipal arrangement for the purpose of improving vendor management and data security and privacy practices for school districts and/or BOCES statewide known as the RIC ONE Risk Operations Center (the “ROC”);

WHEREAS, the Board of Education of the Sharon Springs Central School District, through its affiliation with a locally based Regional Information Center, participates with the ROC and desires, for the 2025-2026 fiscal year, to authorize the ROC to enter into Data Privacy Agreements and related exhibits (DPAs) with vendors and third-party contractors that include the requirements of, and compliance with, New York State Education Law Section 2-d and Part 121 Regulations (collectively, “Ed

Law 2d”) related to student personally identifiable information (PII) and certain Teacher and Principal APPR data;

WHEREAS, the ROC also partners with NYSED, the Access4Learning Student Data Privacy Consortium (SDPC) and The Education Cooperative (TEC), to negotiate and approve Ed Law 2-d compliant DPAs;

WHEREAS, the DPAs are presented to school districts and/or BOCES for final execution and do not require the expenditure of funds beyond those budgeted; and

BE IT RESOLVED, Board of Education of the Sharon Springs Central School District authorizes the attorneys designated by the ROC to negotiate and approve of DPAs for software and/or technology resources; and,

BE IT FURTHER RESOLVED, the Sharon Springs Central School District Board of Education grants the ROC and its designated attorneys the authority to negotiate the terms and conditions of DPAs and take such actions so as to effectuate the purposes and intent of this resolution.

CERTIFICATION

It is hereby certified that the above motion was approved by the Sharon Springs Central School District Board of Education at its meeting, duly noticed, held on Monday, May 12, 2025.

B) Superintendent/Principal

The Superintendent’s Report was previously submitted to the Board for their review.

Presentation:

- Mr. Yorke introduced the Class of 2025 Valedictorian, Isabella Perrotti and the Salutatorian, Seth Mahoney. The Board congratulated Isabella and Seth and presented them with a gift in recognition of their achievement. A short break for refreshments was taken to visit with Isabella and Seth.

2025 – 2026 Budget Presentation and Discussion

- Mr. Yorke announced that final numbers have come down from the state and that although they are approximately \$20,000 less than the numbers expected, the difference in the new Wal-Mart PILOT agreement will help to avoid any additional cuts.
- Mr. Yorke introduced Eugene Waldbauer from Danforth and Dan Fay from Teitsch-Kent-Fay who discussed the Energy Performance Contract and the expected savings for the District and the proposed Capital Project that will be voted on May 20th, 2025.

C.) CSE

No CSE Student Recommendations were presented.

4.) Privilege of the Floor

No questions or comments were presented.

5.) Correspondence

No other correspondence was presented to the Board.

6.) Unfinished Business

No unfinished business was discussed.

7.) New Business

- a. The Board completed a review of the following policies:
 1. 4.1 Definition of Policy
 2. 4.2 Input to Policy Development
 3. 4.3 Review, Adoption, and Amendment of Policies
- b. Upon recommendation of the Superintendent, a **motion** to approve following 2025 – 2026 Out of District Students, made by Sofia Issa and seconded by Brandi Kerber, was carried unanimously 4:0:
 1. Armstrong, Maven – Grade 4
- c. Upon recommendation of the Superintendent, a **motion** to approve the Non-Certified Substitute recommendation of Ethan Adams, made by Helen Roberts and seconded by Sofia Issa, was carried unanimously 4:0.

Non-certified substitutes for teachers are paid at the per diem rate of \$110 per day. With proof of a four-year degree the per diem rate increases to \$120 per day. Certified teachers are paid at the per diem rate of \$135 per day.

8.) Other Business

- Mrs. Roberts reported that the Schoharie Area School Boards Spring Dinner Meeting has been cancelled.
- The May 19th Board of Education Meeting has been cancelled. The next Board of Education Meeting will be held on June 9, 2025.

Student Member Report – The student representatives had previous engagements.

- The College Caravan on Monday, May 12th was well received and the students enjoyed the opportunity to interact with the colleges represented.
- The Middle and High School Concert will be held on Tuesday, May 13th at 7:00 pm.

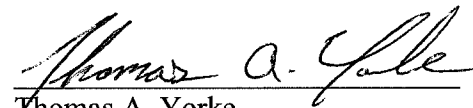
- The Prom is being held off campus at SUNY Cobleskill on Saturday, May 17th at 7:00 pm followed by the SADD Post Prom Party at SSCS from 11:30 pm – 5:30 am.

9.) Executive Session

No executive session was held.

10.) Adjournment

A **motion** to adjourn the meeting at 8:07 PM, made by Helen Roberts and seconded by Sofia Issa was carried unanimously 4:0.


Thomas A. Yorke
Deputy District Clerk