County of Chenango Industrial Development Agency

19 East Main Street
Norwich, New York 13815
607-334-1400

Date: February 18, 2026

From: Salvatore J. Testani

To:		
	RC Woodford	The Evening Sun
	Stanley Foulds	Shane Butler, Chenango County Planning Department
	Brian Burton	Jeff Blanchard, Chairman, Chenango County Board of Supervisors
	Michael Khoury	Omar Sanders, Empire State Development
	Louis Callea	Thomas Clifford, Bond, Schoeneck & King PLLC
	Frank Crawford	Matthew Wells, Bond Schoeneck & King PLLC
	Taylor Zieno	US Senator Charles Schumer
		US Senator Kirsten Gillibrand
		US Congressman Josh Riley
		New York State Governor Kathy Hochul
		New York State Assemblyman Joe Angelino
		New York State Assemblyman Jeff Gallahan
		New York State Senator Peter Oberacker
		New York State Senator Joseph Griffo

Subject: CCIDA Board of Directors Meeting

The February CCIDA Board meeting will begin at 8:00 a.m. on **Wednesday February 18, 2026,** at the Commerce Chenango Office, 19 East Main Street, Norwich, NY 13815.

The meeting is open to the public and will be streamed live on the Chenango County IDA YouTube Channel. The link can be found on the Chenango County IDA website: https://tinyurl.com/ChenCtyIDA

Please RSVP at your earliest convenience by e-mail at jholden@chenangony.org and if you have any questions, you may contact us at 607-334-1400.

Thank you.

Chenango County IDA Board
Regular Meeting Agenda
February 18, 2026 | 8:00 a.m.
Commerce Chenango Community Room

I. Roll Call.

II. Reading of IDA Mission Statement:

> *"The mission of the Chenango County Industrial Development Agency is to drive economic growth by providing targeted incentives that strengthen the tax base, support job creation, and promote clean and/or affordable energy solutions for a more sustainable future."*

III. Approval of Minutes:
   a. January 21, 2026, Regular Meeting Minutes

IV. Financial Report:
   a. January 31, 2026, Financial Statements

V. Bills & Invoices:

Advanced Fire Protection	-206.00
Bond, Schoeneck & King, PLLC	-491.25
NYSEG (Commerce)	-2,006.64
Principle Design Engineering, PLLC	-42,580.00
C&B Landscaping	-1,755.00
Frontier	-78.49
J.C. Ehrlich	-124.00
The Sherburne News LLC	-216.00
TOTAL	-47,457.38

VI. PILOT Updates:
   a. Norbut Solar Farms-Norwich Sites 1&2
   b. Payne Solar
   c. Principle Holdings Group

VII. New Business:
   a. Fraud Training

VIII. Old Business
   a. E. Main St. Building (Early Learning Center)
   b. Chobani (Woods Corners)
   c. Brownfield Grant
   d. Land Bank
   e. Sunrise Family Farms

IX. Upcoming Events:

- Economic Outlook Breakfast
  - Tuesday, February 24
- CCIDA Board Meeting
  - Wednesday, March 18

For times and details please visit: CommerceChenango.com

X. Executive Session (if needed)

XI. Adjournment

Next meeting date is set at 8:00 a.m. on Wednesday, March 18, 2026

County of Chenango IDA Board
Meeting Minutes
January 21, 2026 | 8:00 A.M.

Present: RC Woodford; B. Burton; L. Callea; F. Crawford; M. Khoury; T. Zieno
Absent: S. Foulds
Staff: T. Oliver; S. Testani; J. Axtell; J. Holden
Guests: E. Scrivener; J. Blanchard

1. Chairman RC Woodford called the board meeting to order at 8:00 A.M., and the Roll Call was taken.

2. RC Woodford read the IDA Mission Statement:

   "The mission of the Chenango County Industrial Development Agency is to drive economic growth by providing targeted incentives that strengthen the tax base, support job creation, and promote clean and/or affordable energy solutions for a more sustainable future."

3. Motion was made by B. Burton to approve the Regular Board Meeting Minutes of December 17, 2025, seconded by L. Callea. Ayes all. Approved.

4. J. Axtell reviewed the Financial Statements as of December 31, 2025, and a motion to approve as presented was made by T. Zieno, seconded by M. Khoury. Ayes all. Approved.

5. J. Axtell reviewed the Bills & Invoices in detail, and a motion to approve the bills and invoices made by B. Burton, seconded by F. Crawford Ayes all. Approved.

6. PILOT Activity Update – Presented by T. Oliver

   a. Norbut Solar Farms – The project has remained inactive since last spring. The applicant has since re-engaged with the IDA and is now actively pursuing project completion.

   b. Payne Solar – The project is anticipated to close on January 28. Closing fees are estimated at approximately $100,000 per PILOT, for a total of four PILOT agreements.

   c. Principle Holdings Group – The applicant has re-engaged with the IDA in a substantive manner. Counsel anticipates closing during the first quarter.

7. Old Business – T. Oliver and S. Testani Update:

    a. 19 E. Main Street Building (Early Learning Center): T. Oliver reported that the bid package for a General Contractor has not yet been released, as Principle Engineer is waiting for HVAC vendor information.

    b. Everything Bagelry – We delivered a new lease with positive feedback.

    c. Chobani Woods Corners Location: S. Testani reported that the scope of the project has evolved from a water study into a 5-megawatt substation. NYSEG is now proposing to expand the existing substation to 20 megawatts, which would support the region's ability to compete for advanced microelectronics opportunities.

    d. Brownfield Grant: The application is currently being prepared and is due this month. If awarded, the funds would support the expansion of the City's (Norwich) BOA (Brownfield Opportunity Area) opportunity zone.

    e. Sunraise Dairy: The company is planning to construct a 50,000 sq. ft. along Route 23. The Planning Department is pursuing a $1 million infrastructure grant that could support extension of water and sewer service to that side of the bridge.

    f. Land Bank Discussion: S. Testani reported he plans to present the Land Bank initiative to the Chenango County Legislature on February 11, 2026.

    g. NYS&W Railroad: Negotiations continue with OSI (Open Space Institute), to create a recreational path along the tracks.

8. S. Testani presented the Executive Director's Report:

    a. A list of upcoming events taking place between now and the next IDA meeting was provided during the report.

9. Motion was made by B. Burton to adjourn at 8:26 A.M. Seconded by M. Khoury. Ayes all. Approved.

Next meeting date is set at 8:00 A.M. on Wednesday, February 18, 2026

Respectfully Submitted,

John Holden

John Holden - Board Recorder

County of Chenango IDA

Statement of Financial Position

January 31, 2026

	Note		January 31, 2026		December 31, 2025
ASSETS					
Current Assets					
Checking #6274	(1)	$	605,067.59	$	16,586.13
Money Market #2574			1,334.95		1,332.23
RR Project Checking #6598			-		-
IntraFI #7275			803,000.20		800,616.89
Accounts Receivable	(2)		1,693,214.64		1,693,924.13
Due from DCC			-		-
Due from Foundation			-		562.50
Financing Leases - Current					
Cascun Lease			-		-
Norwich Meadows Lease			-		-
Everything Bagelry Lease			-		-
Financing Leases - NonCurrent			-		-
Prepaid Expense	(3)		3,165.10		3,165.10
Prepaid Contract Services	(4)		31,677.61		45,705.21
Total Current Assets			3,137,460.09		2,561,892.19
Property and Equipment					
Land - Industrial Parks			-		-
Building - Industrial Parks			340,039.35		340,039.35
Less: Accumulated Depreciation	(5)		(9,887.64)		(9,887.64)
Total Property and Equipment			330,151.71		330,151.71
Total Assets		**$**	**3,467,611.80**	**$**	**2,892,043.90**
LIABILITIES AND FUND BALANCE					
Current Liabilities					
Accounts Payable	(6)	$	1,957.49	$	46,681.10
Prepaid Rental Income	(7)		1,500.00		1,500.00
Deferred Inflow of Resources			-		-
Total Current Liabilities			3,457.49		48,181.10
Total Liabilities			3,457.49		48,181.10
Fund Balance					
Fund Balance			2,843,862.80		3,274,186.00
Net Activity			620,291.51		(430,323.20)
Total Fund Balance			3,464,154.31		2,843,862.80
Total Liabilities & Fund Balance		**$**	**3,467,611.80**	**$**	**2,892,043.90**

Note

(1) Money moved from IntraFI to Checking to cover monthly bills
(2) Aged Receivable Listing
(3) Prepaid Insurance
(4) Prepaid Contract Srvs - Net of Activity for January

	Note	January 31, 2026	December 31, 2025

(5) Waiting on Y/E adjustments from Auditors
(6) See Aged Payables Listing
(7) Prepaid Security Deposit

County of Chenango IDA
Aged Receivables
As of January 31, 2026

Customer		0-30	31-60	61-90	Over 90 days	Amount Due
Commerce Chenango	Rent/Utilities/Maint	2,285.88				2,285.88
Development Chenango Corporation	Rent/Utilities/Maint	2,466.86				2,466.86
Norbut Solar	*Site 2 & 3 Annual Pilot Fee (Note)	3,000.00				3,000.00
High Bridge Wind LLC	*Future Pilot Payments				1,574,961.90	1,574,961.90
Puckett Solar	*Future Pilot Payments				110,500.00	110,500.00
		7,752.74	**-**	**-**	**1,685,461.90**	**1,693,214.64**

(*) Norbut Solar - Paid Chennago County by accident - County to cut IDA a check

(*) High Bridge - All revenues recognized at start of pilot, payments reduce A/R only. Puckett Solar $22,100 to AR, $2,648 to Income

County of Chenango IDA
Aged Payables
As of January 31, 2026

Vendor		0 - 30	31 - 60	61 - 90	Over 90 days	Amount Due
						-
C&B Landscaping	Snow Removal/Salting	1,755.00				1,755.00
Frontier	Phone Lines for Elevator/Fire Alarm	78.49				78.49
J.C. Ehrlich	Pest Control PD	124.00				124.00
		1,957.49	**-**	**-**	**-**	**1,957.49**

County of Chenango IDA

Statement of Activities

As of January 31, 2026

	Note	Jan 2026 Actual	January 2026 Budget	Year to Date Actual	Year to Date Budget	Better (Worse) Budget	2026 Budget
Revenues							
Everything Bagelry Rent		1,500.00	1,500.00	1,500.00	1,500.00	-	18,000.00
Everything Bagelry Utility Reimb			-	-	-		1,100.00
East Main Street Rent		1,600.00	1,600.00	1,600.00	1,600.00	-	19,200.00
East Main St. Utility Reimb		3,152.74	6,262.51	3,152.74	6,262.51		25,612.13
New Project Fees			-	-	-	-	-
BID Tax Reimbursement		250.00	250.00	250.00	250.00	-	250.00
PILOT/Project Fees							
NYS&W Project Fee		1,500.00	1,500.00	1,500.00	1,500.00	-	1,500.00
Norwich Pharm Project Fees	(1)	14,000.00	-	14,000.00	-	14,000.00	14,000.00
Norwich-Chenango Solar Project		1,125.21	1,125.21	1,125.21	1,125.21	-	1,125.21
Puckett Solar Project		-	2,658.00	-	2,658.00	(2,658.00)	2,658.00
Tiffany Solar Project		1,510.00	1,510.00	1,510.00	1,510.00	-	1,510.00
Norbut Solar Coventry Project [sites 1 & 2]		3,000.00	3,000.00	3,000.00	3,000.00	-	3,000.00
High Bridge Wind - Guilford Solar		-	-	-	-	-	-
Principle Holding Group		-	-	-	-	-	88,825.00
Payne Solar Farm LLC Project	(2)	612,486.00	-	612,486.00	-	612,486.00	577,286.00
Other Income	(3)	20,000.00	-	20,000.00	-	20,000.00	-
Interest Income		2,386.03	2,850.00	2,386.03	2,850.00	(463.97)	34,200.00
Transfer From Investments	(4)		30,000.00		30,000.00		60,000.00
Other Revenues							
Total Revenues		662,509.98	52,255.72	662,509.98	52,255.72	643,364.03	848,266.34
Expenditures							
Contracted Payroll Services		12,494.55	14,284.28	12,494.55	14,284.28	1,789.73	185,695.64
Contracted Administration		1,257.99	950.79	1,257.99	950.79	(307.20)	10,882.20
Advertising & Marketing		-	-	-	-	-	625.00
Office Supplies/Postage		14.99	300.00	14.99	300.00	285.01	300.00
Travel/Training		-	-	-	-	-	1,000.00
Auditing Expense		87.00	-	87.00	-	(87.00)	6,825.00
Professional Services	(5)	20,000.00	-	20,000.00	-	(20,000.00)	-
Insurance Expense		-	3,400.00	-	3,400.00	3,400.00	5,750.00

County of Chenango IDA

Statement of Activities

As of January 31, 2026

	Note	Jan 2026 Actual	January 2026 Budget	Year to Date Actual	Year to Date Budget	Better (Worse) Budget	2026 Budget
Legal Expense	(6)	491.25	-	491.25	-	(491.25)	8,000.00
BID Tax		250.00	250.00	250.00	250.00	-	250.00
5 Walnut St Bainbridge - Maint/Taxes		1,988.69	1,950.00	1,988.69	1,950.00	(38.69)	9,500.00
5 Walnut St Bainbridge - Utilities		-	-	-	-	-	1,100.00
E Main St Norwich Utilities		2,258.20	2,283.66	2,258.20	2,283.66	25.46	21,288.92
E Main St Norwich Maintenance	(7)	2,970.80	7,409.99	2,970.80	7,409.99	4,439.19	22,203.99
E Main St Norwich BID Taxes		375.00		375.00		(375.00)	-
Consulting/Engineering		-	-	-	-	-	-
Bank Fees		30.00	15.00	30.00	15.00	(15.00)	15.00
Transfer to Operating	(8)	-	30,000.00	-	30,000.00	30,000.00	60,000.00
Depreciation Expense		-	-	-	-	-	4,674.00
Total Expenditures		42,218.47	60,843.72	42,218.47	60,843.72	18,625.25	338,109.75
Net revenues over expenditures		**620,291.51**	**(8,588.00)**	**620,291.51**	**(8,588.00)**	**661,989.28**	**510,156.59**
Other Sources (Uses)							
Net Activity		**$620,291.51**	**$ (8,588.00)**	**$ 620,291.51**	**$ (8,588.00)**	**$ 661,989.28**	**$ 510,156.59**

Note

(1) Norwich Pharma - Last Annual Pilot Payment
(2) Payne Solar - Pilot closed early
(3) Chenango County Land Acquisition & Dev Feasibility Study - Weiler Park
(4) Transfer not needed due to Payne closing early
(5) Jones Lang LaSalle doing the Weiler Park Study
(6) BSK - Legal Fees for Everything Bagelry Lease & IDA Bonding/Fee Structures review
(7) Siemens Annual Alarms System & Air Temp Quarterly Bills not in yet
(8) Transfer not needed due to Payne closing early