County of Chenango Industrial Development Agency

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

Date: March 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 March CCIDA Board meeting will begin at 8:00 a.m. on **Wednesday March 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
March 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. February 18, 2026, Regular Meeting Minutes

IV. Financial Report:
   a. February 28, 2026, Financial Statements
   b. 19 E. Main - Operational Building Cost pg. 10

V. Bills & Invoices:

NYSEG (Commerce)	-3,196.52
Bond, Schoeneck & King, PLLC	-106.25
Norwich Plumbing & Heating L.L.C.	-350.00
The Evening Sun	-130.59
C&B Landscaping	-1,350.00
Commerce Chenango (V)	-1,564.58
Frontier	-82.65
J.C. Ehrlich	-124.00
Preferred Mutual	-312.00
TOTALS	-7,216.59

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

VII. Old Business
   a. E. Main St. Building (Early Learning Center)
   b. Chobani (Woods Corners)
   c. Sunrise Family Farms

VIII. Upcoming Events:

- ChenTAC
  - Tuesday, April 14
- CCIDA Board Meeting
  - Wednesday, April 15

For times and details please visit: CommerceChenango.com

IX. Executive Session (Yes)

X. Adjournment

Next meeting date is set at 8:00 a.m. on Wednesday, April 15, 2026

County of Chenango IDA

Statement of Financial Position

Febuary 28, 2026

	Note		28-Feb-26		December 31, 2025
ASSETS					
Current Assets					
Checking #6274	(1)	$	635,092.30	$	16,586.13
Money Market #2574			1,337.41		1,332.23
RR Project Checking #6598			-		-
IntraFI #7275			805,158.96		800,616.89
Accounts Receivable	(2)		1,668,053.78		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)		18,718.58		45,705.21
Total Current Assets			3,131,526.13		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		**$**	**3,461,677.84**	**$**	**2,892,043.90**
LIABILITIES AND FUND BALANCE					
Current Liabilities					
Accounts Payable	(6)	$	3,038.58	$	46,681.10
Prepaid Rental Income	(7)		1,500.00		1,500.00
Deferred Inflow of Resources			-		-
Total Current Liabilities			4,538.58		48,181.10
Total Liabilities			4,538.58		48,181.10
Fund Balance					
Fund Balance			2,843,862.80		3,274,186.00
Net Activity			613,276.46		(430,323.20)
Total Fund Balance			3,457,139.26		2,843,862.80
Total Liabilities & Fund Balance		**$**	**3,461,677.84**	**$**	**2,892,043.90**

Note

(1) Payne Solar Closing
(2) Aged Receivable Listing
(3) Prepaid Insurance
(4) Prepaid Contract Srvs - Net of Activity YTD

	Note	28-Feb-26	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 February 28, 2026

Customer		0-30	31-60	61-90	Over 90 days	Amount Due
Commerce Chenango	Rent/Utilities/Maint	2,257.20				2,257.20
Development Chenango Corporation	Rent/Utilities/Maint	2,434.68				2,434.68
High Bridge Wind LLC	*Future Pilot Payments				1,574,961.90	1,574,961.90
Puckett Solar	*Future Pilot Payments		(22,100.00)		110,500.00	88,400.00
		4,691.88	**(22,100.00)**	**-**	**1,685,461.90**	**1,668,053.78**

(*) 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 February 28, 2026

Vendor		0 - 30	31 - 60	61 - 90	Over 90 days	Amount Due
						-
C&B Landscaping	Snow Removal/Salting	1,350.00				1,350.00
Commerce Chenango Inc.	Jan/Feb 25 Adm - Other than Prepaid	1,564.58				1,564.58
J.C. Ehrlich	Pest Control PD	124.00				124.00
		3,038.58	**-**	**-**	**-**	**3,038.58**

County of Chenango IDA

Statement of Activities

As of February 28, 2026

	Note	Feb 2026 Actual	February 2026 Budget	Year to Date Actual	Year to Date Budget	Better (Worse) Budget	2026 Budget
Revenues							
Everything Bagelry Rent		1,545.00	1,500.00	3,045.00	3,000.00	45.00	18,000.00
Everything Bagelry Utility Reimb			-	-	-	-	1,100.00
East Main Street Rent		1,600.00	1,600.00	3,200.00	3,200.00	-	19,200.00
East Main St. Utility Reimb		3,091.88	2,405.71	6,244.62	8,668.22	(2,423.60)	25,612.13
New Project Fees			-	-	-	-	-
BID Tax Reimbursement			-	250.00	250.00	-	250.00
PILOT/Project Fees						-	
NYS&W Project Fee			-	1,500.00	1,500.00	-	1,500.00
Norwich Pharm Project Fees	(1)		-	14,000.00	-	14,000.00	14,000.00
Norwich-Chenango Solar Project			-	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
Norbut Solar Coventry Project [sites 1 & 2]			-	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	577,286.00
Other Income	(3)		-	20,000.00	-	20,000.00	-
Interest Income		2,161.22	2,850.00	4,547.25	5,700.00	(1,152.75)	34,200.00
Transfer From Investments	(4)		-		30,000.00	(30,000.00)	60,000.00
Other Revenues							
Total Revenues		11,056.10	8,355.71	673,566.08	60,611.43	612,954.65	848,266.34
Expenditures							
Contracted Payroll Services		12,458.19	14,284.28	24,952.74	28,568.56	3,615.82	185,695.64
Contracted Administration		663.02	984.59	1,704.35	1,935.38	231.03	10,882.20
Advertising & Marketing		216.00	-	216.00	-	(216.00)	625.00
Office Supplies/Postage		76.42	-	76.42	300.00	223.58	300.00
Travel/Training	(5)	940.58	500.00	940.58	500.00	(440.58)	1,000.00
Auditing Expense		87.00	-	87.00	-	(87.00)	6,825.00
Professional Services	(6)		-	20,000.00	-	(20,000.00)	-
Insurance Expense		(1,925.82)	-	(1,925.82)	3,400.00	5,325.82	5,750.00

County of Chenango IDA

Statement of Activities

As of February 28, 2026

	Note	Feb 2026 Actual	February 2026 Budget	Year to Date Actual	Year to Date Budget	Better (Worse) Budget	2026 Budget
Legal Expense	(7)	106.25	-	597.50	-	(597.50)	8,000.00
BID Tax			-	250.00	250.00	-	250.00
5 Walnut St Bainbridge - Maint/Taxes			-	1,988.69	1,950.00	(38.69)	9,500.00
5 Walnut St Bainbridge - Utilities			-	-	-	-	1,100.00
E Main St Norwich Utilities	(8)	3,788.74	1,988.66	6,046.94	4,272.32	(1,774.62)	21,288.92
E Main St Norwich Maintenance	(9)	1,848.83	1,879.00	4,819.63	9,288.99	4,469.36	22,203.99
E Main St Norwich BID Taxes				375.00		(375.00)	-
Special Projects Fees Misc Excp		130.59		130.59		(130.59)	-
Consulting/Engineering			-	-	-	-	-
Bank Fees			-	30.00	15.00	(15.00)	15.00
Transfer to Operating	(10)		-	-	30,000.00	30,000.00	60,000.00
Depreciation Expense			-	-	-	-	4,674.00
Total Expenditures		18,389.80	19,636.53	60,289.62	80,480.25	20,190.63	338,109.75
Net revenues over expenditures		**(7,333.70)**	**(11,280.82)**	**613,276.46**	**(19,868.82)**	**633,145.28**	**510,156.59**
Other Sources (Uses)							
Net Activity		**$ (7,333.70)**	**$ (11,280.82)**	**$ 613,276.46**	**$ (19,868.82)**	**$ 633,145.28**	**$ 510,156.59**

Note

(1) Norwich Pharma - Received in Jan 26 - Budgeted for March
(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) IDA portion of Project Mgmt Certification - John Holden
(6) Jones Lang LaSalle doing the Weiler Park Study
(7) BSK - Legal Fees for Everything Bagelry Lease
(8) Electric Up $1K, Gas Up $400, Garbage $380 (document shredding)
(9) Siemens Annual Alarms System Contract Underway/Air Temp Agreement under review
(10) Transfer not needed due to Payne closing early

County of Chenango IDA
Profit & Loss
January through February 2026

2026 IDA Financial Statement	Jan - Feb 26	Bldg Operating
Income		
4300-20 · Property Rents Received		
4307-20 · Everything Bagelry Rent	3,045.00	
4309-20 · East Main Street Rent	1,600.00	$ 1,600.00
4310-20 · East Main St. Utility Reimb	3,152.74	$ 3,152.74
Total 4300-20 · Property Rents Received	7,797.74	
4332-20 · BID Tax Reimbursement	250.00	
4400-10 · PILOT/Project Fees		
4405-10 · NYS&W Project Fee	1,500.00	
4408-10 · Norwich Pharm Project Fees	14,000.00	
4409-10 · NorwichChenango Solar Project	1,125.21	
4410-10 · Puckett Solar Project Fees	2,658.00	
4411-10 · Tiffany Solar Project Fees	1,510.00	
4412-10 · Norbut Solar - Coventry	3,000.00	
4413-10 · High Bridge Wind - Guilford	0.00	
4415-10 · Payne Solar Farm LLC Project	612,486.00	
Total 4400-10 · PILOT/Project Fees	636,279.21	
4660-00 · Other Income	20,000.00	
4669-00 · Interest Income	4,547.25	
Total Income	668,874.20	$ 4,752.74
Expense		
6080-00 · Contracted Payroll Services	24,952.74	
6080-10 · Contract Administration	1,257.99	
6150-00 · Advertising & Marketing(1)	216.00	
6160-00 · Office Supplies/Postage	14.99	
6750-00 · Auditing Expense	87.00	
6770-00 · Professional Services	20,000.00	
6800-00 · Insurance Expense	-1,925.82	$ (1,925.82)
6890-00 · Legal Expense	597.50	
7220-20 · BID Tax	250.00	
7400-20 · 5 Walnut Ave Bainbridge Expense	1,988.69	
7601-00 · East Main St Utilities		
7601-20 · Electric	3,107.67	
7601-30 · Natural Gas	2,095.49	
7601-40 · Telephone	225.48	
7601-50 · Garbage	26.08	
Total 7601-00 · East Main St Utilities	5,454.72	$ 5,454.72
7602-00 · East Main St Maintenance		
7602-10 · Maint IDA 100%	565.00	$ 565.00
7602-20 · Maint Split w/CC & DCC	4,229.80	$ 4,229.80
Total 7602-00 · East Main St Maintenance	4,794.80	
7603-00 · East Main Street Taxes	375.00	$ 375.00
7840-40 · Special Projects Fees Misc Exp	130.59	
7870-00 · Bank Fees	30.00	
Total Expense	58,224.20	$ 8,698.70
Net Income	**610,650.00**	**$ (3,945.96)**

Commerce	$ 2,713.99	31.20%
IDA	$ 2,940.16	33.80%
DCC	$ 3,044.55	35.00%
	$ 8,698.70	100%

Revenue	CC & DCC	$ 4,752.74	
Expense	CC & DCC	$ 5,758.54	66.2%
Net Position		$ (1,005.80)	

Chenango County IDA - East Main Street Renovation 3/6/2026

Project Total	$	1,818,485	
Contingency @10%	$	155,285	
HVAC 2nd Floor	$	135,000	
Project Total net of Contingency & HVAC 2nd floor	$	1,528,200	
Original # Planned	$	1,400,000	$1.1M Down/$300K Upstairs
NYS Grant plus IDA 10% Match	$	1,100,000	All 1st Floor

HVAC Review

Currently operating on 5 of 6 units as one has failed.
New 1st floor build will replace 3 of 6 units.
Remaining 3 units had planned phase out of 1 per year.

Estimated Cost to replace one unit - existing type	$ 30,000.00
Annual Maintenance Cost	$ 6,000.00

10 year overall costs

Units - 3 @$30,000	$90,000
	$60,000
10 year total existing type units	$150,000

Traditional Efficiency - 85% plus 30% loss in ductwork

Proposed New System & Units Cost w/10 year warranty	$135,000
Annual Maintenance Cost for 10 years	$ -
Annual Cleaning Costs of Filters	$ -
	$135,000

Savings before energy savings	$15,000

Electrical Efficiency - 400% efficiency of units
System Design - Rated up to -20 degrees Fahrenheit
Estimated additional costs to convert later $100,000

Chenango County IDA - East Main Street Renovation 3/6/2026

Description	Construction Bids First Floor (Note: 70%)	Second Floor (Note:30%)	Bid Total	Original Budget	Revised Budget	Notes
General	$ 740,470	$ 69,530	$ 810,000	$ 916,100		70/30 split on Abatement & General Conditions
HVAC	$ 261,000	$ 135,000	$ 396,000	$ 75,600		2nd Floor AC ($135,000) was added after initial budget set
Electric	$ 231,322	$ 3,523	$ 234,845	$ 126,000		Checking on if 2nd floor costs included in 1st floor #'s
Plumbing	$ 110,400	$ 1,600	$ 112,000	$ 75,600		Not sure of any 2nd floor plumbing work
Total before contingency	$ 1,343,192	$ 209,653	$ 1,552,845	$ 1,193,300		
Contingency @10%	$ 134,319	$ 20,965	$ 155,285	$ 30,000		Initial bid included 5% bumped to 10% on 3/6/26
Total w/contingency	$ 1,477,512	$ 230,618	$ 1,708,130	$ 1,223,300		
SharpTec # to move Data Center	$ 12,549	$ -	$ 12,549			
Design & Bid Services	$ 68,464	$ 29,342	$ 97,806			
New Total w/Data Center Move	$ 1,558,525	$ 259,960	**$ 1,818,485**			
Original Budget Outside Contractors	$ 1,079,300	$ 144,000	$ 1,223,300	$ 1,223,300		
Design Services	$ 66,364	$ 28,442	$ 94,806	$ 94,806		
Building Permit	$ 2,100	$ 900	$ 3,000	$ 3,000		
Total Overall Initial Nov 2024 Estimate	$ 1,147,764	$ 173,342	$ 1,321,106	$ 1,321,106		

Difference between Bid & Estimate		**% of Diff**	
	$ 497,379		
Contingency	$ 125,285	25%	Builder's Risk Policy TBD
Camera/Security/Kitchen	$ 45,000	9%	
2nd Floor AC	$ 135,000	27%	
Other Difference	$ 179,545	36%	
Data Center Move	$ 12,549	3%	
Total Difference	$ 497,379	100%	

HVA

Funding	NYS Reimbursement	IDA Direct	Total	Original Budget	Revised Budget
Initial Plan	$ 1,000,000	$ 321,106	$ 1,321,106	$ 1,321,106	
After Bid & Contingency Change	$ 1,000,000	$ 818,485	$ 1,818,485	$ 1,818,485	

Items not in initial budget: Overall add $30-45K need detail spec sheets to breakdown

Commercial Kitchen	x	N/A
Camera System	x	x
Keyless Access/Software	x	x

Commerce Costs to be broken down further for savings consideration — Items to be discussed if include in final contract

Conference Wall	N/A	x	
Office	N/A	x	
Entry/Stair/Office	N/A	x	
IT Data Center Move		$ 12,549	IDA direct cost not in budget or bids - New Cabinet/Fan/Relocate Spectrum/New Srvs $+9K
Builder's Risk Policy			IDA Direct cost not in budget - need $ to see if want to proceed
			Original Plan had in General Construction Category

Maintenance Costs:	Today's System	Future System	
HVAC Maintenance Costs	$ 5,784		10 yr parts/labor warranty - only needs annual cleaning - may save over current contracts

Items not included needed in Early Learning Center Separate Plan:

Playground Equipment

Commercial Kitchen Equipment

Classroom Appliances (small refrigerators)

IT Support - Lines run but hookup to servers in data center not included

AUTHORIZING CONSTRUCTION CONTRACTS FOR REDEVELOPMENT OF 23 EAST MAIN STREET, NORWICH

WHEREAS, the Chenango County Industrial Development Agency (the "Agency"), in coordination with Chenango County, has solicited, received, and opened sealed bids for the Redevelopment of 23 East Main Street located in the City of Norwich; and

WHEREAS, the cost associated with the redevelopment of 23 East Main Street is currently estimated as follows:

General Construction (2 bids)	Upstate Companies	$ 810,000.00
HVAC (1 bid)	C&H Cooling & Heating	$ 396,000.00
Electric (6 bids)	TMB Electric LLC	$ 234,845.00
Plumbing (3 bids)	S&H Plumbing & HVAC	$ 112,000.00
	Total:	$1,552,845.00

WHEREAS, it is necessary to award said construction contracts and authorize the execution of agreements necessary for the completion of the project;

NOW, THEREFORE, be it

RESOLVED, That the Chenango County Industrial Development Agency hereby authorizes the award of bid for General Construction for Redevelopment of 23 East Main Street, at a total cost not to exceed $810,000.00, to Upstate Companies, of Mt. Upton, New York, and the Chair of the Agency, in consultation with Agency Counsel, is hereby authorized to execute, on behalf of the Agency, any and all agreements necessary for the award of said contract; and be it further

RESOLVED, That the Chenango County Industrial Development Agency hereby authorizes the award of bid for HVAC for Redevelopment of 23 East Main Street, at a total cost not to exceed $396,000.00, to C&H Cooling & Heating, of Bainbridge, New York, and the Chair of the Agency, in consultation with Agency Counsel, is hereby authorized to execute, on behalf of the Agency, any and all agreements necessary for the award of said contract; and be it further

RESOLVED, That the Chenango County Industrial Development Agency hereby authorizes the award of bid for Electric for Redevelopment of 23 East Main Street, at a total cost not to exceed $234,845.00, to TMB Electric LLC, of Sherburne, New York, and the Chair of the Agency, in consultation with Agency Counsel, is hereby authorized to execute, on behalf of the Agency, any and all agreements necessary for the award of said contract; and be it further

RESOLVED, That the Chenango County Industrial Development Agency hereby authorizes the award of bid for Plumbing for Redevelopment of 23 East Main Street, at a total cost not to exceed $112,000.00, to S&H Plumbing & HVAC, of Cinncinnatus, New York, and the Chair of

the Agency, in consultation with Agency Counsel, is hereby authorized to execute, on behalf of the Agency, any and all agreements necessary for the award of said contract; and be it further

RESOLVED, that the officers of the Agency are hereby authorized and directed to take such actions and execute such additional documents as may be necessary or appropriate to carry out the intent of this resolution and facilitate the Redevelopment of 23 East Main Street.

Motion to Approve:

Seconded By:

Action:

Abstain:

The Board of the Chenango County IDA duly adopts this Resolution on the _____ day of _____ 2026.

_____

Secretary, Michael Khoury