

Chenango County IDA
Board Meeting Minutes
January 20, 2021 | 8:00 a.m.
(Meeting held via Zoom)



Present: B. Burton; R. Gibbon; M. Khoury; P. Raymond

Staff: K. Green; J. Cacciola

Guest: K. Pole; S. Butler; S. Palmatier; G. Seneck

1. Board Chair B. Burton called the meeting to order at 8:00a.m.
2. Upon review, motion to approve the Chobani mortgage refinance made by P. Raymond, seconded by M. Khoury. Ayes all. Approved.
3. Upon review, motion to approve the December 15, 2020 Regular Meeting Minutes made by P. Raymond, seconded by R. Gibbon abstains. Ayes all. Approved.
4. K. Green discussed the December 31 Financial Statements.
 - a. Accumulated appreciation for 2019 and 2020 will remain the same until the audit is completed.
 - b. The NYSEG bill is higher than it has been previously due to winter temperatures; thermostats have been checked to ensure they've not been adjusted.
 - c. Advertising and Marketing actuals and Software and Technology actuals are higher than budgeted because the 2020 budget did not account for these expenses. Advertising and Marketing includes the IDA portion of the Re-Brand.
 - d. The approved 2021 Budget reflects more accurate expenses in these categories.
 - e. Motion to approve the December 21 Financial Statements was made by P. Raymond, seconded by R. Gibbon. Ayes all. Approved.
5. Bills & Invoices were reviewed in detail:
 - a. Motion to approve resolution granting authority to K. Green to sign checks without board member signatures on the vouchers made by P. Raymond, seconded by R. Gibbon. Ayes all. Approved.
 - i. RESOLVED, whereas the January 20, 2021 CCIDA Meeting is being held virtually due to COVID-19 concerns, that the Chenango County IDA Board gives Executive Director, Kerri Green, authority to sign these checks without board member signatures on the vouchers.
 - b. Motion to approve the Bills & Invoices made by P. Raymond, seconded by R. Gibbon Ayes all. Approved.
6. K. Green provided a status update of the Puckett Solar PILOT project.
 - a. Puckett Solar closing is scheduled for January 29, 2021
 - b. Closing costs and annual fee will be paid over a 10-year period, approximately \$25,000 per year and includes public hearing and advertising fees.
7. K. Green confirmed no new updates on Tiffany Solar PILOT project.
8. K. Green confirmed no new updates on the Norbut Solar Farm PILOT project.
 - a. Norbut has not officially applied for a PILOT.
 - b. Still determining lead agency for the project.
9. Airport Building remains empty.

A few companies have expressed interest and tours are being scheduled.

- a. K. Green typically proposes a lease to interested tenants before suggesting purchasing the site.
10. New Board Members have not been confirmed yet.
 - a. Green has had some discussion about the candidates: one to replace W. Outwater, and 2 additional new members.
 - b. The County Board of Supervisors will pass one resolution updating CCIDA's bylaws to increase board size and approval of the three (3) new board members.
11. A SEQRA resolution was received by mail from Our Generation, LLC. For a new Solar Project in the Town of Greene.
12. Local IDAs have been awarding grants and loans to businesses to combat COVID-19 impact.
 - a. IDAs can give grants and loans as long as it is not public money.
 - b. K. Green and J. Cacciola are reviewing the CARES grant application and preparing to apply for funds to distribute locally.
13. Motion to adjourn made by P. Raymond, seconded by M. Khoury. Ayes all. Approved. Meeting adjourned at 8:20 a.m.

Respectfully Submitted,

Joanna Cacciola

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Board Recorder