

Chenango County IDA
Board Meeting Minutes
January 18, 2022 | 8:00 a.m.



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

Staff: K. Green; K. O'Connor

Absent: M. Ryan, T. Zieno

Guest: Mathias Wesner, Tyler Bookout

1. Board Chair B. Burton called the meeting to order at 8:02 a.m.
2. B. Burton read the IDA mission statement
3. Motion to approve the December 15, 2021 Regular Meeting Minutes made by P. Raymond, seconded by M. Khoury. Ayes all, approved.
4. K. Green reviewed the December 31, 2021 Financial Statement.
 - a. Insero will commencing annual audit in near future
 - b. Information reviewed included account receivables & payables to date as well as the statement of activities including revenues & expenditures to date.
 - c. Discussion regarding Norwich Chenango Solar delinquent PILOT payment fees and steps for recovery
 - d. Motion to approve the December 31, 2021 Financial Statements made by J. Blanchard, seconded by P. Raymond. Ayes all, approved.
5. Bills & Invoices were reviewed.
 - a. Motion to approve the Bills & Invoices made by M. Khoury, seconded by P. Raymond. Ayes all, approved.
6. Presentation by Mathias Wesner of Everything Bagelry, LLC, joined by business partner Tyler Bookout
 - a. Presentation included company background & history, projected growth estimates and potential, economic benefit factors including job creation, and oral explanation of business plan.
 - b. Seeking CCIDA assistance for the acquisition of local building by way of lease-to-own with buy out
 - c. Property is listed at \$175k for 4900 sq ft in Bainbridge, NY.
 - d. If CCIDA agrees to consider assistance for property purchase, appraisal must be completed on the building before proceeding to next steps.
 - e. CCIDA requested business plan & financial projections for 1-3-5 years be submitted to Executive Director, Kerri Green, for board review
7. K. Green presented Executive Director report:
 - a. Interviews for 2022 Leadership Class have been completed
 - b. 2022 Chenango Commerce Membership billings are being sent out
 - c. Virtual Notary Public Training class will be held February 18, 2022
 - d. 2022 Economic Outlook Breakfast is to be held at the Classic Car Museum, date is TBD
 - e. DCC activity
 - i. DRI Updates
 1. Discussed the establishment of a Local Planning Committee (LPC)
 2. Brief overview of project requirements
8. Old Business
 - a. Comptroller exit interview held December 16, 2021
 - b. High Bridge Wind Project & Norbut Solar
 - i. Waiting for final paperwork from attorneys for both projects to close
9. New Business
 - a. Cascun PILOT Lease
 - i. Waiting for details from attorney on sun setting PILOT, more information to come

- b. Mission & Goals – to be reviewed and updated if anyone has suggestions or proposals for changes
 - c. Incubator building
 - i. Appraisal to be scheduled, followed by ABO notification
10. Motion to adjourn the meeting at 9:16 a.m. made by R. Gibbon, seconded by P. Raymond. Ayes all, approved.

Respectfully Submitted,

KarriAnn O'Connor

KarriAnn O'Connor
Economic Development Assistant
IDA Board Recorder