

**CCIDA MEETING Minutes**  
**October 18, 2017**  
**8:00 a.m.**

**Present:** W. Outwater, B. Burton, R. Gibbon, E. Larsen, G. Raymond

**Absent:**

**Contract Staff:** S. Craig, L. Bunce, A. Larsen

**Finance:**

**Guest:** D. Jones, S. Palmatier

**I. Roll Call**

Board Chair E. Larsen called the meeting to order at 7:59 a.m.

**II. Approval of Minutes**

Upon review motion to approve the September 20, 2017 Regular Meeting Minutes by B. Burton, seconded by R. Gibbon. P. Raymond abstains. Approved.

**III. Treasurer's Report**

S. Craig and L. Bunce reviewed the September 30, 2017 financials.

Upon review motion to approve the September 30, 2017 Treasurer's Report by B. Burton, seconded by W. Outwater. Ayes All. Approved.

**IV. Bills & Invoices**

A.Larsen said that the remainder of the City of Norwich water testing bill, the full amount of which was listed on the previous meetings' bills and invoices despite only being invoiced for one of the three months listed, is included here.

Upon review motion to approve the bills and invoices by B. Burton, seconded by W. Outwater. Ayes All. Approved.

**V. New Business**

L. Bunce discussed the 2018 CCIDA budget. The Chentronics rent is significantly reduced as it has only been budgeted through the end of February 2018. There is still some uncertainty as to when the building will be vacated.

Railroad project economic development service fees is budgeted at \$10,000 as the project is due to close by June of 2018, at which point fees may be disbursed. Development Chenango will receive the other half of any of the railroad project's administrative fees.

Chobani Phase II project fees will reach payment eight of ten in 2018. Railroad project fees continue through 2025. The Technofil PILOT fee has remained in the budget despite its present uncertainty. Norwich Pharma Services project fees are new, with \$14,000 annual payments, and 2018 being payment two of ten. Special Projects consist of the funding for the airport strategic plan and study.

The economic development contribution to Development Chenango is the same as 2017. The auditing expense line has been increased in anticipation of a new three year auditing bid. Professional services and legal expenses have been reduced. Airport maintenance and Earl B. Clark Park maintenance have been consolidated into a single line item of Airport Maintenance.

L. Bunce said the loss of Chentronics rent has had a large impact on the 2018 budget. S. Craig said that Chentronics might remain in the incubator building beyond February, which would alleviate the current budget deficit.

W. Outwater asked if the CCIDA has previously considered adding a contingency account, to help to protect against shortfalls in budgeted revenue. S. Craig said it would be possible to add an account.

L. Bunce said that we have until December 31 to finalize the budget, so the Chentronics rent figures may be amended if there is an extension. The final budget will be voted on in the December IDA meeting.

Motion to approve the CCIDA 2018 Draft Budget by W. Ouwater, seconded by P. Raymond. Ayes all.  
Approved.

## **VI. Old Business**

A Larsen said that Technofil has requested three months before the status of their PILOT is assessed.

Upon discussion, the board decided to revisit the PILOT in January.

L. Bunce discussed a L.A. Najarian PILOT amendment. Steve Harris of the Chenango County Real Property Tax Services requested that CCIDA's PILOT agreement wording should delegate the billing of all PILOT fees to the County in order to avoid confusion amongst the municipalities.

The wording has been changed to the following:

Amendment to Section 3. Section 3 of the Original PILOT Agreement shall be amended by deleting said section in its entirety and restating it as follows:

The Chenango County Real Property Tax Department, shall calculate the amount of payment in lieu of taxes the Company is obligated to make to the Town, County, School District and appropriate special districts for each Exemption Year. The Company shall remit the required payment to the Chenango County Treasurer's Office, and the Chenango County Treasurer's Office shall remit the proportionate share to the Town, County, School District and appropriate special districts. In all cases, each PILOT Payment will be made no later than the last day during which such Exempt Taxes could otherwise be made without penalty as if the Agency did not own a fee simple interest in the Facility, provided, however, that the Company shall have at least thirty (30) days from the receipt of any tax bill/notice to make said PILOT Payments without penalty.

Amendment of Section 8. Section 8 of the Original PILOT Agreement shall be amended by deleting the words "the respective Taxing Authority" and replacing it with the phrase "Chenango County Treasurer's Office on behalf of each Taxing Authority".

Motion to amend the wording of the L.A. Najarian PILOT by B. Burton, seconded by P. Raymond. Ayes All. Approved.

L. Bunce said that the REDEC executive committee will make a decision regarding the Cascun loan soon.

S. Craig said that Norwich Meadows has expressed interest in purchasing the land currently leased to them at Earl B. Clark business park. W. Outwater asked if we know the value of the land. S. Craig said we have an appraisal from 2014. L. Bunce said good agricultural land is selling for between \$1,500 and \$2,000 an acre. B. Burton asked how acres the park was. S. Craig replied that it is 43 acres.

R. Gibbon asked W. Outwater if he had any information regarding the Cascun property tax discussed at the previous IDA Board meeting. W. Outwater provided records of communications wherein the county informed the IDA of the existence of the tax, as well as the resolution for the sale of the property in which it is stated that, "the CCIDA shall pay future taxes due and payable for said parcel."

The board further discussed the validity of the tax.

E. Larsen asked why an invoice from New York Susquehanna & Western was included in the packet but not the bills and invoices to be paid. A. Larsen replied that the bill had arrived after bills and invoices were prepared. E. Larsen asked if Stone Consulting would be reviewing the NYS&W work and invoices as their work progressed. A. Larsen said that he would ask Stone Consulting. They will likely need to sign off on the crossing signal work before the final disbursement and project closeout.

S. Craig discussed job creation and investment at GE Unison.

R. Gibbon recommended seeing the new Southern Tier Visitor's Center, which features attractions in Chenango County.

## **VII. Adjournment**

Motion to adjourn by B. Burton, seconded by P. Raymond. Ayes All. Meeting adjourned at 8:58 a.m.