



**Chenango County IDA  
Board Meeting Minutes  
October 19, 2022 | 8:00 a.m.**

Present: B. Burton; J. Blanchard; T. Zieno; M. Ryan

Staff: B. Knowles; KathyJo Graves

Absent: R. Gibbon; P. Raymond; M. Khoury

Guest: George Seneck; Shane Butler; Sal Testani; Kelly Sullivan; Matt Wells

1. B. Burton called the meeting to order at 8:03 a.m.
2. Roll call.
3. Kelly Sullivan from Bergmann Architects Engineers Planners gave an update of the County Rd 14, Smyrna solar farm project. The Board went over the SEQR for this project and a motion to declare negative declaration was made by M. Ryan, seconded by T. Zieno. Ayes all. Approved.
4. B. Burton introduced the new President and CEO, Salvatore Testani.
5. Upon review, motion to approve the September 27, 2022, meeting minutes made by T. Zieno seconded by M. Ryan. Ayes all. Approved.
6. K. Graves reviewed the September 30th Financial Statement.
  - a. Motion to approve the September 30th Financial Statement as presented made by J. Blanchard, seconded by T. Zieno. Ayes all. Approved.
7. Bills & Invoices were reviewed in detail:
  - a. Motion to approve the Bills & Invoices made by J. Blanchard, seconded by M. Ryan. Ayes all. Approved.
8. B. Knowles gave an update on the PILOTs
  - a. Norbut Solar – We have reached out to our attorney for an update, and they said there is no new information. The attorney for Norbut Solar has changed and there has been no communication from them up to this point.
  - b. Tiffany Solar – Tiffany Solar has reached out to ask about the \$10 lease back payment that they are required to pay. They were informed that this payment has not been billed or received since the beginning of the project. According to CCIDA’s attorney, it is up to us as to whether we want to require this payment to be made. The Board agreed that we should add a line to the annual bill for the lease back fee of \$10.00. CCIDA will be billing Tiffany Solar retroactive for the 3 years that were not paid.
9. Old Business:
  - IDA Property Update
    - a. Earl B. Clark: B. Burton went over the details of the terms of sale. Our attorney will be drawing up a purchase contract and will be presented at the next CCIDA Board meeting.

- b. 5-7 Scott St, Bainbridge Sale: Afton Tent Rental is looking to get a lawyer and we are waiting on them to let us know who that will be. We have asked our attorney to start the process of the sale.
  - c. Airport Incubator Building sale – B. Burton signed the sale documents to finalize the sale.
  - d. IDA Budget – B. Burton reviewed the changes that were made. Due to an injection of revenue brought the budget to a positive budget. We budgeted more for the contract with Commerce than we spent in 2022. Income was also added in the expense line for the property in Bainbridge that Everything Bagelry leases as they will be reimbursing CCIDA for maintenance for that building. Motion to approve the budget made by M. Ryan, seconded by T. Zieno. Ayes all. Approved.
  - e. UTEP – Board would like to review further. B. Knowles will contact Steuben County IDA to see if they are available to come speak to us regarding this policy.
10. New Business - None
11. Motion to go into executive session at 8:58a.m. to discuss contract negotiations made by J. Blanchard, seconded by M. Ryan.
12. Motion to exit executive session at 9:19a.m. made by M. Ryan seconded by J. Blanchard. Ayes all. Approved.
13. Motion to adjourn made by J. Blanchard seconded by M. Ryan. Ayes all. Approved. Meeting adjourned at 9:20a.m.

Respectfully Submitted,

*Barbara Knowles*

Barbara Knowles  
IDA Board Recorder