

Chenango County IDA
Board Meeting Minutes
October 20, 2021 | 8:00 a.m.



Present: J. Blanchard; R. Gibbon; M. Khoury; P. Raymond; T. Zieno
Staff: K. Green; K. O'Connor
Absent: B. Burton; M. Ryan
Guest: Shane Butler, Chris Stanton, Jeffrey Nemeth, Rob Panasci, Canice Pullota,

1. Board Vice Chair P. Raymond called the meeting to order at 8:00 a.m.
2. Executive Director K. Green read the IDA mission statement
3. Motion to approve the September 15, 2021 Regular Meeting Minutes made by R. Gibbon, seconded by T. Zieno. Ayes all, approved.
4. K. Green reviewed the September 30, 2021 Financial Statement.
 - a. Information reviewed included account receivables & payables to date as well as the statement of actives including revenues & expenditures to date.
 - b. Motion to approve the August 31, 2021 Financial Statements made by R. Gibbon, seconded by J. Blanchard. Ayes all, approved.
5. Bills & Invoices were reviewed.
 - a. Motion to approve the Bills & Invoices made by J. Blanchard, seconded by R. Gibbon. Ayes all, approved.
6. K. Green provided and Executive Director report:
 - a. Attended NYS Economic Development Conference in Cooperstown, NY
 - b. Attended International Economic Development Conference in Nashville, TN
 - c. Discussed close ties with DCC and the need to be updated on their business
 - d. Presented for DRI on 10/13/2021 after being selected for second round
 - e. Summarized DCC activities
 - i. DCC has granted over \$550K in loans with two new applications pending
 - ii. Hotel Project: Closed on building and working on campaign to raise funds for renovations. Currently three possible interested developers.
 - iii. Commerce Chenango: Working on strategic plan updates, planning a formal presentation sometime in November 2021.
 - iv. Legislative Breakfast gathered over 60 attendees, including Senator Oberacker, Assemblyman Angelino, Assemblyman Lemondes, and EDC representatives Ryan Silva & Ken Pokalsky.
7. Old Business
 - a. K. Green provided an update on Norbut Solar:
 - i. Agency Agreements, Inducements, and Public Hearing are completed.
 - ii. Reviewed Cost Benefit Analysis
 - iii. RESOLVED, that the Chenango County IDA approve the proposed SEQR for sites 2 & 3 as presented.
 - A. Motion made by M. Khoury, seconded by R. Gibbon. Ayes all, approved.
 - iv. RESOLVED, that the Chenango County IDA approve the proposed Final Authorizing Resolution for Site 2 as presented.
 - B. Motion made by M. Khoury, Seconded by R. Gibbon. Ayes all, Approved.
 - v. RESOLVED, that the Chenango County IDA approve the proposed Final Authorizing Resolution for Site 3 as presented.
 - C. Motion made by T. Zieno, Seconded by R. Gibbon. Ayes all, approved.
 - b. K. Green provides updates on High Bridge Wind Project:

- i. GCNR letter was received with questions pertaining to project.
 - ii. High Bridge provided written statement addressing said questions.
 - iii. Public Hearing is scheduled for Wednesday, October 27, 2021 at 6:00PM at the Guilford Town Hall.
 - iv. IDA members encouraged to attend.
 - v. Inducement Agreement & Agency Agreement require vote today, If project moves forward will need motion on Final Authorization in November.
 - c. Chris Stanton from Northland Power/High Bridge Winds present and addressed GCNR questions within letter and questions presented by the IDA board.
 - i. C. Stanton notes that within project application, “yes” was selected for Adaptive Re-Use. This answer should have been and is being changed to “no.” Misunderstanding of the question regarding existing structures on property.
 - ii. K. Green clarifies that 2nd SEQR not required for this project.
 - d. K. Green reviewed next steps for High Bridge Wind Project.
 - i. RESOLVED, that the Chenango County IDA approve the proposed Inducement Resolution as presented.
 - A. Motion made by J. Blanchard, seconded by T. Zieno. Ayes all, approved. R. Gibbon Abstains.
 - ii. RESOLVED, that the Chenango County IDA approve the proposed Agency Project Agreement as presented.
 - B. Motion to approve Agency Project Agreement made by T. Zieno, Seconded by J. Blanchard. Ayes all, approved. R. Gibbon abstains.
8. New Business
- a. Comptroller: Reviewing PILOT Projects
 - i. Moving forward, Cost Benefit Analysis documents to be verbalized and reviewed at IDA meetings.
 - b. 2022 Budget: will be presented at November 2021 board meeting and will need approval at that time.
 - c. Mission & Performance: ABO requires annual review and approval. Will review document at December 2021 board meeting for any proposed changes.
9. Motion to move into Executive Session at 8:54 a.m. made by M. Khoury, seconded by T. Zieno. Ayes all, approved.
10. Motion to leave Executive Session at 9:15 a.m. made by M. Khoury, seconded by J. Blanchard. Ayes all, approved.
11. Motion to publish intention of selling Incubator Building made by J. Blanchard, seconded by T. Zieno. Ayes all, approved.
12. Motion to adjourn the meeting at 9:16 a.m. made by M. Khoury, seconded by R. Gibbon. Ayes all, approved.

Respectfully Submitted,

KarriAnn O'Connor

KarriAnn O'Connor
 Economic Development Assistant
 IDA Board Recorder