



**Chenango County IDA
Board Meeting Minutes
November 16, 2022 | 8:00 a.m.**

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

Staff: S. Testani; B. Knowles; KathyJo Graves

Absent: M Ryan

Guest: Kevin Pole – Bond Schoeneck & King

1. Motion to go into executive session at 8:00a.m. with attorney to discuss contract negotiations made by P. Raymond, seconded by R. Gibbon. Ayes all. Approved.
2. Motion to exit executive session at 8:18a.m. made by P. Raymond seconded by J. Blanchard. Ayes all. Approved.
3. B. Burton called the regular board meeting to order at 8:20am.
4. Roll call.
5. B. Burton read the IDA Mission Statement. There was discussion regarding updating the mission statement. Motion to update the IDA Mission Statement to add green energy solutions made by P. Raymond, seconded by R. Gibbon. Discussion: M. Khoury suggested adding workforce development as well. After further discussion it was decided that B. Knowles will work with S. Testani to draft a revised mission statement for the board to review at the next meeting. P. Raymond no, J. Blanchard No, M. Khoury no, R. Gibbon no, T. Zieno No, B. Burton No. Motion denied.
6. Upon review, motion to approve the October 19, 2022, meeting minutes made by J. Blanchard seconded by P. Raymond. Ayes J. Blanchard, T. Zieno, P. Raymond, R. Gibbon, B. Burton, and M. Khoury abstained. Approved.
7. KJ. Graves reviewed the October 31st Financial Statement.
 - a. Motion to approve the October 31st Financial Statement as presented made by R. Gibbon, seconded by P. Raymond. Ayes all. Approved.
8. Bills & Invoices were reviewed in detail:
 - a. Motion to approve the Bills & Invoices made by J. Blanchard, seconded by M. Khoury. Ayes all. Approved.
9. B. Knowles gave an update on the PILOTs.
 - a. NY Smyrna I, LLC PILOT application was discussed, and it was decided that Sal will get together with Stephen Harris at the Chenango County Real Property office for guidance on the Real Property Tax Abatement Benefits and Percentage of Project Costs Financed from Public Sector Sources portion of the application.
 - b. Norbut Solar: No updates at this time.
 - c. The owners of Hidden Springs contacted the CCIDA to get information regarding a new solar project on their property.

10. Old Business:

IDA Property Update

- a. 5-7 Scott St, Bainbridge Sale: B. Knowles has been in contact with Coughlin and Gerhart and they provided a contract of sale and have ordered a 40 year abstract. B. Burton shared with the Board that the buyer asked the CCIDA if they could access the property prior to the closing to start clean-up. B. Burton has asked them to provide an insurance binder prior to starting the cleanup. Motion to have B. Burton sign the contract of sale made by P. Raymond, seconded by R. Gibbon. Ayes all. Approved
- b. 5 Walnut St., Bainbridge: B. Knowles will be meeting with the Bainbridge Assessor to discuss tax exemption for this property or any other possibilities. The owners of Everything Bagelry stopped by to make their first payment and stated that they will begin partial production today and hope to be at full capacity within 3 weeks.
- c. UTEP Policy: B. Knowles has asked Steve Harris from Chenango County Real Property to take a look at the UTEP Policy to make sure the Tax Abatement information is accurate.

11. New Business

- a. B. Burton gave an update of the CCIDA insurance proposal effective 2022-2023.
- b. S. Testani and B. Burton gave an update on the Chobani Norwich facility that is for sale.

12. R. Gibbon asked about getting updates from the solar companies as far as production and job retention.

13. Motion to adjourn made by J. Blanchard seconded by M. Khoury. Ayes all. Approved. Meeting adjourned at 9:15a.m.

Respectfully Submitted,

Barbara Knowles

Barbara Knowles
IDA Board Recorder