



**Chenango County IDA
Board Meeting Minutes
December 20, 2022 | 8:00 a.m.**

Present: B. Burton; J. Blanchard; P. Raymond; R. Gibbon; M. Ryan arrived at 8:07am

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

Absent: T. Zieno; Michael Khoury

Guest: George Seneck

1. B. Burton called the regular board meeting to order at 8:01 am.
2. Roll call.
3. B. Burton waived the reading of the IDA Mission Statement. B. Burton read the proposed revised mission statement. J. Blanchard suggested that it should read “job growth and retention”. The revised mission statement will be voted on at the January meeting.
4. Upon review, motion to approve the November 16, 2022, meeting minutes made by P. Raymond seconded by R. Gibbon. B. Burton; J. Blanchard; P. Raymond; R. Gibbon Ayes. Approved.
5. KJ. Graves reviewed the November 30th Financial Statement.
 - a. Motion to approve the November 30th Financial Statement as presented made by J. Blanchard, seconded by P. Raymond. Ayes all. Approved.
6. Bills & Invoices were reviewed in detail:
 - a. Motion to approve the Bills & Invoices made by P. Raymond, seconded by R. Gibbon. Ayes all. Approved.
7. Executive Director Update
 - a. S. Testani gave an update on a new business coming to Greene in 2023.
 - b. Steve Harris from Chenango Real Property will be coming to the January meeting to discuss PILOT process.
 - c. S. Testani discussed the property on Mitchel St. in Norwich owned by Mirabito Fuel Group and the proposed project to construct affordable housing on that property. It was decided that that project would not fall under Development Chenango Corp or Chenango County Industrial Development Agency. This would be done by the City of Norwich.
 - d. S. Testani discussed the possibility of consolidating the DCC and the CCIDA boards into one. George Seneck said that he would check with the County’s Attorney to see if this is a possibility.
 - e. Railroad/Greenway Conservancy - S. Testani gave an overview of the discussion he had with Tom Holmes regarding the use of the railroad and ideas of the Greenway Conservancy. S. Testani will see if he can get Tom Holmes to come to a CCIDA Board meeting to discuss his proposals for recreational tourism.

8. B. Knowles gave an update on the PILOTs.
 - a. KJ. Graves has been in contact with Insero and set up the Annual Audit to begin in February 2023
 - b. NY Smyrna I, LLC – Nothing to report. Steve Harris from Chenango County Real Property will be attending the January 2023 Board meeting to discuss PILOT projects.
 - c. Norbut Solar – This project has new counsel, and they want to take time to review the current drafts of the PILOT/Straight Lease documents.
9. Old Business: IDA Property Update
 - a. Earl B. Clark sale – Attorneys are continuing to work out the details for this sale. K. Pole from Bond Schoeneck & King submitted an amended and restated lease this morning. A copy of this document was given to the Board for review.
 - b. 5-7 Scott St., Bainbridge – Coughlin and Gerhart advised that the owner of Afton Tent Rental would be stopping in their office today to sign the pre-possession agreement and provide a copy of the insurance binder.
 - c. CCIDA Mission Statement: This was discussed at the beginning of the meeting. B. Burton reiterated that “job growth and retention” would be included in the revised mission statement that will be voted on at the February meeting.
10. New Business
 - a. 2023 Meeting Schedule – Motion to approve the proposed CCIDA meeting schedule for 2023 was made by P. Raymond and seconded by M. Ryan. Ayes all. Approved
 - b. R. Gibbon asked when B. Knowles would be getting information from the PILOT projects regarding jobs etc. B. Knowles stated that this information would be gathered through the annual PILOT questionnaires that will be going out in January. This information will be presented at the March 2023 meeting.
11. Motion to adjourn made by J. Blanchard seconded by R. Gibbon. Ayes all. Approved. Meeting adjourned at 8:35 a.m.

Respectfully Submitted,

Barbara Knowles

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IDA Board Recorder