

**Chenango County IDA Board  
 Regular Meeting Agenda  
 February 16, 2022 | 8:00 a.m.  
 Commerce Chenango, Community Room**



- I. Roll Call (B. Burton)
- II. Reading of IDA Mission Statement: *“Our mission is to promote, develop, encourage and assist in the acquiring, constructing, reconstructing, improving, maintaining, equipping and furnishing industrial, manufacturing, warehousing, commercial, research and recreation facilities including industrial pollution control facilities, educational or cultural facilities, railroad facilities, and continuing care retirement communities. To provide financial assistance and thereby advance the job opportunities, health, general prosperity and economic welfare of the people of the county of Chenango and to improve their recreation opportunities, prosperity and standard of living.”*  
(approved March 25, 2021)
- III. Approval of Minutes
  - a. January 18, 2022 Regular Meeting Minutes
- IV. Financial Report
  - a. January 31, 2022 Financial Statements
  - b. 2021 Audit
    - i. Inero & Co. beginning audit (letter sent to board members)
    - ii. PILOT Annual Questionnaire sent to all project contacts
      - 1. Requesting sales tax reports (ST340)
        - a. Board to review
- V. Bills & Invoices

Commerce Chenango: <i>Copies, Postage, BST Services, Supplies</i>	\$11,026.00
Development Chenango Corporation: <i>Subscription</i>	\$333.00
NYSEG: <i>Airport Utilities</i>	\$ 5,044.56
Laughlin Lawn & Landscape: <i>Airport Maintenance</i>	\$ 650.00
Bond, Schoeneck, & King, PLLC.: <i>Legal</i>	\$1,012.50
Town of North Norwich: <i>PILOT/ Road Tax</i>	\$2,000.00
<b>Total:</b>	<b>\$ 20,066.06</b>

- VI. Presentation: Everything Bagelry
  - a. Appraisal completed on 2/4/2022 with Susan Baldwin of CNY Pomeroy Appraisers
    - i. Cost for appraisal: 2800.00
    - ii. Discussion on Project and next steps

- VII. Executive Director Report
  - a. Commerce Chenango
    - i. Executive Committee Restructure
    - ii. Strategic Plan
    - iii. 2022 Programming
  - b. DCC
    - i. Update: Staffing
    - ii. IEDC Conference
    - iii. Update: DRI
      - 1. Open call for proposals
    - iv. Update: Hotel Project
  
- VIII. PILOTs
  - a. Solar Projects (PILOT)
    - i. Norbut Solar Project (Coventry, NY)
      - 1. Attorneys finalizing closing language & documents
      - 2. Next step: Waiting for closing date
    - ii. Norwich Chenango Solar
      - 1. Payment made on delinquent PILOT fees
  - b. Wind Projects (PILOT)
    - i. High Bridge Wind Project (Guilford, NY)
      - 1. Attorneys working on final documents
  
- IX. Old Business
  - a. Comptroller Process Audit
    - i. Update from A. Zimmerman
  - b. Airport Incubator Property:
    - i. Appraisal completed on 2/4/2022 with Susan Baldwin of CNY Pomeroy Appraisers
    - ii. Cost for appraisal: \$2800.00
    - iii. Next Steps: offer to purchase
  
- X. New Business
  - a. Update: Cascun PILOT Termination:
    - i. Communication with Don Cascun
    - ii. Building Information
  - b. ABO Review of Norwich Chenango Solar, LLC.
  
- XI. Executive Session (*as needed*)
  
- XII. Adjournment