



**Chenango County IDA  
Board Meeting Minutes  
June 15, 2022 | 8:00 a.m.**

Present: B. Burton; R. Gibbon; P. Raymond; T. Zieno; M. Ryan; Jeff Blanchard; Michael Khoury  
Staff: K. Green; B. Knowles  
Absent: None  
Guest: George Seneck; Shane Butler; Zaid Kurdieh- Norwich Meadow Farms

- B. Burton called the meeting to order at 8:00 a.m.
1. Roll call.
2. B. Burton read the IDA Mission Statement.
3. Upon review, motion to approve the May 18, 2022, meeting minutes made by M. Ryan seconded by P. Raymond. M. Khoury abstained. Ayes all. Approved.
4. Zaid Kurdieh from Norwich Meadow Farms gave an overview of their expansion project they would like to do for the property they lease from the IDA in the Earl B. Clark Business Park on Rt 12 in Norwich along with their desire to purchase this property from the IDA. Norwich Meadow Farms is growing and needs another building for general expansion for the farm. They are looking to hire more employees and working with local dairies. They would like to open opportunities that are currently dormant and diversify their markets.
  - a. Board will continue discussions in Executive Session regarding negotiations.
5. K. Green went over the May 31<sup>st</sup> Financial Statements.
  - a. Board discussed the aged receivable regarding outstanding PILOT payments and the process to get these cleaned up.
    - i. K. Green will draft a letter letting the project owners know they are in violation of their PILOT asking for reprimands ASAP.
  - b. CCIDA will be receiving a payment from FEMA for the administrative fees related to the Halloween 2019 disaster and application.
  - c. Motion to approve the May 31<sup>st</sup>, Financial Statement as presented made by R. Gibbon, seconded by P. Raymond. Ayes all. Approved.
6. Bills & Invoices were reviewed in detail:
  - a. Motion to approve the Bills & Invoices made by M. Ryan, seconded by T. Zieno. Ayes all. Approved.
7. K. Green provided an overview of the 2022-2024 Commerce Chenango Strategic Plan and answered questions from board members.
8. K. Green gave an update on the PILOTs
  - a. Norbut Solar- This project is on hold due to a national ongoing investigation of solar panels from China.
  - b. The High Bridge Wind PILOT project is scheduled to close on June 24, 2022.

- c. County Rd. 14, Smyrna Solar Farm – The local planning board has asked that the Chenango County Industrial Development Agency act as lead agency on this project.
9. K. Green discussed old business
- a. Update the FEMA closeout for NYS&W.
    - i. NYS&W has yet to complete the repairs they were paid for from the FEMA payout. K. Green has sent a formal request to NYS&W asking for the timeline and proof of completion to submit to FEMA.
  - b. The CCIDA board reviewed the Corrective Action Plan letter regarding the ABO Process Audit from fall 2021. Motion to approve the submission of the Corrective Action Plan letter with suggested changes was made by P. Raymond, seconded by M. Khoury. Ayes all. Approved.
    - i. K. Green thanked B. Knowles for her work on this and for drafting the CAP.
10. IDA Property Update:
- a. Airport Building is in the final stages of Protel purchasing the property.
  - b. Appraisal on the Cascun property is being done today. We do have a person interested in purchasing this property. The Board agreed to go forward with selling this property, pending the outcome of the appraisal.
  - c. K. Green provided an update on sunsetting the Cascun PILOT.
    - i. We are waiting for D. Cascun to sign the termination paperwork. We will need to get our legal counsel involved if he does not sign.
  - d. We are close to closing on the purchase of the property in Bainbridge for the Everything Baglery relocation.
    - i. We will begin working on a lease and lease terms for the next board meeting.
11. Motion to go into Executive Session to discuss negotiations on a CCIDA property and legal issues with NYS&W made by M. Ryan seconded by M. Khoury at 9:16 a.m.
12. Motion to leave Executive Session made by M. Khoury seconded by J. Blanchard at 9:48 a.m.
13. Motion to adjourn made by M. Khoury seconded by M. Ryan. Ayes all. Approved. Meeting adjourned at 9:49 a.m.

Respectfully Submitted,

*Barbara Knowles*

Barbara Knowles  
IDA Board Recorder