

# CCIDA SPECIAL MEETING MINUTES

June 28, 2017

8:00 a.m.

**Present:** B. Burton, E. Larsen, G. Raymond

**Absent:** W. Outwater, R. Gibbon

**Contract Staff:** S. Craig, A. Larsen

**Finance:** S. Cwynar

**Guest:** D. Jones, S. Palmatier

## **I. Roll Call**

Board Chair E. Larsen called the meeting to order at 8:00 a.m.

## **II. Approval of Minutes**

Upon review motion to approve the May 17, 2017 Minutes by B. Burton, seconded by P. Raymond. Ayes All. Approved.

## **III. Treasurer's Report**

S. Cwynar reviewed the May 31, 2017 Financial Statements with the board.

B. Burton said we have a current month actual and aged receivable for Chobani that are the same amount (\$12,491.00) and asked for clarification that they are in reference to the same item. S. Cwynar replied that they are, and that we're accruing the \$12,000 but haven't received it. It's not cash in the account, just a receivable.

E. Larsen asked about difference between Chentronics actual and budget. S. Craig replied that we have to revise the budget. The short term extension of their lease (beginning from March) included an increase in rates over 6 months, which is not figured into the budget.

S. Cwynar asked if the airport incubator statement of activity should be updated, as it has remained static since he began reviewing it. We could change it to be more sensitive to changes that do occur. It was decided to shelve it until the next meeting when W. Outwater is present.

Upon review motion to approve the May 31, 2017 Treasurer's Report, pending the discussed changes to Chentronics budget by B. Burton, seconded by G. Raymond. Ayes All. Approved.

## **IV. Bills & Invoices**

Upon review motion to approve the bills and invoices by B. Burton, seconded by G. Raymond. Ayes All. Approved.

S. Craig said Alvogen has requested that we bill them the Bond- Schoeneck, & King fee for their PILOT.

## **V. Old Business**

S. Craig provided an update on the Cascun project. They are adding a Chinese dumpling and bone broth manufacturing line.

S. Craig provided an update on the Upstate Companies' airport hangar. They're working on an environmental study. We're responsible for drafting a lease with them once we have more information on the building to be constructed.

D. Jones added that they had surveyors on site two weeks ago, and that the County needs a letter from EPA agreeing that the previous Phase I study will suffice.

S. Craig said he is still trying to get information from distributed sun on how they calculated their proposed PILOT benefit. He has also spoken with Tioga County on their approach to solar projects of a similar nature.

E. Larsen said that solar project may be worthwhile given no alternate use of land.

D. Jones said that solar will be brought up at the County Board of Supervisors July meeting. Hamilton has an agreement and one of the Supervisors will be discussing it.

E. Larsen asked for an update on the Railroads' crossings agreement. D. Jones and B. Burton mentioned changes that would be required before signing the agreement, including a change of address and a misprint in the total reimbursement.

E. Larsen asked about wording in the agreement pertaining to the approval of work by NYS&Ws' engineer. A. Larsen replied that Doug Ellison of Stone Consulting approved of the wording and saw no issue in proceeding with it.

E. Larsen asked if we have a provision requiring Stone to inspect the work in order to find it satisfactory. A. Larsen replied that the EDA agreement required Stone to inspect the work but that the NYS&W agreement doesn't address that specifically.

E. Larsen asked if the amount allocated to NYS&W for signals is the same as the original proposal. S. Craig replied that it is. E. Larsen asked what would happen to any surplus funds in the account if the project came in under budget. S. Craig replied that it would be re-distributed to its' sources in the proportion that it was provided.

B. Burton asked if a penalty can be added into our agreement with NYS&W should they reach the deadline without completing construction. S. Craig responded that they are still bound by the EDA agreement to perform the work by that time.

S. Craig discussed a meeting with N. Fenno, President of NYS&W that took place on June 7<sup>th</sup>. He mentioned that Barrett Paving may be a customer.

B. Burton asked if NYS&W is performing upkeep. S. Craig replied that they are.

Motion to approve NYS&W crossings agreement pending application of discussed made by B. Burton, seconded by G. Raymond. Ayes All. Approved.

## **VI. Adjournment**

Motion to adjourn by B. Burton, seconded by G. Raymond. Ayes All. Meeting adjourned at 8:43 a.m.