

CCIDA MEETING Minutes
July 17, 2019
8:00 a.m.

Present: E. Larsen, B. Burton, R. Gibbon, W. Outwater, P. Raymond

Absent:

Contract Staff: S. Craig, A. Larsen

Finance: S. Cwynar

Guest: 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 June 19, 2019 Regular Meeting Minutes by W. Outwater, seconded by B. Burton. Ayes all. Approved.

III. Treasurer's Report

S. Cwynar reviewed the June 30, 2019 Financial Statements with the board. There is one \$38,000 receivable for the Cascuns, which is a year-end audit adjustment. There is a \$400 payable for Laughlin Lawn and one for NYSEG. For the statement of activities, June actual total revenue was \$539. Actual revenue year-to-date was \$34,000. Budget YTD is \$77,000. This is due largely to the lack of Chentronics rent. Total actual expenditures are \$37,500 and total expenses for the month are \$7,500. The IDA is over budget by \$36,000.

S. Cwynar reviewed the railroad project. E. Larsen said that the report could be discontinued since the project has ended.

Motion to approve the June 30, 2019 Treasurer's Report by B. Burton, seconded by P. Raymond. Ayes all. Approved.

IV. Bills & Invoices

E. Larsen asked if anyone had looked into the utilities at the airport building, since they had been consistently high throughout the summer. A. Larsen said that he had gone through the building and that the temperature was being maintained at 72 degrees. Several thermostats throughout the building showed the same temperature.

The board discussed factors that could effect the cost of utilities.

R. Gibbon asked if there were any inquiries for the airport building. S. Craig said he spoke with Rick Searles of CBRE recently, who said that there was someone interested in leasing half the building on a short term basis. They would be using the space as warehousing.

W. Outwater asked if anyone had been interested in buying the building. S. Craig said he had not heard of anyone interested in buying so far.

Motion to approve the bills and invoices by B. Burton, seconded by W. Outwater. Ayes all. Approved.

V. Old Business

S. Craig provided an update on the Cascuns. The IDA bought the Bainbridge building to be used as their processing facility from the county and have been renting it to the Cascuns. The Cascuns have determined that the cost to refit the existing building is prohibitive and have decided to tear it down and rebuild.

B. Burton asked if they had financing for the demolition and new construction. S. Craig said that they did. B. Burton said that he would like to see proof of the financing before approving the project.

Motion to approve demolition of the On-the-Rail Processing building in Bainbridge pending receipt of proof of financing for new building by B. Burton, seconded by W. Outwater. Ayes all. Approved.

VI. New Business

S. Craig said Betty Bytheway wants to lease the building at 111 Co. Road 45 in Norwich to a new tenant. However, there is an entanglement of lease agreements and ownership which requires the IDA to alter or re-assign current leases in which she is named. The IDA's attorneys are working on the issue.

W. Outwater asked who the new tenant is. S. Craig said that it's a company with 5-6 employees which makes simulators for bus drivers. S. Palmatier said they also make cameras for school buses.

S. Craig said that Chobani may be interested in re-organizing their PILOTs so that payments would be a flat dollar amount. S. Craig said he would have to discuss the details of how this would be done with the IDA's attorneys.

The board discussed other efforts being made to keep Chobani in the area.

W. Outwater asked about the status of the solar project in Afton. S. Craig said that he had met with someone from the company, and that it was going to be a small project. The IDA hasn't received a PILOT application.

R. Gibbon asked if we could resolve the Alvogen legal fee issue. S. Craig said he would contact the company.

Motion to convene an executive session by B. Burton, seconded by P. Raymond. Ayes all. Executive session was convened at 8:35 a.m.

Motion to end executive session by B. Burton, seconded by P. Raymond. Ayes all.

VI. Adjournment

Motion to adjourn by B. Burton, seconded by P. Raymond. Ayes all. Approved. Meeting adjourned at 8:58 a.m.