

CCIDA MEETING Minutes
July 18, 2018
8:00 a.m.

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

Absent:

Contract Staff: S. Craig, A. Larsen

Finance: S. Cwynar

Guest: S. Palmatier, R. Doing, A. French

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 20, 2018 Regular Meeting Minutes by W. Outwater, seconded by B. Burton. Ayes all. Approved.

III. Treasurer's Report

S. Cwynar reviewed the June 30, 2018 Financial Statements with the board.

Total current assets are \$800,000 and total assets are \$1,500,000. Current liabilities are \$24,000. There is a receivable for Norwich-Chenango Solar for \$7,000. Under Statement of Activities the current month total revenues of \$8,000, mostly the Norwich-Chenango Solar project fees. Year to date income is \$84,000. Year to date budget is \$115,000 making IDA short of budget projection by \$32,000. Expenditures for the month are \$11,000. Year to date expenditures are \$55,000 making IDA under budget for expenses by \$23,000.

B. Burton asked whether, now that IDA is paying the airport facility's NYSEG bills, is there anything we are or should be doing to keep costs down?

S. Craig said IDA staff has been in the building several times, and that Chentronics will still need access to do their environmental exit review. However, IDA staff will look into efficient heating/cooling methods to maintain the building while keeping costs low.

Upon review motion to approve the June 30, 2018 Treasurer's Report by B. Burton, seconded by W. Outwater. Ayes all. Approved.

IV. Bills & Invoices

E. Larsen asked for an overview of the most recent railroad bill.

A. Larsen said the bill was the last to include items reimbursable through the EDA grant, but that the NYSDOT grant was still ongoing.

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

V. Old Business

A. Larsen said that the airport facility had attracted some attention and that a tour was given the previous week. The question was raised of whether the 99-year lease could be made available for purchase rather than leasing the property.

W. Outwater said that the mission and purpose of the facility as a business incubator is shifting, and the building should be renamed or the change in use formally recognized.

S. Craig mentioned that any proceeds from a sale could be reinvested in a cold storage facility at the Earl B. Clark park.

W. Outwater asked if the IDA had the building appraised in 2014. S. Craig replied that it was.

E. Larsen said that while leasing the building creates a reliable income for CCIDA, there isn't certainty that IDA would receive offers.

Motion to accept for review offers of purchase by W. Outwater, seconded by B. Burton. Ayes all. Approved.

The board discussed the potential cold storage facility project. The cost is estimated at \$1,000,000. E. Larsen said that the IDA should be certain of the project's need and value, as a specialty facility could be difficult to market in the long term.

S. Craig discussed the Eaton Center PILOT application. S. Craig has attempted to convene a meeting between the stakeholders including the Eaton Center owner, County, School District, and City representatives. The meeting has not been held yet.

S. Craig said someone recently purchased a feed mill in Smyrna. He has a large business and would like to expand capacity, so he may approach the IDA and DCC. They do feed crops and food grade industrial hemp.

B. Burton asked if there was any development with the Cascun project in Bainbridge. S. Craig said the Cascuns are working on a consolidated funding application and new market tax credits.

W. Outwater asked if the IDA had had any contact with Tecnofil or knew of their intentions. S. Craig said he has viewed the facility several times and seen no signs of activity.

S. Craig said Gilligan's may be searching for a location for ice cream production. E. Larsen mentioned the building next to the Norwich Byrne Dairy. B. Burton said it was previously used for chicken processing but is currently for sale.

R. Gibbon asked if any companies have recently expressed interest in using the railroad. S. Craig said he had spoken with NYS&W, and that the aforementioned feed mill in Smyrna may be a candidate for business.

VI. Adjournment

Motion to adjourn by B. Burton, seconded by P. Raymond. Ayes all. Meeting adjourned at 8:33 a.m.