

# CCIDA MEETING Minutes

July 19, 2017

8:00 a.m.

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

**Absent:** R. Gibbon

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

**Finance:** S. Cwynar

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

## **I. Roll Call**

Board Chair E. Larsen called the meeting to order at 7:58 a.m.

## **II. Approval of Minutes**

Upon review motion to approve the June 28, 2017 Special Meeting Minutes by B. Burton, seconded by P. Raymond. W. Outwater abstains (wasn't present). Approved.

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

S. Cwynar reviewed the June 30, 2017 Financial Statements with the board.

E. Larsen asked if we wanted to continue using the airport incubator schedule, as per last meeting's discussion. S. Cwynar said he can discontinue the regular presentation of the schedule and instead print it out as needed.

Upon review motion to approve the June 30, 2017 Treasurer's Report by W. Outwater, seconded by B. Burton. Ayes All. Approved.

## **IV. Bills & Invoices**

E. Larsen asked why the postage and copies expenses were higher than usual. A. Larsen replied that CCIDA envelopes and stationary had been ordered.

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

## **V. Old Business**

A. Larsen provided an update on the railroad project. Industrial sites with rail siding are being sought for a wood chip shipping operation. One potential site is a building at Woods Corners. The identity of the owner and his availability was discussed by the board.

S. Craig said he and A. Larsen attended a meeting with NYS&W in Cooperstown where potential railroad customers were discussed. NYS&W and CCIDA's previous communications with businesses regarding future use were covered, and new meetings with the companies proposed.

W. Outwater asked whether the crossing work is still planned to begin shortly. A. Larsen replied that that work has been delayed to the early fall. M. Boyer has mailed the crossing agreement.

L. Bunce provided an update on the Cascun project. She said that Cascuns are paying their monthly rent to us, and are automating payments with ACH. They are still working with M&T Bank on financing for the rest of the project. They're also in queue for community revitalization loan funds from the regional economic development council. The financing for the rest of the project may be finalized within the next two months.

S. Craig asked if they're still considering buying the building. L. Bunce replied that they're discussing that with M&T. They would pay off the remainder of our \$48,000 and roll that into the full \$1,000,000 financing package. Previously, M&T couldn't use the building as collateral because it is IDA-owned, and Cascuns only get \$400/month for ownership collateral.

S. Craig provided an update on the Upstate Companies airport hangar. A. Larsen stated that the building valuation had been estimated by the Town Assessor at a range between \$850,000 and \$950,000. S. Craig said that we're waiting on more information from the company. The size of the lot to be leased is of particular importance.

S. Craig provided an update on the Distributed Sun proposal. He received an email from the company with information on how they calculated the amount of the benefit. They haven't initiated the formal procedure for applying for a PILOT. E. Larsen asked if we're still collecting information on how solar farms are being treated in other comparable areas. S. Craig replied that he hasn't received a response from Tioga County or the solar company he had contacted. L. Bunce said she spoke with a representative of Steuben County, who informed her that they have been receiving a number of wind project applications, but not many solar. Wind-energy projects also rely on tax programs similar to those that solar is dependent on for financial feasibility. E. Larsen asked if they are basing their analyses on revenue or some other common factor, in which case a similar model may be applicable to solar projects despite their differences.

E. Larsen asked if we should anticipate any guidance from the State. S. Craig replied that that was unlikely. D. Jones said that Schoharie County sent members of the regional council information on their approach to solar applications.

S. Craig said that the way forward is presently reliant on the Town of Norwich Assessor, who must make the decision that will impact how all subsequent solar-related applications are viewed. E. Larsen mentioned that it is essentially policy-making and so is being approached cautiously. S. Craig said that Tioga and Tompkins Counties have hard numbers for PILOTS based on megawatts, but that this shouldn't be the case, as PILOT benefits are reduced or extended to varying degrees based on the overall package of NY State benefits available.

E. Larsen mentioned that we need to avoid having an application thrust at us without having collected the pre-requisite information needed to effectively assess it. Although each application may need to be viewed on its own terms, we need to have an overarching rationale. E. Larsen asked if someone had been designated to collect and organize information in order to come up with a recommendation. S. Craig replied that he was collecting information but right now it's a decision made at the Town level, who assess the value of each project.

W. Outwater said he was aware that Steve Harris has talked to the Town of Norwich assessor about solar and that consideration of the process is being given due weight. S. Craig may contact the State to get some policy guidance for solar or give the local assessor and County some pressure.

S. Craig provided an update on the Chentronics lease extension. E. Larsen asked whether the version provided in the packet was as per our already negotiated lease. S. Craig replied affirmatively, and stated that the extension was an option that CCIDA had provided to them. E. Larsen asked if we had any more information on their intention to move to 50 O'Hara Drive. S. Craig replied that they are still moving there, but at their current pace it is hard to say whether the move can be accomplished in the time-frame given.

E. Larsen asked if there was any new business. W. Outwater asked about status of Tecnofil. S. Craig replied that we will return to them in September to determine the status of their PILOT agreement.

S. Palmatier asked if we are still planning to refurbish the Chenango Canal sign in North Norwich. L. Bunce responded that we have the color codes. E. Larsen will arrange its' painting if the color codes are provided.

A.Larsen returned to the railroad project and mentioned that Blue Seal Feeds is another potential site for the aforementioned wood chip business, but we need to determine whether the site is on the market. S. Palmatier asked if the property was up for tax sale. L. Bunce recommended contacting the Mayor of Bainbridge for information.

A.Larsen said that Tim Heatherman had resuscitated the issue of his spring house, which was on the railroad right-of-way and eliminated in the course of construction. Mr. Heatherman provided two quotes for its replacement and expected some action on the part of Frontier Railroad Services. In an earlier conversation with Frontier, A. Larsen was told that Mr. Heatherman had provided an unrealistic estimate after Frontier offered to pay half the costs of repair, and communications were discontinued thereafter. B. Burton recommended consulting Kevin Pole. S. Craig said that we will need to see an agreement indicating that Mr. Heatherman was within his rights in building the original spring house on the right-of-way. D. Jones said that the County can pull up the Deed.

## **VI. Adjournment**

Motion to adjourn by B. Burton, seconded by P. Raymond. Ayes All. Meeting adjourned at 8:36 a.m.