



**Chenango County IDA  
Board Meeting Minutes  
July 20, 2022 | 8:00 a.m.**

Present: B. Burton; R. Gibbon; P. Raymond; T. Zieno; M. Ryan; M. Khoury (arrived at 8:01)

Staff: K. Green; B. Knowles

Absent: Jeff Blanchard

Guest: George Seneck; Shane Butler; Nathan VanWhy-Coughlin & Gerhart

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 June 15, 2022, meeting minutes made by R. Gibbon seconded by M. Ryan. Ayes all. Approved.
4. K. Green reviewed the June 30th Financial Statement.
  - a. Aged Receivable – A strongly worded letter was sent to the companies we have PILOT programs with requesting the annual PILOT fee that is currently past due. We consulted with our Attorney on the wording of the letter. Copy of the letter was provided to the Board for review.
  - b. CCIDA received the closing fees from High Bridge Wind project. The worse than budget figure represents the amount budgeted for 2022 for the year two payment. As this project did not close at the end of 2021 as anticipated, we will receive the year two payment in 2023.
    - i. George Seneck gave an update on High Bridge Wind project. This project is on hold at this time due to current economic conditions. They assured the Town of Guilford that this project will move forward.
  - c. Motion to approve the June 30th, Financial Statement as presented made by M. Ryan, seconded by M. Khoury. Ayes all. Approved.
5. Bills & Invoices were reviewed in detail:
  - a. Motion to approve the Bills & Invoices made by M. Khoury, seconded by R. Gibbon. Ayes all. Approved.
  - b. K. Green mentioned an additional check for the insurance payment in the amount of \$2,350.00. Motion to approve payment of this invoice made by P. Raymond seconded by R. Gibbon. Ayes all. Approved.
6. Executive Director Report:
  - a. The DRI process has been completed. 15 projects have been submitted to the State and the State will now rate the project and announce this fall which projects will be funded. These projects will start in 2023 and should be completed within two years. All meetings have been recorded and are on the website. (norwichdri.com)

- b. Between Commerce Chenango and the City of Norwich, the projects are following the State guidelines. The city will monitor the projects pertaining to the City and Commerce Chenango will monitor the private projects.
  - c. K. Green gave a mid-year update on the Tourism program. A financial breakdown of allocated funds was given to the Board for review.
    - i. Due to a boost in tourism dollars, we implemented a tourism grant program. We were able to give out \$8,5000 to different agencies.
    - ii. Tourism has hired a photographer who will be taking professional live action photos at our events. He will be also going out with hunters this fall.
    - iii. Billboard advertisements have been used.
    - iv. K. Green went over the I Love NY matching funds program offered by Tourism.
7. K. Green gave an update on the PILOTs
- a. Norbut Solar- No updates
  - b. High Bridge Wind – Project closed on June 24, 2022.
  - c. County Rd. 14, Smyrna Solar Farm – S. Butler gave an overview of what CCIDA needs to do regarding becoming Lead Agency for this project.

**RESOLUTION DESIGNATING CHENANGO COUNTY INDUSTRIAL DEVELOPMENT AGENCY AS LEAD AGENCY WITH RESPECT TO POTENTIAL DEVELOPMENT OF A SOLAR FARM LOCATED AT 471 COUNTY RD 14 IN SMYRNA NY**

WHEREAS, the Town of Smyrna desires to explore potential development of a solar farm located at 471 County Rd 14, Smyrna, NY.

WHEREAS, it has been determined that such development is subject to the requirements of the State Environmental Quality Review Act, and it is therefore necessary to initiate procedures with respect thereto, and

WHEREAS, the CCIDA has determined that it is the agency with the broadest governmental powers for investigation of the impact of the proposed action and has the greatest capability for providing the most thorough environmental assessment of the project, and

WHEREAS, this CCIDA is an involved agency, as defined in the State Environmental Quality Review Act, reviewing the aforementioned project, and

WHEREAS, said development may have an impact on the environment, now, therefore, be it

RESOLVED, that this CCIDA declares its intention to seek lead agency status with respect to the environmental review of potential development of a solar farm located at 471 County Rd 14, Smyrna NY

Motion made by P. Raymond, seconded by T. Zieno. M. Khoury abstained. Ayes all. Approved.

- d. PILOT project spreadsheet was given to the Board for review. B. Knowles gave an overview of this spreadsheet.
8. Old Business
  - a. Update the FEMA closeout for NYS&W. NYS&W notified us that they completed the work. This project has been closed out. We received our admin fee as well.
9. IDA Property Update:
  - a. Airport Building: We are waiting on the attorneys. Nathan VanWhy from Coughlin & Gerhart gave an update, and we are close to closing on this property.
  - b. Cascun building (9 Scott St, Bainbridge NY) will be discussed in executive session.
  - c. Everything Baglery project: The abstract has been ordered and hopefully closing on this property soon.
10. New Business:
  - a. Agreement with Norwich Meadows Farm: A copy of the letter outlining what the CCIDA expects from Norwich Meadows Farm regarding their responsibilities regarding the legal fees was in the Board packets for review. K. Green in anticipation of the Board agreeing with this letter, she contacted the appraiser to set up getting the appraisal done. There were no questions regarding this letter so K. Green will go ahead and get this letter signed and notarized by Norwich Meadows Farm.
11. Motion to go into Executive Session to discuss legal issues and negotiations made by M. Khoury, seconded by P. Raymond at 8:42 Ayes all. Approved.
12. Motion to leave Executive Session made by M. Khoury seconded by P. Raymond at 9:24. Ayes all. Approved.
13. Motion to move forward with the sale of 9 Scott St., Bainbridge, NY made by P. Raymond, Seconded by R. Gibbon. Ayes all. Approved.
14. Motion to adjourn made by P. Raymond seconded by M. Khoury. Ayes all. Approved. Meeting adjourned at 9:25 a.m.

Respectfully Submitted,

*Barbara Knowles*

Barbara Knowles  
IDA Board Recorder