

**Chenango County IDA  
Board Meeting Minutes  
July 21, 2021 | 8:00 a.m.**



Present: B. Burton; R. Gibbon; M. Khoury; P. Raymond

Staff: K. Green; R. Backus

Absent: J. Blanchard; M. Ryan; T. Zieno

Guest: S. Butler; S. Palmatier; D. Norbut

1. Board Chair B. Burton called the meeting to order at 8:01 a.m.
2. Upon review, motion to approve the June 16, 2021 Regular Meeting Minutes made by P. Raymond, seconded by M. Khoury. Ayes all. Approved.
3. D. Norbut of Norbut Solar Farms called in to answer any further questions the IDA board has about the current state of the project.
  - a. D. Norbut explained that they have the full approval of the town and are waiting on online publication, and their last step to begin moving forward is with the IDA.
  - b. M. Khoury asked for a progress report on the Norbut Solar Farms Project.
  - c. D. Norbut reported their goal is to break ground in November 2021 and their goal completion date of construction is third quarter of 2022, with being online for taxes in 2023.
  - d. Motion to authorize K. Green to move forward with a public hearing, pending review and approval from our attorneys, made by M. Khoury, seconded by P. Raymond. Ayes all. Approved.
4. K. Green discussed the June 30 Financial Statements in depth, discussing assets, liabilities, expenditures, annual budget, auditing budget, and answered questions.
  - a. B. Burton asked about expenses related to the Advertising and Marketing budget.
    - i. K. Green explained this money goes towards Economic Development advertising, promotion and marketing. Both the IDA and DCC share in this expense.
  - b. Motion to approve the June 30 Financial Statements was made by R. Gibbon, seconded by M. Khoury. Ayes all. Approved.
5. Bills & Invoices were reviewed.
  - a. Motion to approve the Bills & Invoices made by P. Raymond, seconded by R. Gibbon. Ayes all. Approved.
6. Old Business
  - a. Expedition Chenango/Rail Bike Proposal
    - i. K. Green has a call scheduled to get more information on railroad to bring to the IDA. The railroad's main concern as of now is damage to the railroad as well as the ability to get the railroad back online.
  - b. FEMA Update
    - i. K. Green is waiting on an update as well as paperwork from FEMA.
  - c. Update: DOT Permanent Easement – Greene, NY
    - i. IDA will keep ownership of property in this arrangement.
    - ii. K. Green received appraisal package outlining a one-time fee on \$2,175 from the company. Paperwork needs to be signed by K. Green for the project to move forward.

- iii. Motion for K. Green to sign easement proposal made by R. Gibbon, seconded by P. Raymond. Ayes all. Approved.
- d. Update: Cacsun / On The Rail Processing
  - i. Cacsun wishes to continue in their PILOT agreement. They are up to date on their PILOT payments.
    - 1. M. Khoury inquired about the status of Cacsun operation. K. Green shared that their building has been mostly storage for the past 2 years, as it needs some cosmetic work done.
  - e. The Tiffany Solar project has closed.
- 7. New Business
  - a. Nexus Renewables
    - i. Nexus Renewables is planning to propose a 2.5 MW PILOT for their solar farm project in Afton, NY.
    - ii. Similar to the recent plan in Coventry, this will be one company with 4 parcels, i.e. 4 separate projects, but plans to enter under one PILOT. They hope to submit a PILOT application soon.
  - b. CCIDA Incubator Building
    - i. A local company would like to enter into a lease agreement for this building with the option to extend the lease for 2 years, beginning August 1, 2021.
    - ii. This lease would be \$5/square ft. as well as the client paying for all expenses, such as electric and maintenance. CBRE is requesting a 6% annual fee for coordinating the lease; this will need to be reviewed, as CCIDA does not have a contract with CBRE.
  - c. Paving Project – Raymond Corporation
    - i. Raymond Corporation would like to do a paving project that will come onto the property owned by the IDA as part of the railroad parcel. A conversation between CCIDA, NYS&W and Raymond Corporation will happen later this week to review.
    - ii. In addition, Raymond Corporation would like to create a pedestrian walkway over the bridge. NYS&W has serious safety concerns about this.
- 8. Motion to enter Executive Session at 8:28 a.m. made by M. Khoury, seconded by P. Raymond. Ayes all. Approved.
- 9. Motion to leave Executive Session at 9:10 a.m. made by M. Khoury, seconded by P. Raymond. Ayes all. Approved.
- 10. Motion to authorize K. Green to facilitate the a lease agreement for the CCIDA Incubator Building made by R. Gibbon, seconded by P. Raymond. Ayes all. Approved.
- 11. Motion to adjourn made by M. Khoury, seconded by R. Gibbon. Ayes all. Approved. Meeting adjourned at 9:12 a.m.

Respectfully Submitted,

*Rachael Backus*

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Board Recorder