



**Chenango County IDA
Board Meeting Minutes
September 27, 2022 | 8:00 a.m.**

Present: B. Burton; R. Gibbon; P. Raymond; J. Blanchard; T. Zieno; M. Ryan; M. Khoury

Staff: B. Knowles

Absent:

Guest: George Seneck; Shane Butler; Julia Miller; KathyJo Graves

1. B. Burton called the meeting to order at 8:07 a.m.
2. Roll call.
3. Upon review, motion to approve the August 23, 2022, meeting minutes made by M. Ryan seconded by R. Gibbon. Ayes all. Approved.
4. B. Burton reviewed the August 31st Financial Statement.
 - a. Motion to approve the August 31st Financial Statement as presented made by R. Gibbon, 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 P. Raymond. Ayes all. Approved.
6. B. Knowles gave an update on the PILOTs
 - a. County Rd. 14, Smyrna Solar Farm – Matt Wells from Bond Schoeneck & King has been in contact with Kelly, Senior Project Manager at Bergmann Architects Engineers Planners, and Kelly will get back to us with an update. A report will be given to the board when received. To date, we have not received any request for a PILOT.
 - b. Puckett Solar – The project will be completed in the next few weeks and commercial operations will begin within the next two months.
 - c. Demand letters were sent to Puckett Solar and Norwich Chenango Solar for delinquent annual payments and both companies responded with payments. We were also able to obtain correct addresses to send invoices to for these companies.
7. Old Business
 - B. Knowles gave an IDA Property Update
 - a. Railroad: In the packet is a letter to NYS&W our attorney prepared for CCIDA requesting explanation as to how NYS&W is providing railroad services in compliance with the EDA and NYSDOT requirements. Motion to approve B. Burton to sign this letter and mail to NYS&W made by P. Raymond, seconded by R. Gibbon. Ayes all. Approved
 - b. Earl B. Clark: The Board received the appraisal report prior to this meeting for review. The board agrees to move forward with the sale of this property.
 - c. 5 Walnut Ave, Bainbridge: The Board received a copy of the lease agreement with Everything Bagelry prior to the meeting for review. B. Burton reviewed the

particulars of the lease agreement with the Board, and it was agreed by all to let Everything Bagelry start to move in prior to the November 1, 2022, lease start date. Motion to approve the lease agreement with Everything Bagelry with a release of liability made by R. Gibbon, seconded by M. Khoury. Ayes all.

Approved

- d. 5-7 Scott St, Bainbridge Sale: A copy of the inspection and appraisal was given to the Board prior to the meeting for review. Motion to move forward with the sale of 5-7 Scott St, Bainbridge at a price of \$20,000 made by P. Raymond, seconded by M. Khoury. Ayes all. Approved
 - e. Airport Incubator Building sale – The Board received a copy of the Shared Well Agreement prepared by our attorney. Motion to approve the Shared Well Agreement made by P. Raymond, seconded by R. Gibbon. Ayes all. Approved.
 - f. IDA draft budget was reviewed by our bookkeeper. There was discussion of adjustments to the budget that need to be made.
8. New Business
- a. B. Knowles reviewed the CCIDA Annual Report questionnaire that will be sent to the PILOT program companies.
 - b. B. Knowles gave an update on the changes that need to be made to the UTEP report. The Board was given a copy to review. This will be on the October agenda for further discussion.
 - c. Motion was made to approve Julia Miller, who is the Commerce Chenango Chairperson, to have signature authority for the CCIDA bank account made by R. Gibbon, seconded by P. Raymond. Ayes all. Approved
 - d. Motion to approve the contract with Loughlin Lawn & Landscape for maintenance at the Airport building until the sale of the building made by M. Ryan, seconded by M. Khoury. Ayes all. Approved.
9. Motion to go into executive session at 8:44am to discuss contract negotiations made by M. Ryan, seconded by M. Khoury. Julia Miller was asked to stay for consultation. Ayes all. Approved
10. Motion to exit executive session at 9:01am made by M. Ryan seconded by P. Raymond. Ayes all. Approved. No actions were taken.
11. Motion to adjourn made by P. Raymond seconded by R. Gibbon. Ayes all. Approved. Meeting adjourned at 9:04a.m.

Respectfully Submitted,

Barbara Knowles

Barbara Knowles
IDA Board Recorder