

**Chenango County IDA  
Board Meeting Minutes  
September 15, 2021 | 8:00 a.m.**



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

Staff: K. Green; K. O'Connor

Absent: T. Zieno

Guest: Shane Butler, Chris Stanton, Jeffrey Nemeth, George Seneck, Canice Pullota, Town of Guilford Board Member

1. Board Chair B. Burton called the meeting to order at 8:00 a.m.
2. Motion to approve the August 18, 2021 Regular Meeting Minutes made by M. Khoury, seconded by R. Gibbon. Ayes all, 1 abstention (P. Raymond).
3. K. Green reviewed the August 31, 2021 Accounts Payables.
  - a. Information reviewed included account receivables to date, total revenue to date from PILOT projects, and legal expenses.
  - b. Motion to approve the August 31, 2021 Financial Statements made by P. Raymond seconded by R. Gibbon. Ayes all, approved.
4. Bills & Invoices were reviewed.
  - a. Motion to approve the Bills & Invoices made by P. Raymond, seconded by M. Ryan. All ayes, approved.
5. Old Business
  - a. K. Green provided an update of the Expedition Chenango project.
    - i. Tentative start spring 2022, pending insurance & legal review.
  - b. FEMA received the last document they need from the IDA regarding the Halloween 2019 washouts.
  - c. DOT Permanent Easement has been submitted.
  - d. A public hearing for Norbut Solar took place on September 13, 2021 at the Coventry Town Hall.
    - i. No persons from the public appeared or submitted any comment.
    - ii. Packets provided to board members included Inducement Resolution, Inducement Agreement, & Agency Project Agreement for both site 2 and 3.
    - iii. Motion to approve the Inducement Resolution, and Leaseback Agreement for the Norbut Solar Energy Project in Coventry, NY, site 2 and site 3 made by P. Raymond, Seconded by R. Gibbon. All ayes, approved.
  - e. A lease agreement has been signed for the IDA's Incubator Building with Professional Teleconcepts (Pro-Tel).
  - f. C. Stanton of High Bridge Wind presented information regarding the PILOT application submitted by Northland Power. In addition, by request of the CCIDA Board, he provided responses to the items noted in a letter submitted to the board

from the Guilford Coalition of Non-Participating Residents (GCNR). A summary of comments include:

- i. Reviewed amount of electricity to be generated by the project, where energy will be used and sent, as well as an explanation of the NYS grid.
  - ii. Description of project timeline, next steps and review of parcels and properties.
  - iii. C. Stanton gave an overview of the company, Northland Power, Inc., including historical information, number of employees and other projects they have been a part of.
- g. K. Green outlined next steps, which includes calling of a Public Hearing, and then the board will meet again to move forward officially.
- i. Motion to authorize Executive Director Kerri Green to move forward with next steps and planning for the public hearing for the High Wind Bridge Project in Guilford, NY made by M. Ryan, Seconded by P. Raymond. All Ayes, approved.
6. New Business
- a. None
7. Motion to move into Executive Session at 8:40 a.m. made by M. Khoury, seconded by P. Raymond. Ayes all, approved.
8. Motion to leave Executive Session at 9:15 a.m. made by M. Khoury, seconded by M. Ryan. Ayes all, approved.
9. Motion to adjourn the meeting at 9:15 a.m. made by M. Ryan, seconded by R. Gibbon. Ayes all, approved.

Respectfully Submitted,

*KarriAnn O'Connor*

KarriAnn O'Connor  
Economic Development Assistant  
*Commerce Chenango*  
IDA Board Recorder