

Chenango County Industrial Development Agency

15 South Broad Street
Norwich, New York 13815
607-334-1400

Date: July 13, 2021

From: Brian Burton

To: Jeff Blanchard
Randy Gibbon, P.E.
Michael Khoury
Pete Raymond
Martha Ryan
Taylor Zieno
George Seneck
Kevin Pole

The Evening Sun
Shane Butler, Planning Department

Subject: CCIDA Board of Directors Meeting

The July CCIDA Board meeting will begin at 8:00 a.m. on **Wednesday, July 21st, 2021** at the Commerce Chenango Office, 15 South Broad Street, Norwich NY.

Facemasks are required for all unvaccinated attendees. Required health & safety guidelines will be followed by all attendees. If you are not vaccinated and unable to wear a facemask, you are welcome to view the meeting via the Chenango IDA YouTube channel and the meeting will be streamed live.

All Board members are asked to be present for this meeting; if a board member cannot attend in person due to health reasons, a call-in number will be provided in advance.

Please RSVP at your earliest convenience by e-mail at kgreen@chenangony.org. If you have any questions, please e-mail jcacciola@chenangony.org or call 607-334-1400.

Thank you.

**Chenango County IDA Board
 Regular Meeting Agenda
 July 21, 2021 | 8:00 a.m.
 Commerce Chenango, Community Room**



- I. Roll Call
- II. Approval of Minutes
 - a. June 16, 2021 Regular Meeting Minutes
- III. Financial Report
 - a. June 30, 2021 Financial Statements
- IV. Bills & Invoices

Bond, Schoeneck & King, PLLC: <i>Legal Services</i>	\$ 357.56
Commerce Chenango: <i>Copies, Postage, IT, Travel</i>	\$ 226.97
DCC: <i>Eco. Dev. Contribution</i>	\$ 6,437.50
DCC: <i>25% Special Project Fees - Tiffany & Puckett Solar</i>	\$ 32,659.65
NYSEG: <i>Airport Utilities</i>	\$ 374.79
Total:	\$ 40,056.47

- V. Old Business
 - a. Expedition Chenango
 - i. Rail Bike Proposal
 - b. FEMA Update
 - i. Halloween 2019 Flooding
 - c. Update: DOT Permanent Easement – Greene, NY
 - d. Update: Cascun / On The Rail Processing (Bainbridge, NY)
 - e. Tiffany Solar
 - i. Project closed
 - f. Norbut Solar
 - i. Next steps: Public Hearing
- VI. New Business
 - a. Nexus Renewables
 - i. 2.5 MW Solar Project – Town of Afton
 - b. Proposed Lease Agreement
 - i. CCIDA Incubator Building
 - c. Paving Project – Raymond Corporation
- VII. Executive Session
 - a. Legal matter pertaining to our lease agreement with NYS&W
 - b. Negotiations
- VIII. Adjournment

Chenango County IDA
Board Meeting Minutes
June 16, 2021 | 8:00 a.m.



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

Staff: K. Green; J. Cacciola

Absent: M. Khoury

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

1. Board Chair B. Burton called the meeting to order at 8:00a.m.
2. Upon review, motion to approve the May 19, 2021 Regular Meeting Minutes made by M. Ryan, seconded by P. Raymond. Ayes all. Approved.
3. D. Norbut and B. Carrigan of Norbut Solar Farms presented, via Zoom, an overview of their proposed solar projects and their recently submitted PILOT applications. They provided an update on changes made to their proposal based on community feedback, and highlighted information about number of jobs to be created, requested sales tax abatement, and cost per megawatt.
 - a. After a q and a session and general discussion the board agreed to move forward with an authorizing resolution at their July meeting.
4. K. Green discussed the May 31 Financial Statements.
 - a. Cascun Farms has not responded to K. Green's request for more information about terminating their PILOT. They are continuing to make their monthly payments.
 - b. Motion to approve the May 31 Financial Statements was made by R. Gibbon, seconded by P. Raymond. Ayes all. Approved.
5. Bills & Invoices were reviewed.
 - a. Motion to approve the Bills & Invoices made by M. Ryan, seconded by R. Gibbon. Ayes all. Approved.
6. Old Business
 - a. J. Cacciola provided an update on the FEMA application for damages incurred on October 31, 2019. The two Category G projects (permanent work) are under review, one is with EHP and one is in hazard mitigation. The Category Z project (administrative costs) is almost complete, final documents need to be provided to FEMA for review.
 - b. K. Green provided an overview of Coughlin & Gerhart LLP's experience working with railroads and municipalities and why they would be good legal counsel for working with NYSW.
 - c. Motion to approve resolution to engage Coughlin & Gerhard LLP made by P. Raymond, seconded by R. Gibbon. Ayes all. Approved.
 - i. Resolved, that the Chenango County IDA grants Executive Director, Kerri Green, authority to sign the engagement letter for services pertaining to legal counsel for matters related to NYS&W.
 - d. K. Green provided a brief update on the Rail Bike project presented at the May meeting. Maps have been shared by Expedition Chenango and NYSW.
 - e. K. Green stated the Tiffany Solar PILOT is waiting for final closing paperwork, and the SEQRA for the High Bridge Wind PILOT has been received.
7. Motion to move to executive session at 8:48 a.m. was made by J. Blanchard, seconded by M. Ryan. R. Gibbon excused himself from the meeting due to another appointment. Ayes all. Approved.

8. Motion to leave executive session at 8:58 a.m. made by P. Raymond, seconded by M. Ryan. Ayes all. Approved.
9. Motion to adjourn made by P. Raymond, seconded by M. Ryan. Ayes all. Approved. Meeting adjourned at 8:58 a.m.

Respectfully Submitted,

Joanna Cacciola

Joanna Cacciola
Board Recorder

DRAFT

County of Chenango IDA
Statement of Financial Position
June 30, 2021

	Note	June 30, 2021	December 31, 2020
ASSETS			
Current Assets			
Checking #6274	\$	102,812.86	\$ 302.89
Money Market #2574		687,920.72	701,458.92
RR Project Checking #6598		-	-
Accounts Receivable	(1)	-	-
Financing Lease	(2)	29,900.01	34,188.98
Prepaid Expense	(3)	4,423.78	4,498.10
Total Current Assets		825,057.37	740,448.89
Property and Equipment			
Land - Industrial Parks		238,000.00	238,000.00
Building - Industrial Parks		683,505.63	683,505.63
Improvements - Buildings		240,401.40	240,401.40
Improvements-Property Devel.		60,841.40	60,841.40
Less: Accumulated Depreciation	(4)	(594,876.37)	(568,192.61)
Total Property and Equipment		627,872.06	654,555.82
Total Assets		\$ 1,452,929.43	\$ 1,395,004.71
LIABILITIES AND FUND BALANCE			
Current Liabilities			
Accounts Payable	(5)	\$ 732.35	\$ 2,050.32
Total Current Liabilities		732.35	2,050.32
Long-Term Liabilities			
Total Liabilities		732.35	2,050.32
Fund Balance			
Fund Balance		1,361,907.34	1,458,983.68
Net Activity		90,289.74	(66,029.29)
Total Fund Balance		1,452,197.08	1,392,954.39
Total Liabilities & Fund Balance		\$ 1,452,929.43	\$ 1,395,004.71

Note

- (1) See Aged Receivable Listing
- (2) Cascun Financing Lease from Property for Sale/Lease
- (3) Prepaid insurance as of 12/31/20
- (4) Recorded annual depreciation thru 12/31/20
- (5) See Aged Payables Listing

**County of Chenango IDA
Aged Receivables
As of June 30, 2021**

Customer	0-30	31-60	61-90	Over 90 days	Amount Due
					-
	-	-	-	-	-

**County of Chenango IDA
Aged Payables
As of June 30, 2021**

Vendor	0 - 30	31 - 60	61 - 90	Over 90 days	Amount Due
Bond, Schoeneck & King, PLLC	357.56				357.56
NYSEG Airport Utilities	374.79				374.79
					-
	732.35	-	-	-	732.35

County of Chenango IDA
Statement of Activities
As of June 30, 2021

Note	June 2021 Actual	June 2021 Budget	Year to Date Actual	Year to Date Budget	Better (Worse) Budget	2021 Budget
Revenues						
Airport Building Rent	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Clark Park Rent	450.00	450.00	2,700.00	2,700.00	-	5,400.00
On The Rail Processing Rent	406.52	406.52	2,439.12	2,439.12	-	4,878.24
New Project Fees	-	1,250.00	-	2,500.00	(2,500.00)	5,000.00
BID Tax Reimbursement	-	-	250.00	250.00	-	250.00
PILOT/Project Fees						
NYS&W Project Fee	-	-	1,500.00	1,500.00	-	1,500.00
Norwich Pharm Project Fees	-	-	14,000.00	14,000.00	-	14,000.00
Norwich-Chenango Solar Project	-	-	-	1,500.00	(1,500.00)	1,500.00
Puckett Solar Project	-	-	31,000.00	50,000.00	(19,000.00)	50,000.00
Tiffany Solar Project	99,638.61	-	99,638.61	50,000.00	49,638.61	50,000.00
Coventry Solar Project	-	-	-	25,000.00	(25,000.00)	25,000.00
Other Income	-	1,250.00	-	2,500.00	(2,500.00)	5,000.00
Interest Income	56.65	100.00	461.80	600.00	(138.20)	1,200.00
Other Revenues						
Total Revenues	100,551.78	3,456.52	151,989.53	152,989.12	(999.59)	163,728.24
Expenditures						
Economic Development	6,437.50	6,437.50	38,625.00	38,625.00	-	77,250.00
Other Project Eco Dev Srvc Fees	-	4,687.50	-	9,375.00	9,375.00	18,750.00
RR Project Eco Dev Srvc Fees	-	625.00	-	1,250.00	1,250.00	2,500.00
Advertising & Marketing	2,500.00	416.67	3,091.75	2,500.02	(591.73)	5,000.00
Office Supplies/Postage	47.67	48.33	413.00	289.98	(123.02)	580.00
Software & Equipment	344.00	216.67	1,373.20	1,300.02	(73.18)	2,600.00
Travel/Training	-	-	180.00	-	(180.00)	-
Auditing Expense	-	-	6,800.00	6,500.00	(300.00)	6,500.00
Insurance Expense	2,350.00	2,500.00	2,350.00	2,500.00	150.00	7,600.00
Legal Expense	357.56	62.50	767.50	375.00	(392.50)	750.00
N. Norwich Road Tax	-	-	2,000.00	2,000.00	-	2,000.00
BID Tax	-	-	250.00	250.00	-	250.00
Airport Lease	-	-	-	750.00	750.00	750.00
Airport Repairs	-	83.33	-	499.98	499.98	1,000.00
Airport Maintenance	-	400.00	725.00	2,400.00	1,675.00	4,800.00

County of Chenango IDA
Statement of Activities
As of June 30, 2021

	Note	June 2021 Actual	June 2021 Budget	Year to Date Actual	Year to Date Budget	Better (Worse) Budget	2021 Budget
Airport Utilities		374.79	625.00	5,094.34	3,750.00	(1,344.34)	7,500.00
Special Projects		-	-	-	-	-	-
Bank Fees	(1)	15.00	-	30.00	-	(30.00)	-
Misc Expense		-	2,158.19	-	12,949.14	12,949.14	25,898.24
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Total Expenditures		12,426.52	18,260.69	61,699.79	85,314.14	23,614.35	163,728.24
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Net revenues over expenditures		88,125.26	(14,804.17)	90,289.74	67,674.98	22,614.76	-
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Other Sources (Uses)							
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Net Activity		\$ 88,125.26	\$ (14,804.17)	\$ 90,289.74	\$ 67,674.98	\$ 22,614.76	\$ -

Note

(1) incoming wire bank fee Puckett Solar/Tiffany Solar