Planning and Economic Development Committee Meeting
Chenango County Office Building – Committee Room
Thursday, January 17, 2019 – 10:00 am

Those present were: Chairman Michael Khoury, Supervisor Peter Flanagan, Supervisor James McNeil, Supervisor Fred Heisler, Supervisor John Lawrence, Airport Administrator Don MacIntosh, Planning Director Shane Butler, Consultant Steve Palmatier, Supervisor Robert Wansor and Chairman Lawrence Wilcox.

Absent: Supervisor David Evans

Mr. Khoury called the meeting to order at 10:00 a.m.

Don MacIntosh, Airport Administrator

Engineer Contract Amendment:

Mr. McIntosh stated that the FAA determined that CHA needed to conduct the final inspection for the apron project. Mr. MacIntosh stated that CHA increased the price for the inspection to $98,500, which is $13,500 more than the original fee. Mr. MacIntosh stated that they were hoping that the FAA would allow the new engineering firm, CNS, to conduct the final inspection, but that was not the case.

Supervisor McNeil made a motion, seconded by Supervisor Lawrence, to refer to the Finance Committee to increase Capital Project Revenue Account #H2621 – Local Share – Apron Construction by $13,500 and that the local share shall be made from #H4597.59C – Capital Improvement Trust/Lt. Warren E. Eaton Airport. All in favor, carried.

Referral to Finance Committee

Lighting Bulbs/Switches:

Mr. MacIntosh stated that they are waiting for the new LED lightbulb orders to come in that are on back order. Mr. MacIntosh stated that they want to install two motion detection lights at the airport.

Supervisor McNeil stated that he wanted Mr. MacIntosh to order a spare lightbulb to have on hand in case they ever needed it. Mr. MacIntosh stated that he would order a spare one to have on hand.

Lease/Hangar Status:

Mr. MacIntosh stated that all of the hangars are rented with the exception of the one that is not heated. Mr. MacIntosh stated that the former tenant moved his airplane to the Hamilton airport because he lives closer to Hamilton. Mr. MacIntosh stated that the monthly fee for that hangar is
Mr. MacIntosh stated that the empty hangar is rented out regularly and that he does not expect it to be empty for long.

**Pre-application for Environmental Assessment:**

Mr. MacIntosh stated that he received notice at the beginning of the week that the FAA wanted them to conduct a full environmental inspection in order to complete phase two of the obstruction removal project. Mr. MacIntosh stated that the FAA would not agree to an update to the current plan.

Mr. MacIntosh stated that the pre-application was due by 1/31/19. Mr. MacIntosh stated that the pre-application did not commit the County to anything at this time. This was just for informational purposes at this time.

Supervisor Heisler stated that he wanted a copy of the pre-application sent to him as well as the rest of the committee members.

**Past Due Rent:**

Mr. MacIntosh stated that Evolution Jet was nine months behind on their rent for the lease of office space at the airport. Mr. MacIntosh stated that he sent a request to the County Attorney and the County Attorney stated that he needed approval from the committee in order to send a letter to Evolution Jet to begin the process of collecting past due rent.

Supervisor Heisler made a motion, seconded by Supervisor McNeil, to authorize the County Attorney to send a letter to Evolution Jet for the purpose of collecting past due rent. All in favor, carried.

**Shane Butler, Director, Planning & Development**

**Mobility Management Agreement:**

Mr. Butler stated that he needed a resolution to authorize an agreement with Rural Health Network of South Central New York Inc. for the Mobility Management Agreement for the County.

Supervisor Flanagan made a motion, seconded by Supervisor Lawrence, to refer to the next BOS meeting to obtain a resolution authorizing an agreement with Rural Health Network of South Central New York Inc. for the Mobility Management Agreement. All in favor, carried.

**Resolution to Follow**

**Airport Day:**
Mr. Butler stated that with the upcoming apron project at the airport, they would not be hosting Airport Day this year. Mr. Butler stated that they will host a smaller event with the Young Eagle program later this year.

**Dilapidated Houses Referral:**

Mr. Butler stated that the referral as he understands it from Supervisor Brown, is not allowable under any grant funding that is available. Mr. Butler stated that the only way this would work was if the County spent tax dollars to repair the homes before they went to the tax sale. Mr. Butler stated that he believes this would not be the intent of the County and committee members agreed.

Mr. Butler stated that there is a program available that property owners could contact OFC to see if they would be eligible to apply for.

**Steve Palmatier, Consultant Updates:**

Mr. Palmatier stated that next year RoboWave will occur in Oxford in April and that there are teams that will be there to compete from seven different countries, eleven NYS school districts and several other schools from several other states. Mr. Palmatier stated that this event has turned into a tremendous opportunity for tourism.

Mr. Palmatier stated that he is putting together a program to present to the school superintendents that discusses the job opportunities that are available here in the county. Supervisor Heisler stated that the school guidance counselors should also be involved as well and a discussion regarding the various opportunities available for students occurred.

Mr. Palmatier stated that he is working with Commerce Chenango and Southern Tier 8 to submit an application to conduct a study of how to put the “difficult to employ” population to work.

**Other:**

Mr. Khoury stated that during the last board meeting the resolution to sign various agreements with Commerce Chenango did not include the agreement for Development Chenango. Mr. Khoury stated that the agreement was for $112,200 and that a resolution for the agreement was needed.

Supervisor McNeil made a motion, seconded by Supervisor Flanagan, to obtain a resolution at the next BOS meeting to authorize an agreement with Development Chenango. All in favor, carried.

Resolution to Follow
Executive Session:

At 11:04 a.m. Supervisor Heisler made a motion, seconded by Supervisor Flanagan, to enter into executive session to discuss the job performance of a particular employee. All in favor, carried.

At 12:00 p.m. Supervisor Flanagan made a motion, seconded by Supervisor Heisler, to come out of executive session. All in favor, carried.

Supervisor Khoury adjourned the meeting at 12:00 p.m.

slh
Those present were: Chairman Michael Khoury, Supervisor James McNeil, Supervisor Fred Heisler, Supervisor John Lawrence, Village of Bainbridge Mayor Philip Wade, Planning Director Shane Butler, Commerce Chenango President & CEO Steve Craig, Consultant Steve Palmatier, Director of Buildings & Grounds Julie Gates and Chairman Lawrence Wilcox.

Absent: Supervisor David Evans and Supervisor Peter Flanagan

Mr. Khoury called the meeting to order at 10:00 a.m.

Philip Wade, Mayor, Village of Bainbridge

Land Banks:

Mr. Wade stated that a NYS Land Bank is a not for profit corporation whose purpose is to facilitate the return of vacant, abandoned, and tax delinquent properties to productive use.

Mr. Wade stated that land banks are authorized by the not for profit laws in NYS and that the program has expanded from 18 land bank applicants to allowing for 35 land bank applicants in NYS. Mr. Wade stated that there is an opportunity to create our own land bank in the County.

Mr. Wade stated that this program was created to address the abandonment of vacant, taxable properties.

Mr. Wade stated that a government entity that has the power to foreclose on tax liens may apply to the State to establish a not for profit corporation that can foreclose, possess, demolish, improve and resell property within a geographic area established by the land bank applicant.

Mr. Wade stated that the land bank is given capital for operation and for possible property acquisition. Mr. Wade stated that the land bank may also apply for grants for specific projects. Mr. Wade stated that typically the resale of improved properties serves to provide working capital for other projects.

Mr. Wade stated that the state feels that this is the best way to address zombie properties. Mr. Wade stated that land banks all over the state have been successful in dealing with vacant, abandoned and delinquent tax properties.

Mr. Wade stated that this is an opportunity to create a county land bank to address abandoned properties in the county.

Mr. Wade stated that the Attorney General’s Office awards grant applications to land banks and that there is $26 million available under this year’s grant program. Mr. Wade stated that the state feels that this is a good program because they have expanded it each year.
Mr. Wade stated that Broome County has been successfully operating their land bank since 2013. Mr. Wade stated that Broome County has demolished 18 properties and refurbished and sold 8 properties. Mr. Wade stated that one of the most notable pieces of property is the development located at 50 Front Street.

A discussion was held regarding the process of creating a land bank and whether or not the IDA could be considered a land bank.

Mr. Wade stated that more information pertaining to land banks can be found online.

Mr. Wade stated that he believes the County should form the land bank rather than individual local municipalities in order to expand the geographic area for potential funding.

Mr. Wade stated that the County should create a task force of a few individuals to look into the process of forming a not for profit corporation for the land bank as well as look into the IDA being able to do this. Mr. Wade stated that this task force would also need to compile a list of eligible properties from within the county. Mr. Wade stated that once that information is obtained, the task force would come back to this committee for approval to peruse the idea of creating a land bank and then ultimately gain support from the BOS.

Mr. Khoury stated that he believes there is a need for this in the County and they should continue to look into this.

Mr. Wade stated that he would be happy to sit on the task force to look further into this.

**Steve Craig, President & CEO, Commerce Chenango**

**Economic Resilience Report:**

Mr. Craig stated that there was an Economic Resilience Report electronically sent to Committee members and that the committee members should read the report.

Mr. Craig stated that this report was a study of the Appalachian Region and that Chenango County was sited in that report as having been one of the counties that was able to bounce back from the recession.

Mr. Craig stated that we are blessed in many ways to have legacy businesses based here in the county that brings in money from other areas of the country and to have a fairly good economic development strategy.

**Update:**

Mr. Craig provided members with the total amount of dollars that local municipalities in the county are losing as a result of the AIM funds being eliminated in the State budget. Mr. Craig stated that Governor Cuomo is reconsidering this and may restore the funding.
Mr. Craig stated that he is suggesting that the Committee contact Stacy Duncan, who is the Executive Director of the Broome County Land Bank. Mr. Craig stated that the land bank is a community development and economic development program and that typically someone is employed to do the work.

Shane Butler, Director, Planning & Development

Walking Ridge contract:

Mr. Butler presented the Committee with a copy of an agreement between the County and Walking Ridge Development, LLC. Mr. Butler stated that there were no changes made to the contract and that the dollar amount also remained the same.

Mr. McNeil made a motion, seconded by Mr. Heisler to refer to the next BOS meeting to obtain a resolution authorizing an agreement between the County and Walking Ridge Development, LLC for workforce development liaison services. Carried.

Resolution to Follow

Discussion: Mr. Khoury asked Mr. Palmatier what his priorities were for this year. Mr. Palmatier stated Workforce development, expanding programming at the Norwich Campus of Morrisville College and economic development.

Mr. Palmatier stated that he wanted to interview younger people and ask them why they are leaving the area.

Mr. Palmatier stated that Commercial Display and Designs is closing and he would like to meet with them and find out why they are leaving.

Mr. Palmatier stated that he also wants to continue to work with high school students, helping to supply a local workforce.

Clean Energy Committee:

Mr. Butler stated that the County was designated a clean energy community under the wind and solar projects. Mr. Butler stated that an application for $100,000 is due in mid-April, however they need to send in a letter of commitment to the State that will allow the County Attorney to review the agreement and allow the Chairman to sign the agreement.

Mr. Lawrence made a motion, seconded by Mr. Heisler, to refer to the next BOS meeting in order to obtain a resolution that authorizes the County to submit a letter of commitment to NYSERDA that would also allow the County Attorney to review the agreement and the Chairman to authorize an agreement with NYSERDA. Carried.

Resolution to Follow

Manufactured Home Replacement Program:
Mr. Butler stated that another round of CDBG funding is available for the Manufactured Home Replacement Program. Mr. Butler stated that OFC is still willing to submit and help administer the program. Mr. Butler stated that the application is due April 1, 2019 and that award is for $500,000.

Mr. McNeil made a motion, seconded by Mr. Heisler, to refer to the next BOS meeting in order to obtain a resolution authorizing application to the CDBG Manufactured Home Replacement Program. Carried.

Resolution to Follow

Steve Palmatier, Consultant
Morrisonville Program Update:

Mr. Palmatier stated that Morrisville College has started the manufacturer training program at Corning Glass in Oneonta and that Unison is sending 100 employees to the training.

Mr. Palmatier stated that the Department of Labor is also going to send unemployed or under employed individuals to the training in March. Mr. Palmatier stated that the Department of Labor is working with the United Way to create a pathways program for adults that are taking the program to help those who are qualified to advance on to further education.

Mr. Palmatier stated that only 11% of the college graduates actually enter the workforce within the field that they went to college for.

Mr. Palmatier explained the credentialing program with Morrisville College to committee members.

Mr. Palmatier stated that he met with Unison, Kerry Bioscience, UHS, Raymond Corp., Chobani and pharmaceutical companies in determining the programs that the businesses were looking for.

Mr. Palmatier discussed the high school badging program with the Committee and that they are looking at opening up this badging program to include grade K-12.

Mr. Palmatier stated that based upon a report issued by Southern Tier 8, there were four critical areas of industry that they needed to look into: the banking and insurance industry, manufacturing industry, health care industry and agricultural industry. Mr. Palmatier stated that without looking at employing those industries in this county, the services industry in this county would not survive.

Mr. McNeil made a motion, seconded by Mr. Lawrence to adjourn the meeting. Mr. Khoury adjourned the meeting at 11:40 a.m.

slh
Those present were: Chairman Michael Khoury, Supervisor James McNeil, Supervisor Peter Flanagan, Supervisor Fred Heisler, Supervisor John Lawrence, Airport Administrator Donald MacIntosh, Planning Director Shane Butler, Planner Corey Katusha and Chairman Lawrence Wilcox.

Absent: Supervisor David Evans

Mr. Khoury called the meeting to order at 10:00 a.m.

**Don MacIntosh, Airport Administrator**

**NYS Aviation Capital Grant Rejection:**

Mr. MacIntosh stated that the State denied their application and that he or Mr. Butler would be contacting the State to set up a conference to find out why their application was denied. Mr. Butler stated that they would schedule a call and go through the application scoring process to see how they could improve the application in order to resubmit a new application. Mr. MacIntosh stated that some agencies stated that they would provide a 50% match to their projects, while our submitted application only included a 10% match. Mr. MacIntosh stated that could be the reason why, but they wouldn’t know for certain until they were able to schedule the conference. Mr. MacIntosh stated that in the past the State has never responded to their request to review the application.

**Evolution Jets:**

Mr. MacIntosh stated that Mr. Gordon sent a letter to Evolution Jets demanding payment and as of today they have not received any payments from them.

A discussion regarding why Evolution Jets wanted to rent the space and why they haven’t paid rent occurred.

Mr. Lawrence made a motion, seconded by Mr. McNeil, to direct the County Attorney to send a letter to Evolution Jets to begin legal action against them for past due debt owed to the County. Carried.

Referral to County Attorney

**Updates:**

Mr. MacIntosh stated that the LED lighting has been installed at the airport, some of the lighting is set for dusk to dawn and some of them are motion activated.

Mr. MacIntosh stated that Chobani, NBT Bank, Upstate Companies, GE, Baillie Lumber and Diaz used the airport last month.
Shane Butler, Director, Planning & Development

**Mapping Fees:**

Mr. Butler stated that there are times when they have requests to provide shape files with their mapping system and they are asked to sell them. Mr. Butler stated that he would like to amend the current fees to add in a $50 administrative fee.

Mr. Flanagan made a motion, seconded by Mr. Lawrence, to amend the fee schedule for mapping products for the Planning and Development Department by instituting a $50 administrative fee for mapping services provided. Carried.

**Resolution to Follow**

**ARC Funding:**

Mr. Butler stated that last month Southern Tier 8 held several meetings to explain the ARC grants and who could apply. Mr. Butler stated that they are now offering two grant application workshops to provide step by step instructions for completing an ARC grant. Mr. Butler stated that there was a flyer provided to the Committee members with the dates and locations: May 1, 2019 in Oneonta, NY and May 2, 2019 in Cortland, NY.

Mr. Butler stated that he spoke with the ARC manager the other night and that he, along with representatives from Delaware and Otsego Counties, wanted to make sure that they had a voice for the more rural counties within the Southern Tier 8 region. Mr. Butler stated that he wanted to make sure they understood the differences of those three counties and that they were more agriculture and manufacturing based as compared to the other larger counties in the region.

**Guilford Wind Farm Project:**

Mr. Butler stated that as of right now they did not know for sure where the windmills would be located. Mr. Butler stated that they have a general idea of where they will be, just not the exact locations.

Mr. Butler stated that during the BOS meeting presentation it was noted that the same company that is building them in Windsor was the same company that is proposing to build them in Guilford.

Mr. Butler and Mr. Flanagan stated that they both heard the windmills would be around 653 feet tall.

Mr. Butler stated that there would be landowners with lease agreements and possibly good neighbor lease agreements in place.

Mr. Butler stated that there weren’t any zoning laws in the Town of Guilford.

Mr. Flanagan asked if Home Rule applied to the project. Mr. Butler stated no, there was nothing they could do.
Mr. Heisler asked if there was any opposition to the wind mills in Guilford. Mr. Butler stated like any other project like this there is a very loud minority speaking out, while there is a very large majority not saying anything.

**Ag Tour Bus Contract:**

Mr. Katusha stated that the Ag Tour was scheduled for July 26, 2019 and that they would like to enter into an agreement with Oneonta Bus Lines to provide transportation for the trip.

Mr. Flanagan made a motion, seconded by Mr. Heisler, to refer to the next BOS meeting in order to obtain a resolution to enter into an agreement with Oneonta Bus Lines for Ag Tour day transportation services. Carried.

**Resolution to Follow**

Mr. Katusha stated that the Ag Tour would include stops to Peila Farm in Oxford, Kutik’s Honey in Oxford and Rhapsody Thoroughbred Farm in Plymouth.

**Other – Land Banks:**

Mr. Khoury asked Mr. Butler if there was a listing of empty/vacant homes in the County. Mr. Butler stated that it is possible to obtain a list and that it was a confidential listing of properties and property owners. Mr. Butler stated that each individual Supervisor could request that list for their towns or Chairman Wilcox could request the list for the County.

Mr. Khoury asked if the County had a list available. Mr. Khoury stated that he did not need to know the specifics and that he was just looking for the number of properties within the county. Mr. Butler stated that the County had a list several years ago and that he would need to ask Mr. Wilcox to get a new list for them.

Mr. Butler stated that this would require an application from the County to the State and that the County would have to front a lot of money. Mr. Butler stated that it could be anywhere from $500,000 to $1,000,000 or more.

A lengthy discussion regarding land banks occurred.

Mr. Khoury stated that an individual in the audience wished to speak and allowed him to speak. Mr. Karol Kaczynski stated that it sounded like a sub-committee needed to be formed in order to look into this further. Mr. Kaczynski stated that there were four or five conversations taking place regarding land banks and that it might be a good idea to have this separate committee define what the problem is and then determine how to resolve it.

Mr. Lawrence asked where things stood with the land bank discussion that was held during a previous committee meeting. Mr. Khoury stated this was why they were discussing this and taking the suggestion of forming a committee into consideration.
Mr. Lawrence stated that he could contact Mr. Wade to find out what the next step could be. Mr. Khoury stated that he had Mr. Wade’s contact information and that he would reach out to him.

Mr. Flanagan stated that there was a lot of land that was used primarily for dairy agriculture that is no longer in use due to the decline in rural farms. Mr. Flanagan stated that the buildings that are falling apart could be removed and the land could be used for hay cropping, hemp cropping or some other plant based crop. Mr. Flanagan stated that he sees the land bank as getting together and seeing other uses for the land for agriculture purposes.

**Executive Session:**

At 11:22 a.m. Mr. Heisler made a motion, seconded by Mr. Flanagan, to enter into an executive session to discuss a personnel issue for a particular individual. Carried.

At 11:54 a.m. Mr. Lawrence made a motion, seconded by Mr. Flanagan, to adjourn the executive session.

Mr. Lawrence made a motion, seconded by Mr. McNeil, to adjourn the meeting.

Mr. Khoury adjourned the meeting at 11:54 a.m.

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Planning and Economic Development Committee Meeting
Chenango County Office Building – Committee Room
Thursday, May 16, 2019 – 10:00 am

Those present were: Chairman Michael Khoury, Supervisor James McNeil, Supervisor Peter Flanagan, Supervisor Fred Heisler, Supervisor John Lawrence, Consultant Steve Palmatier, Planning Director Shane Butler, Airport Administrator Donald MacIntosh, and Chairman Lawrence Wilcox.

Absent: Supervisor David Evans

Mr. Khoury called the meeting to order at 10:00 a.m.

Steve Palmatier, Consultant
Updates:

Mr. Palmatier stated that RoboRAVE was well attended with 174 participants made up of 60 teams. There were participants from France and Canada.

Mr. Palmatier stated that there was a presence from Raymond Corporation and Unison.

Mr. Palmatier stated that they exceeded their goals for the event by 50% to 60%.

Mr. Palmatier stated that he recently attended the Northeastern Technical Show and that a robotics company out of Binghamton as well as other companies would be sponsoring the event next year.

Mr. Flanagan asked if there was a local presence at the event. Mr. Palmatier stated that Oxford, Greene, Unadilla Valley, Bainbridge-Guilford, Chenango Valley, Downsville, Milford, Sidney and several other attended and competed in the event.

Mr. Lawrence asked if there was a tourism aspect to this event. Mr. Palmatier stated that they filled eleven rooms at Fred’s Inn. Mr. Palmatier stated that they looked at this event as more of a workforce development project than for tourism.

Mr. Palmatier stated that 26% of the people in the county work in manufacturing. Mr. Palmatier stated that we need a skilled workforce to fill the jobs that are here.

Mr. Khoury asked if there were companies currently hiring. Mr. Palmatier stated that Raymond’s had 140 open positions, Unison has 33 openings, and that Chentronics, Chobani and Alvogen also have job openings.

Mr. Khoury asked if the schools were on board with this. Mr. Palmatier stated that he has talked to numerous school districts and that some of the issues surrounding this programming is the State Education Department. Mr. Palmatier stated that BOCES is finally on board.
Mr. Khoury stated that with all of this happening they have to get the ear of our school districts. Mr. Palmatier stated that he was doing the best he could.

Shane Butler, Director, Planning & Development
Promotion Account:

Mr. Butler stated that Mr. McNeil asked him to provide information regarding the promotion account. Mr. Butler stated that this pool of funding hasn’t been used since 2015.

Mr. Butler stated that the last project was the Commerce Chenango Esterline project. Mr. Butler stated this funding was available for use by non-profits and municipalities in the county as a source of seed money to implement new programs or projects like general infrastructure, promotion and business development.

Mr. Butler stated that there were a few organizations in the county who were interested in some of this funding.

Mr. McNeil stated that he wanted to provide an update of this funding to the committee members to let everyone know this funding is out there and is available for use. Mr. McNeil stated that in his opinion it has been underutilized and underfunded and hasn’t been used since 2015.

Mr. Wilcox stated that some of the expenditures were occurring simply because the funds were available. Mr. Wilcox stated that it got to the point where they were spending taxpayer dollars simply because it was there and not because we had a use for it.

Mr. McNeil stated that he would like to see the word get back out there that this funding is available. Mr. McNeil stated that the groups would have to come to this committee to apply for the funding and that the Finance Committee would have final say over the expense.

Clean Energy Community Grant:

Mr. Butler stated that the application has been submitted and that they are waiting to hear back from NYSERDA for the contract to be executed. Mr. Butler stated that grant was for the HVAC project for the 90 wing of the COB.

Complete Count for US Census:

Mr. Butler stated that there will be a meeting late this afternoon to discuss setting up a committee of individuals to help spread the word about the upcoming census and the importance of completing the census. Mr. Butler stated that the census numbers have a lot of impact for political districting, grant funding, and other federal programs for the county. Mr. Butler stated that our population has decreased and that it was important to make sure the census questionnaires were sent in order to have adequate representation for federal dollars.
Don MacIntosh, Airport Administrator  
**Apron Reconstruction Project:**

Mr. MacIntosh stated that the apron project will begin on May 28, 2019. Mr. MacIntosh stated that the project should be completed by August.

Mr. MacIntosh stated that there was a meeting with the engineers about conducting an environmental assessment on the north end of the runway to review obstructions and look into obtaining the seasonal road. Mr. MacIntosh stated that they wanted the runway extended an additional 250 feet before they could look at the possibility of having a FBO come in and build a new hangar.

Mr. Flanagan asked if it would be a bigger draw to have a longer runway. Mr. MacIntosh stated that it was an insurance issue and that insurance companies required certain conditions for landing airplanes.

**Maintenance Report:**

Mr. MacIntosh stated that Barnes Electric installed LED lighting last week for the apron.

Mr. MacIntosh stated that there were 16 total plane operations at the airport for April.

Mr. MacIntosh noted in his report that they are experiencing some issues with range for the AWOS VHF radio and that they are taking steps that may help to extend the range.

**Executive Session:**

At 11:04 a.m. Mr. Heisler made a motion, seconded by Mr. Flanagan, to enter into executive session to discuss a personnel evaluation of a particular county employee. Carried.

At 11:50 a.m. Mr. Flanagan made a motion, seconded by Mr. McNeil, to adjourn the executive session. Carried.

Mr. Khoury adjourned the meeting at 11:50 a.m.

Mr. Khoury adjourned the meeting at 11:54 a.m.

slh
Those present were: Chairman Michael Khoury, Supervisor James McNeil, Supervisor Peter Flanagan, Supervisor Fred Heisler, Supervisor John Lawrence, Airport Administrator Donald MacIntosh, Planning Director Shane Butler, Consultant Steve Palmatier and Chairman Lawrence Wilcox.

Absent: Supervisor David Evans

Mr. Khoury called the meeting to order at 10:00 a.m.

Don MacIntosh, Airport Administrator

Apron Project Update:

Mr. MacIntosh stated that the drainage along the edge of the new apron was completed.

Mr. MacIntosh stated that they ran into some problems with water trapped within the upper layers of the ground and that they came up with a solution for a permanent fix to this problem.

Mr. MacIntosh stated that they were on schedule for the completion of the project despite some of the setbacks that have occurred.

Mr. MacIntosh stated that they on Monday they will begin the subbase for the paving of the apron.

Mr. MacIntosh stated that the company seems to know what they are doing and they are doing a great job so far.

Lease Update:

Mr. McNeil asked what the status of the payment of the lease agreement with Evolution Jet. Mr. MacIntosh stated that they have paid the back rent and are now current with what they owe.

Mr. MacIntosh stated that Evolution Jet did not renew the lease.

Hangar Rentals:

Mr. McNeil asked for an update on the hangar rentals. Mr. MacIntosh stated that all of the hangars are full and everyone is up to date with their payments.

Road Acquisition:

Mr. MacIntosh stated that the owner of Bert Adams does not want to give up his access rights to the road.
Mr. MacIntosh stated that they spoke with the owner’s son previously, however the owner had a different opinion regarding the road closure.

Mr. MacIntosh stated that he believes that they may be able to come up with a solution or an agreement with them.

**Shane Butler, Director, Planning & Development**

**CDBG Public Hearing:**

Mr. Butler stated that he needed to hold a public hearing for comments regarding the two CDBG applications.

Mr. Heisler made a motion, seconded by Mr. Lawrence, to refer to the next BOS meeting in order to obtain a resolution to call for a public hearing and to hold the public hearing regarding the CDBG applications. Carried.

**Resolution to Follow**

**Greater Chenango Cares:**

Mr. Butler stated that they are looking for additional volunteers for the Greater Chenango Cares event. Mr. Butler stated that there were 110 four hour slots that still needed to be filled.

Mr. Butler stated that all of the veterinary have been filled.

Mr. Butler stated that there were dental appointments still available. Mr. Butler stated that the dental clinic did not include teeth cleanings and that three days prior to the event, and during the event, the Lourdes mobile dental van would be here handling that.

Mr. Butler stated that he would be participating in the event on a daily basis and that he would like to rotate his staff on a daily basis to be at the event as well.

Mr. Butler stated that Mr. Joe Coe would be there to represent the Veterans Services Office, and that there would also be representatives from AAOA, Chenango Health Network and Military Recruiters attending the event.

**Steve Palmatier, Consultant**

**DRI Application:**

Mr. Palmatier stated that the grant application submitted by Commerce Chenango for the Downtown Revitalization Initiative for Norwich was turned down. Mr. Palmatier stated that without getting into the politics of it, the finalists were to Endicott, Ithaca, Hornell and Roxbury.

**Boards of Export NY and StartUp NY:**

Mr. Palmatier stated that he was asked to be on the Export NY Board.
Mr. Palmatier stated that this was a Board set up to help regional companies to export products from NYS to all over the world.

Mr. Palmatier stated that individuals from companies would attend training that would assist them in learning the process to export goods.

Mr. Palmatier stated that individuals from Golden Artists, Raymond’s, Hamilton Products and Mr. Doug Marchant would be attending the training session.

Mr. Palmatier stated that he was also asked to be involved in the StartUp NY initiative.

Mr. Palmatier stated that this program was to help start new businesses in NY that were tied to SUNY schools. Mr. Palmatier stated that as an example Morrisville College is looking into hemp production and he was going to see if he could spin off from that and start up a business here in the County.

**Energy Efficiency Presentation at Commerce Chenango:**

Mr. Palmatier stated that there was a company out of Binghamton that was going to give a presentation of their business at Commerce Chenango. Mr. Palmatier stated that they this company is coming up with energy efficient solutions that Chobani is interested in.

**Workforce Development:**

Mr. Palmatier stated that things continue to go along well with meetings between Morrisville and the Department of Labor regarding the manufacturing workshops.

Mr. Palmatier stated that seven individuals from the Workforce Development program attended the last workshop and that all seven of them are now successfully employed. Mr. Palmatier stated that four of the individuals found jobs within manufacturing and three others found jobs in other fields.

**Morrisville:**

Mr. Palmatier stated that he is working with Morrisville in looking for projects that that they can bring here under StartUp NY.

Mr. Palmatier stated that they are continuing to build relationships for the local workforce with various companies.

**Referral**

*From Board Meeting 6/10/2019: High Bridge Wind, LLC, Town of Guilford:*
Mr. Flanagan stated that his position and philosophy regarding the windmills is that he is against them. Mr. Flanagan stated that he was all for alternate energy, however he believes the windmills are a scam.

Mr. Flanagan spoke about Germany’s experiences with windmill produced energy.

Mr. Flanagan stated that California had 16,000 windmills that were abandoned.

Mr. Khoury asked Mr. Flanagan why he was opposed to the windmill project.

Mr. Flanagan stated that he believes they are a scam. Mr. Flanagan stated that the taxpayers end up paying the price for them.

Mr. Flanagan stated that windmills are bird killing machines and that if he were to shoot a bald eagle from his back porch he would be a terrible person, but that it was okay to put up all of these windmills that would kill them.

Mr. Flanagan stated that his main objection was that he does not want to look at them. Mr. Flanagan stated that he would be able to see them from his residence in the Town of Preston and that he did not want to look at those things.

Mr. Flanagan asked if they felt that the Governor would put windmills in the Adirondacks or Catskills. Mr. Flanagan stated that the Governor puts prisons in depressed areas and now we’re going to put up windmills in depressed areas.

Mr. Flanagan stated that windmill farms are not what they seem.

Mr. McNeil stated that the 16,000 abandoned windmills was a nationwide number and not confined just to California.

Mr. McNeil stated that his issue with them is that we talk about sustainable energy, but how long are we going to get to use them. Mr. Butler stated twenty to thirty years. Mr. McNeil stated that did not seem sustainable to him considering the amount of money that goes into them.

Mr. McNeil stated that the company that wants to put them in is an oil company.

Mr. Flanagan stated that the company collapsed the same time that Enron did.

Mr. McNeil stated that the energy industry itself is behind this. Mr. McNeil stated that they are here to make money at the expense of the consumer and taxpayers.

Mr. Flanagan stated that this was viable to the company because of the subsidies that we will be giving them and in turn they will sell the energy that is produced at top dollar.

Mr. Flanagan stated that we pay for it now and we pay for it again in the future.

Mr. Flanagan stated that this was not a viable solution for us.
Mr. Flanagan stated that they have to be realistic about energy because we need energy. Mr. Flanagan spoke about hydroelectric and natural gas sources.

Mr. Khoury stated that they should conduct a study on this issue and find out if there is a challenge process.

Mr. Butler stated that this process was already started by the Planning Department and that the concerns were the airport functions among other items. Mr. Butler stated that we sent a letter addressing our concerns and that the company responded. Mr. Butler stated that there would be no issues with the airport approach and that there were some minor concerns regarding take off and that those could be handled by increasing elevation. Mr. Butler stated that they also addressed concerns with LifeNet helicopter services as well.

Mr. Heisler asked how much the individual towns could weigh in on the issues. Mr. Butler stated that it could be left up to an individual town discussion.

Mr. Flanagan stated that he thinks that the County should also offer an opinion. Mr. Butler stated that towns and the County could submit comments.

Mr. Flanagan stated that he would like to know what the County’s position was. Mr. Flanagan stated that he was disgusted by what we were doing in regards to the IDA and the lack of involvement from the County.

Mr. Khoury stated that he thought it was appropriate for this committee to investigate this and to make an assessment based on individual studies.

Mr. Khoury stated that a cost benefit analysis should be done as well as determining sight view issues.

Mr. Butler stated that it came down to the eye of the beholder, some people want to see them and others don’t.

Mr. Khoury stated that 15 or so years ago the County was opposed to the power line project.

Mr. Flanagan stated that was correct and that the County contributed a large sum of money towards the pool of counties opposing them.

Mr. Flanagan stated that they were here to represent views of their constituents. Mr. Flanagan stated that the County should not look the other way on this issue.

Mr. Flanagan stated that they will go to the IDA and that they will not be taxed and be regulated as a normal energy company.

Mr. Flanagan stated why would the company pay someone to lease their land and pay twice its value over the years. Mr. Flanagan stated that they should just buy the land.
Mr. Khoury stated that they needed to conduct a cost analysis in order to determine if it was worth it to do those things and if it would be beneficial for the taxpayers.

Mr. Palmatier stated that from the community perspective, do we feel that the height and aesthetics will have a negative impact. Is the disruption of land going to be an issue? How do people feel about those types of things? Will it take viable agricultural land out of the picture?

Mr. Flanagan stated that the Town of Guilford is going to get some money from them.

Mr. Heisler asked if there was an analysis done to determine the need for this energy.

Mr. Khoury stated that it was reducing the carbon footprint for future generations.

Mr. Khoury stated that they would ask Mr. Seneck to attend the next committee meeting and that in the meantime committee members could research the issues that they have with the project and come back with the pros and cons of it.

Mr. Flanagan stated that he wanted the County to weigh in on the issue and not just this committee.

Mr. Flanagan stated that he does not like windmills and that he did not want to look at them.

Mr. Flanagan stated that they are inefficient, costly and that the energy produced from them could not be stored for future use.

Mr. Butler stated that this comes down to what they could control and what they could not control. Mr. Flanagan stated that they may not be able to control it but they could express an opinion.

Mr. Khoury stated that they needed to look into all aspects of this and make an informed decision based off of their study.

Mr. Khoury stated that he was willing to look into the cost analysis and benefits of them.

Mr. Heisler stated that he was willing to look into the failure rate of them.

Mr. Flanagan stated that he was willing to look into the taxation process and taxpayer concerns and the sight view issues.

Mr. Lawrence stated that he would assist Mr. Khoury with the cost analysis.

Mr. Butler stated that from the Planning Department’s standpoint and the Guilford Comprehensive Plan, a survey was sent out and they received responses from Guilford residents expressing their interest in wind energy. Mr. Butler stated this was why it was important for people to complete those surveys rather than throwing them away.
Other
Planning Director Job Description:

Mr. Khoury stated that he would like to revise the Planning Director’s job description to include grant opportunities for the airport. Mr. Wilcox stated that he would like to see that this include the entire grant process for the airport.

Mr. Lawrence made a motion, seconded by Mr. Flanagan, to refer to the Personnel Committee to revise the job description for the Planning Director to include and oversee all of the grant processes for the Airport, which will include researching for new opportunities, writing and submitting grant applications, administration of the grants and grant closeout processes for all current and future grants as they pertain to the airport. Carried.

Referral to Personnel Committee

Pending Business
Land Banks:

Mr. Lawrence stated that he would reach out to the Village of Bainbridge Mayor and find out what the status was for this.

Mr. Khoury stated that there were some people who were in opposition to them and that they did not think it was appropriate to spend tax dollars for this purpose.

Adjourn

Mr. McNeil made a motion, seconded by Mr. Flanagan to adjourn the meeting.

Mr. Khoury adjourned the meeting at 11:46 a.m.
Planning and Economic Development Committee Meeting  
Chenango County Office Building – Committee Room  
Thursday, July 11, 2019 – 10:00 am

Those present were: Chairman Michael Khoury, Supervisor James McNeil, Supervisor Peter Flanagan, Supervisor Fred Heisler, Supervisor John Lawrence, Supervisor George Seneck, Airport Administrator Donald MacIntosh, Planning Director Shane Butler, Assistant Planner Rena Doing and Chairman Lawrence Wilcox.

Absent: Supervisor David Evans.

Mr. Khoury called the meeting to order at 10:00 a.m.

Shane Butler, Director, Planning & Development  
RESTORE Grant Appropriation:

Mr. Butler stated that the County was awarded $500,000 under the CDBG program and that he is requesting to move forward with a resolution authorizing the Chairman to sign the agreement and appropriate the funding.

Mr. Heisler made a motion, seconded by Mr. Lawrence, to refer to the Finance Committee in order to appropriate the grant funds that were awarded to the County in the amount of $500,000. Carried.

Referral to Finance Committee

Discussion: Mr. Khoury asked what the grant was for. Mr. Butler stated that it was to assist with repairs to single family, owner occupied homes for those with low to moderate income levels. Mr. Butler stated that the repairs would be in connection to serious health and safety issues to the homeowners.

Mr. Butler stated that Opportunities for Chenango would act as the sub recipient and that his department would oversee the administrative aspects of the grant.

Mr. Heisler asked who people would contact to apply for funding for the repairs. Mr. Butler stated that they would contact Opportunities for Chenango.

Mr. Butler stated that OFC would conduct a home inspection and then they would meet to discuss whether or not to grant them assistance.

Mr. Heisler asked how much each homeowner was eligible for. Mr. Butler stated that they were going to assist 16 individual homeowners, each one eligible for up to $25,000.

Mr. Butler stated that 18% of the funding was going to be used for administrative costs associated with operating the program.
Don MacIntosh, Airport Administrator  
**Apron Project Update:**

Mr. MacIntosh stated that the apron project is going well, compaction was 100% complete. The first coat was 100% completed and they were working on putting down the top coat.

Mr. MacIntosh stated that he was pleased with the apron project and that Upstate was doing a really good job.

**Riding Mower:**

Mr. MacIntosh stated that Mr. Turner uses a push mower to mow around the lights and fueling station. Mr. MacIntosh stated that they have a tractor that he would like to trade in towards the purchase of a zero turn mower to make things easier for Mr. Turner.

Mr. Heisler asked how much the tractor was worth. Mr. MacIntosh stated that he believed they would get $2,000 for the tractor and that a zero turn mower could cost as much as $5,000.

Mr. Flanagan stated that he would rather that they sell the tractor outright because they would not get much out of it for trade in value.

Mr. Khoury stated that he would like to try to auction off the tractor first through the online auction service.

Mr. MacIntosh stated that he was unsure of how to proceed with that process and that he still needed to obtain some quotes for the new mower.

Mr. Khoury stated that Mr. MacIntosh was all set to explore options and proceed with getting some quotes together.

George Seneck, Supervisor, Town of Guilford  
**High Bridge Windmill, LLC, Town of Guilford:**

Mr. Seneck stated that there was a property owners group that has put together information pertaining to property values in Guilford. Mr. Seneck stated that most of the information is inaccurate.

Mr. Seneck stated that they have a website, SafeGuilford.com and that they have an anti-wind strategy.

Mr. Seneck stated that it was reported that he sold his property and was moving out of state. Mr. Seneck stated that he has not sold his property.

Mr. Seneck stated that he would pretty much open the meeting up to questions and answers.
Mr. Flanagan stated that he was not in favor of the windmills. Mr. Flanagan stated that he wondered what benefits would go to the town and couldn’t say what impact they would have on property values.

Mr. Flanagan stated that he heard this they were going to be the largest windmills in the country. Mr. Seneck stated they would be the third largest windmills in the US.

Mr. Flanagan stated that they were going to kill birds. Mr. Seneck stated that they will, however the industry is aware of this concern and that they did not kill as many birds and bats as they once did.

Mr. Khoury asked how tall they would be. Mr. Seneck stated they were going to be 675 feet tall.

Mr. Khoury asked if they would be efficient and produce enough energy to make this a positive benefit.

Mr. Seneck stated that both wind and solar farms have battery banks and that this one would also have a battery bank. Mr. Seneck stated that when the windmills aren’t turning, they will draw from the batteries.

Mr. Khoury asked where they were environmentally with the project. Mr. Seneck stated that he was unsure and that they were working with engineers.

Mr. Seneck stated that many of the questions were for the engineers to answer.

Mr. Seneck stated that the company is sending out a report that is over 1,000 pages. Mr. Seneck stated that he will get an electronic copy of that report in the next couple of weeks.

Mr. Khoury asked what the production of the windmills were. Mr. Seneck stated they will be 100 megawatt systems.

Mr. Flanagan asked how efficient would they be. Mr. Seneck stated that was for the company to answer and that each turbine has its own production rating and efficiency rating.

Mr. Seneck stated that by town ordinance, if they fall below 50% the company has to take them down and remove them.

Mr. Flanagan stated that average windmill efficiency ratings were between 18% and 30% and that he has never seen them at 50%.

The committee had several questions that Mr. Seneck stated needed to be answered by the engineers.

Mr. Heisler asked who decided the size and scope of them. Mr. Seneck stated Article 10 at the State level determined it.
Mr. Heisler asked how many windmills there would be. Mr. Seneck stated that the maximum amount will be 30, however the company believes that only 21 will be put in.

Mr. Seneck stated that if the company projected only 21 windmills they asked them why they applied for 30 of them. Mr. Seneck stated their response was that the state may come back and tell them that the windmills cannot be as high as they want them to be, so therefore they would end up putting in 30 shorter ones.

Mr. Flanagan stated that he had no doubt that the windmills won’t be economical, but the question is how efficient will they be.

Mr. Flanagan stated that they are putting in the windmills because states like NY are requiring us to find more renewable energy sources.

Mr. Khoury stated that we have an advantage to a certain extent because there are windmills in Madison and Windsor is close to having them.

Mr. Khoury asked what say the County has on the matter.

Mr. Seneck stated that the County has no say in it. The state controls all of this. Mr. Seneck stated that the only local say in this is by enacting local ordinances regarding to renewable energy. Mr. Seneck stated that the County has a small role by granting road use agreements for the company to bring the windmills in.

Mr. Khoury asked how things were in Madison. Mr. Seneck stated that the Town of Madison was satisfied with what was happening. Mr. Seneck stated that they spoke to property owners and with the school district as well. Mr. Seneck stated that they had a 15 year PILOT agreement and money went to the town and the school districts.

Mr. Seneck stated that initially they received $60,000 and that it has reduced some.

Mr. Heisler asked what the efficiency of the windmills would be. Mr. Seneck stated that he did not know.

Mr. Flanagan stated that he is in favor of renewable energy but this was not the way to do it.

Mr. Flanagan stated that he was opposed to solar because we have to pay for it and he is opposed to wind because we have to pay for it and look at the windmills.

Mr. Flanagan stated that the solar project in the Town of Norwich was given a phony assessment. Mr. Flanagan stated that it was a $20 million project that was assessed for $1 million. Mr. Flanagan stated that we are going to pay for this on many different levels.

Mr. Heisler stated that he looked into why there were 16,000 windmills in the country that were no longer in use. Mr. Heisler stated that once you get through the political aspects of the issue, the answers came down to the windmills no longer being operational due to catching fire or some
other maintenance issue or the fact that the life span of the windmill has come and gone. Mr. Heisler stated that there were no plans to get rid of them once they stopped working.

Mr. Heisler stated that the inefficiency of the windmills is much greater.

Mr. Seneck stated that part of their local ordinance is a plan to decommission them. Mr. Seneck stated that the company did not like the plan; however that was something that the Town of Guilford was not backing down from.

Mr. Seneck stated that under Article 10 the company has to have a decommission plan.

Mr. Flanagan asked about the assessed value of the property and a PILOT. Mr. Seneck stated that he has no knowledge of the PILOT and that it was a process that the IDA was involved with.

Mr. Seneck stated that as of right now, there has not been a PILOT application submitted to the IDA.

Mr. McNeil stated that the issue he has is that his electric rate will not decrease as a result of this. Mr. McNeil stated that his rates are increasing and that the rates would not reduce if he applied for green energy either.

Mr. Seneck stated that this was a state process and that they have a very small role in this.

Mr. Khoury asked which agency oversaw this. Mr. Seneck stated that the Department of Public Services oversees this. Mr. Seneck stated that they have been very responsive to their questions. Mr. Seneck stated that they will have a siting committee at the state level for this project and that there were members from other state agencies that would serve on this committee and that the Town of Guilford would have two ad-hoc members on the committee and the County could also apply to have two members on the committee. Mr. Seneck stated that he has three individuals who applied to be on the committee and that he does not know if the County has any individuals who have applied.

Mr. Khoury asked who decided who the members from the town and county would be. Mr. Seneck stated that they were chosen by our state senator and assemblymen.

Mr. Seneck stated that his suggestion is for members of the P&ED Committee read Article 10 so that they understood the process and how to become a member of the siting committee.

Mr. Seneck stated that there was a lot of material to read through.

Mr. Khoury asked what this committee should be doing. Mr. Seneck stated that this committee should read the laws and attend the public meetings to educate themselves.

Mr. Flanagan stated that the end result will be that we have no say in this.

Mr. Seneck stated that the County has been made aware of the meeting dates as well as their participation in having someone appointed to the siting committee.
Mr. Flanagan made a motion, seconded by Mr. Lawrence that the Committee Chairperson, Mr. Khoury, find out if the County was asked to submit names of individuals to be appointed to the siting committee and if so, did the County follow through with it. Carried.

Mr. Flanagan stated that by law, in particular, in NY, energy companies are required to find renewable energy sources.

Mr. Lawrence stated that they should utilize hydro-electric as a source. Mr. Flanagan stated that they were not allowed to.

Mr. Khoury stated that Mr. Seneck said he has no say over this project however he did have a say in the assessment of the property. Mr. Seneck stated that he did not have a say in that, the assessor did.

Mr. Lawrence stated that if the assessment was too high, the company would walk away. Mr. Seneck stated they would apply for a PILOT agreement.

Mr. Flanagan stated that the IDA would find a way to make this work because they have set precedence by awarding a PILOT for the solar projects.

Mr. Khoury asked how much the Town of Guilford was looking to receive. Mr. Seneck stated that conservatively $200,000 however their attorney has told them it could be as high as $400,000 per year.

Mr. Flanagan stated that each windmill would be subdivided off and have its own tax map number and a discussion regarding the value of the property occurred.

Mr. Flanagan made a motion, seconded by Mr. McNeil, to invite Mr. Steve Harris, Director of Real Property Tax Services, to the August 15, 2019 P&ED Committee meeting in order to discuss the assessment process for the windmill project. Carried.

Mr. Seneck stated that there would be a meeting at the town hall in Guilford Wednesday at 7:00pm for a question and answer session for the community. Mr. Seneck stated that everyone was invited to attend.

Mr. Flanagan asked if the meetings held so far have been positive in nature. Mr. Seneck stated that they have been positive. Mr. Seneck stated that approximately 128 people showed up and that there was a group of 100 people who claim that they represent the majority in opposing the project. Mr. Seneck stated that was unlikely because in 2014 a survey came back that showed 62% of the people supported wind power.

Mr. Seneck stated that the County has been notified in writing of the meetings and that he could provide a copy of the certification list of those who have been notified.

Mr. Khoury stated that he would find out what the County has done and where things stand.
Mr. Flanagan stated that it sounded like little has been done at the county level and that there really isn’t a whole lot they can do.

Mr. Seneck stated that there was also going to be an informational meeting held at the Bohemian Moon on July 22, 2019.

Pending Business

Land Banks:

Committee members discussed the recent Evening Sun article where a study was conducted that showed one out of four homes was vacant in the County.

Mr. Flanagan stated that they just passed a resolution for the Village of New Berlin to acquire property and asked Mr. Khoury if Smyrna would be doing the same thing for a piece of property that was falling apart. Mr. Khoury stated that the property has not gone through the foreclosure process yet and that there were two years remaining before that could occur.

Mr. Flanagan stated that zombie properties were something that the County was going to have to face sooner or later.

Mr. Khoury stated that it was troubling on so many levels and that this was very symptomatic of what was going.

Mr. Khoury stated that people are walking away from them.

Mr. Flanagan stated people were walking away from them because they could not afford to make the repairs.

Mr. Khoury stated that he could not believe that one out of four homes in the county were empty. Mr. Khoury stated that it seemed hard to believe. Mr. Flanagan stated that someone told him that coming in to Norwich on County Road 10a from Preston, there were ten vacant homes and that was not a great distance to travel.

Adjourn

Mr. Lawrence made a motion, seconded by Mr. McNeil to adjourn the meeting.

Mr. Khoury adjourned the meeting at 11:19 a.m.
Those present were: Chairman Michael Khoury, Supervisor James McNeil, Supervisor Peter Flanagan, Supervisor Fred Heisler, Supervisor John Lawrence, Supervisor George Seneck, Airport Administrator Donald MacIntosh, Planning Director Shane Butler, President & CEO of Commerce Chenango Kerri Green, Consultant Steve Palmatier, Real Property Tax Services Director Steve Harris and Chairman Lawrence Wilcox.

Absent: Supervisor David Evans.

Mr. Khoury called the meeting to order at 10:00a.m.

**Don MacIntosh, Airport Administrator**

**Apron Project Update:**

Mr. MacIntosh stated that they did a great job and that they have a few small problems that will be discussed during a meeting with the company on 8/15/19.

Mr. MacIntosh stated that there were a couple of puddles that needed to be taken care of and an area where the grass seed washed out.

Mr. Butler stated that there was also a section on the north end of the apron that had the potential to crack that they needed to take a look at.

Mr. MacIntosh stated that there was an engineer from CHA on site every day while the project work was being conducted. Mr. MacIntosh stated that CHA hasn’t gone over the punch list items with Upstate Companies yet. Mr. MacIntosh stated that they were still going over some of the final pieces of the project.

Mr. MacIntosh stated that the engineers from CHA would need to conduct a final inspection before they would sign off on the project. Mr. MacIntosh stated that the final payment would not be released until CHA signed off on the project.

Mr. Khoury stated that it sounded like things were progressing and that he would also attend the meeting on 8/15/19.

**Riding Mower:**

Mr. MacIntosh stated that he went to three local businesses and that none of them responded to his request to trade in the tractor towards the purchase of a riding mower.

Mr. MacIntosh stated that he sent a request to White’s Tractor Supply and that they offered a trade in of $2,500 for the tractor towards the purchase of a mower that was $3,099. Mr. MacIntosh stated after the trade there would be a balance of $599.
Mr. Khoury stated that he thought the tractor was worth more than $2,500. Mr. Wilcox stated that $2,500 was a fair price for that tractor.

Mr. MacIntosh stated that he would like approval to trade in the tractor and pay the balance owed for the purchase of a new riding mower for the Airport.

Mr. McNeil made a motion, seconded by Mr. Flanagan, to purchase a Cub Cadet zero turn mower for $3,099 minus the trade amount of $2,500 for the International tractor. Carried.

Referral to Finance

**Shane Butler, Director, Planning & Development**

**SEQR Negative Declaration – Housing Rehab Program:**

Mr. Butler stated that he needed to make the required Type II action and negative declaration under SEQR for the CDBG Housing Rehabilitation Program.

Mr. Flanagan made a motion, seconded by Mr. McNeil, to refer to the next BOS meeting in order to meet the SEQR requirements for the Housing Rehabilitation Program. Carried.

Resolution to Follow

**Innovative Readiness Training (IRT):**

Mr. Butler stated that the application to apply for another IRT program was due in September.

Mr. Butler stated that Southern Tier 8 submits the application and that under the new application they would be applying for some engineering projects. Mr. Butler stated that they were looking into doing some work to the grandstands at the fairgrounds, rebuilding the burn shed at the fire training center, and that other items discussed were building a bridge and walk way along the river in the City of Norwich and some work to the greenway in the City of Norwich.

**Airport Day:**

Mr. Butler stated that they would like to conduct a drone race at night after the day’s events were over with during Airport Day.

Mr. Butler stated that the drone race could occur indoors or outdoors and that Martha Ryan from BOCES was in the process of making the arrangements.

Mr. Khoury stated that he liked the idea.

Mr. Heisler made a motion, seconded by Mr. Flanagan, that pending approval by the County Attorney to proceed with the drone races during Airport Day.

**Appropriate $1,560 for various purchases:**
Mr. Butler stated that the IT Department notified them that they would need to replace Windows 7 for Windows 10. Mr. Butler stated that rather than waiting to see what the 2020 budget looked like, he would prefer to make the purchase this year since he had the funds to do so.

Mr. Butler stated that he also had several other items to discuss and provided a list of items to the committee.

The items on the list were publication fees in the amount of $375 and printing supplies in the amount of $825.

Mr. McNeil made a motion, seconded by Mr. Flanagan, to refer to the Finance Committee in order to authorize the appropriation of $1,560 from Revenue Account #A2373 to Appropriation Account #A8020.44. Carried.

Referral to Finance Committee

Kerri Green, President & CEO, Commerce Chenango

Introductions:

Ms. Green stated that her first day was 8/12/19 and that she has been contacting individuals, businesses and local Chambers to meet with them to introduce herself and see how they can work with each other and find out what their needs are.

Mr. Khoury asked Ms. Green if she was reaching out to the local school districts. Ms. Green stated that she has been reaching out to them. Ms. Green stated that she has a secondary degree in education and that she is a current member of the Sidney School Board of Education.

Mr. Khoury stated that there were a lot of great businesses here and that it would be great for students to make connections with those businesses. Ms. Green stated that she agreed and that it isn’t always in the best interest of all of the students to become college bound. Ms. Green stated that it was okay to want to go into the military or join the work force right out of high school.

Ms. Green stated that she spoke with an individual from the Raymond Corporation and that they have a lot of people telecommunicating for work. Ms. Green stated that they recognize that when they hire an individual they are not only hiring the individual but their spouses as well into our communities. Ms. Green stated that they have to be able to make a connection with everyone in their family and that included spouses and children.

Ms. Green stated that she would be taking a look at community assets and downfalls and would come back to the committee with her findings and be able to talk about those with the committee.

Ms. Green stated that over the next few months she would like to look into starting a young professionals group.

Ms. Green stated that she would be reaching out to past Chamber members and determining why they no longer wanted to be a member and see what she could do to bring them back.
**Steve Palmatier, Consultant**

**Updates:**

Mr. Palmatier stated that the manufacturing program is still moving forward despite a slight set back due to a recent medical condition of the professor at Morrisville.

Mr. Palmatier stated that during the last manufacturing boot camp eight students attended and completed the course. Mr. Palmatier stated that all of them are now employed with seven of them in the manufacturing field. Mr. Palmatier stated that the best thing to come out of this course was building the individuals self-confidence to enter the workforce.

Mr. Palmatier stated that the next boot camp would be in October.

Mr. Palmatier stated that he has been in contact with Sheriff Cutting and that they are looking at the possibility of running the class at the jail for inmates.

Mr. Palmatier stated that Chenango Memorial Hospital recently completed a $20 million renovation project.

Mr. Palmatier stated that they worked with the health department to conduct an assessment of needs in the community.

Mr. Palmatier stated that they found that many people were either not able to afford to travel or unable to travel for appointments to see specialists outside of the area and therefore they were skipping those appointments or appointments for lifesaving treatments.

Mr. Palmatier stated that they opened a cardiovascular department and an oncology department.

Mr. Palmatier stated that they are bringing in specialists to provide services a few times a month to save people from having to travel out of the area.

Mr. Palmatier stated that the current workforce here in the County was in the financial and banking industries and that NBT Bank was working with Morrisville to provide programming for those jobs.

Mr. Palmatier stated that jobs in manufacturing, engineering, pharmaceutical and chemistry industries are what companies here offer and that working with local schools and colleges to provide education for those jobs are what is needed.

A discussion of the pipeline in Sherburne and reasons why businesses have not expanded here because of it occurred.

**Pending Committee Business**

**High Bridge Wind Project:**
Mr. Flanagan stated that there appears to be funds available to municipalities to make sure they
do their due diligence in making sure the windmill companies do everything they say they will
and to assist them in working through the applications and stipulations of those projects.

Mr. Butler stated that they were called intervenor funds that municipalities could apply for to
conduct their own studies to make sure the company’s studies were accurate.

Mr. Flanagan stated that the Town of Guilford did not agree with the stipulations and that they
haven’t heard back from the company yet. Mr. Flanagan stated that if the town didn’t agree with
them he thought the County should support the town.

Committee members looked over the letter of application and the stipulations letters sent to the
County by High Bridge Wind LLC.

Mr. Flanagan stated that the issue was that the Town of Guilford did not agree to the stipulations
and hasn’t heard anything back from them.

Mr. Butler stated that the County sent in a list of concerns and that one of them was the airport
and flight paths. Mr. Butler stated that the FAA had to look at it to make sure there are no flight
path issues. Mr. Butler stated that the FAA will conduct a full study, however the Airport
Steering Committee was not concerned. Mr. Butler stated that the steering committee was also
working with High Bridge Wind on this issue as well.

Mr. Flanagan asked what the PILOT agreement would be.

Mr. Harris stated that he could only recommend and offer guidance on how the assessments
could be done and that ultimately the decision was up to the individual town assessors.

Mr. Harris stated that every company has the right to apply for a PILOT and explained how the
PILOT programs have worked with projects like this in other areas of the state.

Mr. Harris explained how the Norwich Solar project PILOT was determined and how the IDA
makes the determinations.

Mr. Harris stated that solar and wind PILOTs were different than normal PILOTs. Mr. Harris
stated that rather than real property assessed values, wind and solar projects were based on
production capabilities.

Mr. Harris stated that a concern that he had and that he passed on to the town was that the
assessments needed to be done based on the full value of the property with a utility value placed
on top of that.

Mr. Wilcox stated that the PILOT would be a division of the town, county and school taxes. Mr.
Flanagan asked what that would look like. Mr. Harris stated that he did not know because that
had to be spelled out in the PILOT agreement. Mr. Harris stated that if it was not spelled out in
the agreement, it would be based on the rate of production capacity.
Mr. Harris stated that he has not seen where companies haven’t paid if they aren’t in production.

Mr. Flanagan stated that his general question was does the County weigh in on the stipulations.

Mr. Khoury stated that he thinks that this is something for each individual town to weigh in on and talked about measures the Town of Columbus put in place in order to give them the time needed to review those types of projects.

Mr. Flanagan asked if they should weigh in on what the IDA will be doing. Mr. Harris stated that there would be public hearings at the town, school and county levels regarding the IDA determination.

Mr. Khoury stated that they needed to invite Mr. Seneck to come back to talk to the committee about the stipulations.

Mr. Wilcox stated that maybe they should also speak with the Town of Sanford as well.

Mr. Harris stated that some county IDA’s make it a rule not to be involved in solar or wind projects while other IDA’s look at them on a case by case basis.

**Adjourn**

Mr. Heisler made a motion, seconded by Mr. Flanagan to adjourn the meeting.

Mr. Khoury adjourned the meeting at 11:53 a.m.

slh
Those present were: Chairman Michael Khoury, Supervisor James McNeil, Supervisor Peter Flanagan, Supervisor Fred Heisler, Supervisor John Lawrence, Airport Administrator Donald MacIntosh, County Historian Pat Evans, Executive Director of the Arts Council Alecia O’Neill, Norwich Campus Director of SUNY Morrisville Lindsey Lefevre, Planning Director Shane Butler, Sr. Planner Rena Doing, President & CEO of Commerce Chenango Kerri Green, Consultant Steve Palmatier, Steve Craig and Chairman Lawrence Wilcox.

Absent: Supervisor David Evans.

Mr. Khoury called the meeting to order at 10:00 a.m.

**Don MacIntosh, Airport Administrator**  
**2020 Tentative Budget 186 – Airport:**

Mr. MacIntosh stated that he dropped the Overtime line. Mr. MacIntosh stated that Mr. Turner was concerned with the decrease because last year we had a light winter and this year it might not be.

Mr. MacIntosh stated that they did not put in for equipment because they did not have a need to purchase anything for next year.

Mr. MacIntosh stated that there were no expenses for Day to Day Travel or Conferences and Training.

Mr. MacIntosh stated that Supplies and Utilities went up a little bit.

Mr. Flanagan asked what the Operation & Maintenance line was used for because it had $14,000 in there and that they haven’t spent that much money in the previous year and not very much of it this year. Mr. MacIntosh stated that was for any repairs associated with fuel leaks or other repairs. Mr. Flanagan asked if they anticipated spending all of that next year. Mr. MacIntosh stated that it has been budgeted for $14,000 for several years and that any funds that were left over at the end of the year went back into the trust account.

A discussion regarding the Trust Fund for the Airport occurred and Mr. MacIntosh stated that he did not know all of the details regarding the trust and that the Committee should speak to the Treasurer’s Office. Mr. MacIntosh stated that NBT Bank also provided an annual update to the Trust Fund account as well and that the Committee could gain information from that report as well.

Mr. Lawrence asked about the Aviation Fuel line and Mr. MacIntosh stated that the amount varies from year to year based on the price of fuel. Mr. Flanagan stated that at the Preston Town
level they conduct an audit of fuel prices on a monthly basis and top off the tanks when fuel prices are low.

Mr. MacIntosh stated that he wanted to ask the Committee to revisit charging cash prices for credit card fuel purchases. Mr. MacIntosh stated that they lose money every time a credit card is used for fuel purchases. Mr. Khoury stated that when they discussed this previously they wanted to make sure they stayed competitive with fuel prices. Mr. McNeil stated that they would talk about this with the Treasurer to see how all of that is working. Mr. MacIntosh stated that he wanted to bring it back to Committee to see if this practice should be revisited.

Mr. McNeil stated that they have allocated $2,000 to pay the Planning Director to oversee the Airport grants and that next year they needed to take a look at it.

Mr. McNeil made a motion, seconded by Mr. Lawrence, to refer the 2020 Tentative Budget 186 – Airport as presented to the Finance Committee. Carried.

**Referral to Finance Committee**

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**Pat Evans, County Historian**

**Refill - Research Assistant:**

Ms. Evans stated that the Research Assistant is retiring and that she is requesting to refill the position.

Mr. McNeil made a motion, seconded by Mr. Lawrence, to refer to the Personnel Committee in order to refill Historian Research Assistant position #A7510.13. Carried.

Discussion: Mr. Flanagan stated that he did not think the individual was of retirement age. Mr. Flanagan made a motion to go into executive session to discuss the positions and personnel for the Historian’s Office at 10:17 a.m. The motion was seconded by Mr. Heisler. Carried.

At 10:21 a.m. Mr. Flanagan made a motion, seconded by Mr. Lawrence, to adjourn the executive session Carried.

Ms. Evans stated that she did not have anyone in mind to fill the position and that she would need to advertise for it. Ms. Evans stated that she did not think it would be too difficult to find someone to fill the position.

**Referral to Personnel Committee**

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**2020 Tentative Budget 165 – Historian:**

Ms. Evans stated that after speaking with the Treasurer’s Office it was determined to go ahead and add $900 to revenue line #A1288 – Historian Fees. Ms. Evans stated that this was revenue received from individuals requesting copies of records on file in her office.

Mr. Flanagan made a motion, seconded by Mr. Lawrence, to increase revenue line #A1288 – Historian Fees from $0.00 to $900.00. Carried.
Discussion: Mr. McNeil asked if they charged for the Research Assistant’s time. Ms. Evans stated that they did not charge for their time, only for making copies of records.

Mr. Heisler stated that they were utilizing a service provided by the Research Assistant and technology that only their office could supply. A discussion regarding the price of the copies occurred and Mr. Khoury stated that the information that they have on file at the Historians Office was more valuable than the ink to print the copies. Mr. McNeil requested that Ms. Evans look into increasing the price of the copies.

Mr. Khoury asked if they could reduce the salary for the Research Assistant in order to decrease the local share to the budget. Mr. Wilcox stated that the position was a union position and the salary was determined by the contract.

Mr. Heisler made a motion, seconded by Mr. Flanagan, to refer the 2020 Tentative Budget 165 – Historian as modified to the Finance Committee. Carried.

Discussion: Mr. Flanagan stated that Ms. Evans used to come to Committee to provide them with a summary report. Ms. Evan stated that she has never given one to the Committee and provided a brief overview of activities for the Committee.

Referral to Finance Committee

Alecia O’Neill, Executive Director, Arts Council

2020 Tentative Budget 160 – Arts Council:

Ms. O’Neill provided the Committee with an update on STEAM and other programming provided by the Arts Council to the Committee.

Ms. O’Neill stated they were receiving more business sponsorships for programming this year and coupled with being careful with their spending she was able to request the same amount of money from the County as in the past.

Mr. Flanagan made a motion, seconded by Mr. McNeil, to refer the 2020 Tentative Budget 160 – Arts Council as presented to the Finance Committee. Carried.

Discussion: Mr. Lawrence asked if Ms. O’Neill considered all funding sources and stated that the costs for operating the Arts Council has increased over the years. Mr. Lawrence asked if the expenses have increased significantly and if the need to increase the funds from the County were needed. Ms. O’Neill stated that they have been able to gain more support from the private sector. Ms. O’Neill stated that they are very careful with their spending as well.

Mr. Khoury stated that he encourages them to continue their partnership with Commerce Chenango and local businesses to create programming for them.

Mr. Flanagan stated that their budget increased from $9,000 to $10,000 a couple of years ago.
Mr. Lawrence stated that he admired their ability to hold that number but inflation may take over in the future and that the need to ask for more from the County may occur.

Mr. Flanagan asked what their total operating budget was. Ms. O’Neill stated that it was $410,000. Mr. Flanagan asked if that was an increase from where it was five years ago. Ms. O’Neill stated that it has risen over the last few years, however this year it is where it was five years ago due to some changes in their organization.

Referral to Finance Committee

Lindsey Lefevre, Norwich Campus Director, Morrisville State College
2020 Tentative Budget 154 – College Center:

Ms. Lefevre provided enrollment numbers to the Committee members and stated that the counts have changed recently due to the fact that they can no longer count high school students enrolled in the EDGE programming in their count.

Ms. Lefevre stated that the enrollment numbers have remained fairly steady and that they have not brought in any new degree programs over the last couple of years.

Ms. Lefevre stated that by the fall of 2021 they hope to be able to offer their first bachelor degree program, “Bachelor of Professional Studies Human Services Leadership”. Ms. Lefevre provided the Committee with a description of this degree program. Further discussion regarding the program and job market for the degree program occurred.

A discussion regarding the high school dropout rate, college enrollment numbers, courses offered at the Norwich campus, surrounding colleges and the time frame of courses offered occurred.

Mr. Flanagan stated that the budget presented had zero change to it.

Mr. Flanagan made a motion, seconded by Mr. McNeil, to refer the 2020 Tentative Budget 154 – College Center as presented to the Finance Committee. Carried.

Discussion: Mr. McNeil asked what the $36,587 in the College Center Contract was paying for. Ms. Lefevre stated that was for Mr. Dan Goldman’s position and that he actively recruits people to attend college here at the Norwich Campus.

Referral to Finance Committee

Steve Craig & Kerri Green, President & CEO, Commerce Chenango
2020 Tentative Budget 156 – Publicity:

Mr. Craig stated that the Tourism line is kind of in flux at the moment due to the hotel bed tax law. Mr. Craig stated that if things go well they plan to do some very robust advertising and programming for tourism.
Mr. Craig stated that the budget is up a little for contract services because of advertising expenses.

Mr. Craig stated that the EDA line was increased from $112,200 to $114,000. Mr. Craig stated that this was for Development Chenango and that part of that goes to mechanically run the IDA. Mr. Craig stated that the State is now requiring them to live stream all of the IDA meetings and publish and store video recordings of those meetings online.

Mr. Craig stated that their operating costs go up each year as well.

Mr. Flanagan stated that the Commerce does a great job and that he would agree that an occasional increase is necessary. Mr. Flanagan stated that the County is not dealing with salaries, fringe benefits or overhead expenses for this program. Mr. Flanagan stated that they were looking at a real budget and a pretty economical way to fund this.

Mr. Flanagan stated that he did not have a problem increasing this budget and that more than likely the bed tax law will pass.

Mr. Craig stated that I Love NY funding required them to advertise Chenango County and not just advertise for sponsored events occurring in the County. Mr. Craig stated that in other counties the I Love NY funds were matched dollar for dollar and that was not how it was done here. Mr. Craig stated that as a result of this they expected to see a decrease in the number of vendor sponsored advertisements through the Commerce.

Mr. Flanagan made a motion, seconded by Mr. Lawrence, to refer the 2020 Tentative Budget 156 – Publicity as presented to the Finance Committee.

Referral to Finance Committee

Shane Butler, Director, Planning & Development

2020 Tentative Budgets 168 – Planning:

Mr. Butler stated that the increase to the local share was in large part due to the increase in salaries and the lack of grant revenue.

Mr. Butler stated that the program dollars were not coming in like they did last year and that he hopes to be able to have a contract with Rural Health Network for their transportation grant. Mr. Butler stated that a contract agreement with them would result in a $20,000 increase in revenue but he did not want to budget for those dollars until he was 100% certain that they would get the contract for services.

Mr. Butler stated that the ESRI mapping software expenses increased in his budget because in the past the IT Department covered those fees and that he was notified that the IT Department would no longer cover them.

Mr. Butler stated that they have had to increase all of their other lines to keep up with the grant programs that his office oversees for the various County Departments.
Mr. Flanagan stated that he remembered a time when there were a lot more people in the Planning Department. Mr. Butler stated that they are now trying to keep up with only three people in the department.

Mr. McNeil stated that the Director’s salary went up and asked if this was offset by the Airport. After a lengthy discussion and looking at the correct budget and budget figures it was determined that there was a revenue line in the budget from the Airport to offset the salary.

Mr. Flanagan made a motion, seconded by Mr. Flanagan, to refer the 2020 Tentative Budgets 168 – Planning as presented to the Finance Committee. Carried.

**Year End Resolutions:**

*Designating Commerce Chenango As The Authorized Agency And The Official Tourism Promotion Agent For The County Of Chenango And To Prepare Applications And Receive Grants Under The New York State Tourism Promotion Act:*

Mr. Flanagan made a motion, seconded by Mr. Heisler, to refer to the next BOS meeting in order to obtain a resolution that designated Commerce Chenango as the agency and official tourism promotional agent for Chenango County. Carried.

**Executive Session:**

At 11:31 a.m. Mr. Heisler made a motion, seconded by Mr. Flanagan, to enter into an executive session to discuss the personnel performance of a particular county employee. Carried.

At 11:46 a.m. Mr. Heisler made a motion, seconded by Mr. Flanagan, to adjourn the executive session. Carried.

**Adjourn**

Mr. Lawrence made a motion, seconded by Mr. McNeil to adjourn the meeting.

Mr. Khoury adjourned the meeting at 11:46 a.m.
Don MacIntosh, Airport Administrator
Update – apron project:

Mr. MacIntosh stated that the apron project has kind of stalled. After the contractors finished, the inspector came up with a list of things in July for Upstate to take care of. Mr. MacIntosh stated that the items have not been taken care of yet and that per the contract the project had an 87 day timeframe.

Mr. MacIntosh stated that one of the items on the list was to regrade the waste area pile of dirt, back slope it and reseed it. Mr. MacIntosh stated that leaving the pile there was a hazard for the airplane traffic.

Mr. Heisler asked why the work has not been completed. Mr. MacIntosh stated that Upstate told him that they would complete the work once we settled up with them. Mr. MacIntosh stated that he has a feeling that if the pay was sent before the punch list was completed, the work might not get done.

Mr. MacIntosh stated that they paid them approximately $733,000 of the $950,000 project total.

Mr. Flanagan asked what the normal procedure was for this type of project. Mr. MacIntosh stated that they usually withhold 10% of the project total.

Mr. Flanagan asked if the work that was yet to be completed came to $200,000. Mr. MacIntosh stated no that it wasn’t really that much work left to complete.

Mr. MacIntosh stated that he recently received two stacks of paperwork that was rejected by the State. Mr. MacIntosh stated that he was told that the paperwork was incomplete and that CHA was responsible for that paperwork.

Mr. MacIntosh stated that the airport was up and running and that he wanted to make the committee aware of the issue.
Mr. Lawrence asked if the DPW could grade the pile. Mr. MacIntosh stated that they had the ability to do the work themselves with equipment at the airport but he was unsure if they could do the work themselves.

Mr. MacIntosh stated that there was another issue with the payment for the leasing of space with Upstate. Mr. MacIntosh stated that they have not paid that yet and that he keeps being told that it will get taken care of.

Mr. Flanagan stated that it sounded like there are some problems with their billing and maybe that’s what Upstate means when referring to settling things up first.

Mr. MacIntosh stated that he did not want the committee to think that they were walking away from the job, he thinks that they are busy with other jobs at the moment.

Mr. Khoury stated that he thinks that they need to be put on notice and to ask the County Attorney to send them a letter.

Mr. MacIntosh stated that the engineers were involved in this process as well and that there was a whole chain of things that needed to be done.

Mr. Khoury stated that he would like to refer this to the County Attorney. Mr. MacIntosh stated that he would meet with the County Attorney to find out how to proceed.

**Carpet Replacement:**

Mr. MacIntosh stated that the carpet at the airport needed to be replaced and that he received two quotes. One from Lowe’s and the other one from Carpet Master. Mr. MacIntosh stated that the one from Carpet Master was the lowest for $2,085. Mr. MacIntosh stated that he will use money from his maintenance line to pay for the carpet.

**Other:**

Mr. MacIntosh stated that the aviator gas price is currently set at $4.69 per gallon. Mr. MacIntosh stated that our price was the same as Sidney’s and that Hamilton’s was $5.13, Cortland was $4.75 and Tri City’s was $4.57. Mr. MacIntosh stated that it was the committee’s desire to set the price at what Sidney’s was and that he believes the price established was competitive with other airports.

Mr. MacIntosh stated that there were 5 corporate flights in and out of the airport last month.

Mr. MacIntosh stated that fuel sales for last month were $7,293.

**Shane Butler, Director, Planning & Development**

**Clean Energy Communities Grant Appropriation Accounts:**
Mr. Butler stated that he received the first check of funds from the Clean Energy Communities Grant and that he needed to set up the appropriation account so that they could begin using the funds for the project.

Mr. Butler stated that they would be receiving a total of $150,000 for the project.

Mr. Butler stated that they were going to be installing new natural gas boilers in the new wing of the COB and purchasing a new system that controlled the valves.

Mr. Heisler made a motion, seconded by Mr. Flanagan, to refer to the Finance Committee in order to appropriate funds received by the State for the Clean Energy Communities Grant. Carried.

Referral to Finance Committee

**Hazard Mitigation Plan Update Accept and Appropriate:**

Mr. Butler stated that they needed to appropriate dollars to update the County Hazard Mitigation Plan.

Mr. Butler stated that if they did not complete the plan updates they would not be eligible to receive future grant funding.

Mr. Flanagan made a motion, seconded by Mr. Lawrence to refer to the Finance Committee in order to appropriate funds for the Hazard Mitigation Plan updates. Carried.

Referral to Finance Committee

**Chenango County Transportation Plan:**

Mr. Butler presented the draft County Transportation Plan and stated that they needed to hold a public hearing and adopt the plan in order to help keep dollars in the County.

Mr. Butler stated that the transportation plan addressed transportation issues for the aging population as well as provide transportation for people to get to and from work.

Mr. Khoury asked if the grant funds that come in by adopting this plan would be fully funded. Mr. Butler stated that the County currently receives federal dollars and that right now there was no cost to the County for transportation.

Mr. Butler stated that he could not say how much it would cost to implement the plan if the County decided to, however without a plan in place they would not be able to apply for any grant funding.

Mr. Khoury stated that the plan set the County up to receive funding just like the Hazard Mitigation Plan.

Mr. Heisler made a motion, seconded by Mr. Flanagan, to refer to the next BOS meeting in order to call for a public hearing on the County Transportation Plan and to adopt the plan. Carried.
Resolution to Follow

Steve Craig, (Retiring) President & CEO of Commerce Chenango Tourism Program:

Mr. Craig stated that Ms. Green was unable to attend the meeting and that he would provide the details for the tourism program.

Mr. Khoury asked what the transition plan was for Ms. Green and Mr. Craig explained the details for the transition process upon his retirement from the Chamber.

Mr. Flanagan stated that the County did not have any hall of fames or other natural attractions that would bring in large groups of people but we did have some unique things in the County.

Mr. Flanagan asked now the State tracked people that came in to the County and stated that he had an individual from out of state purchase a dog from his kennel and that while he was in town he went to the candy store in Norwich and ended up purchasing more candy from the store for gifts than he did for the dog.

Mr. Craig stated that it was all based on algorithms. Mr. Craig stated that they knew how many people attended the car museum and that they knew how many people attended festival events. They took those numbers and plugged them into an algorithm and determined that those people will purchase certain things while they are here based on those numbers. Mr. Craig stated that based on that they determined that we would bring in $1 million in sales tax.

Mr. Khoury stated that Chenango County was last in the region. Mr. Craig stated that we were last in the region because we did not have the attractions of other counties in the region. Mr. Craig stated that we did not have Oneida Lake, no colleges, no halls of fame or natural attractions.

Mr. Craig stated that we were comparable to any other county in the state like ours.

Mr. Craig stated that people ask him why we aren’t like Hamilton and he explains to them that Colgate University has an organization that funds a lot of downtown projects because parents would not want to send their children to an expensive college in a town that looked run down.

Mr. Craig stated that Fo Jo’s Coffee was made here in Plymouth and they opened a coffee shop in Hamilton. Mr. Craig stated that people here could not afford their process. Mr. Craig stated that the median income here was $45,000 and in Hamilton it was $65,000 so they could afford to pay $16 for a bag of coffee.

Mr. Heisler stated that when you looked at tourism was there any effort to bring in tourists.

Mr. Craig stated that the first thing we need is a hotel for people to stay in. If you wanted to bring in people to attend an event at the museum, they needed lodging. Mr. Craig stated people are staying in Oneonta or Binghamton.
Mr. Craig stated that in order to have a hotel here we needed to bring in a chain hotel. Chain hotels will not build anything smaller than one with 67 rooms. It would cost $10 million dollars to build that hotel.

Mr. Craig stated that you would need 12,000 room bookings at $125 per night annually to support the hotel and that was at around 80% occupancy rate.

Mr. Craig stated that he sat down with the bigger corporations in the County who were saying that we needed a hotel. Mr. Craig stated that collectively those businesses said that they added up all of the trainings and people that they would bring in and that they only came up with 1,200 per year, not the required 12,000.

Mr. Craig stated that the things that have changed in the lodging industry were Bed and Breakfasts and Air BnB’s. Mr. Craig stated that they are filling the vacuum that exist in the County.

Mr. Heisler asked what the attraction was for the County that would bring people in. Mr. Craig stated that the concerts were a big attraction and that the only year round attraction was the car museum.

Mr. Heisler asked what the new generation wanted to do. Mr. Craig stated that the top two things people want to do while on vacation were shopping and eating. Mr. Heisler asked if that universal trend would continue. Mr. Craig stated yes.

Mr. Flanagan stated that he thinks that our niche was outdoor activities like hunting, biking, skiing. Mr. Flanagan stated that he thinks that Cornell Cooperative Extension was on the right path by creating videos that showed the things that we do have here.

Mr. Craig stated that people want to be able to go and do stuff outdoors and that we have the terrain to do that.

Mr. Heisler stated that they could advertise golfing. Mr. Flanagan and Mr. Craig both stated that golfing was a declining business.

Mr. Heisler stated that we needed to get to the core of the issue and asked how the funds were being spent.

Mr. Craig stated that Commerce Chenango received approximately $46,000 from the County and that a bulk of that funding goes towards advertising. $10,000 has to be spent on the I Love NY campaign, $8,000 for administrative cost for the year, $15,000 for the calendar of events publications, recreation map and other publications and the website fees. Mr. Flanagan stated that left approximately $13,000 to pay Ms. Robinson. Mr. Craig stated that was correct and that it was a part time position.

Mr. Craig stated that the County’s bed tax establishment would easily be able to be used towards the I Love NY matching funds. Mr. Craig stated that right now they go to local businesses such
as the car museum for the matching funds. Mr. Craig stated that in the past they would advertise the car museum and the State recently changed how those dollars can be used. Mr. Craig stated that now the focus has to be on Chenango County and that Chenango County is the destination place, not the businesses. Mr. Craig stated that now when they advertise there are only small tag lines for the businesses and as a result those businesses no longer want to provide matching funds.

Further discussions occurred between committee members regarding how they could advertise various outdoor activities for the County.

Mr. Khoury stated that he would like to place the tourism program on the pending business list for the committee.

Steve Palmatier, Consultant

Updates:

Mr. Palmatier stated that last year while participating in the Export NY program, Golden Artists began working with the program and now they will begin to ship their products globally.

Mr. Palmatier provided an update to the Committee regarding Lockheed Martin forming a relationship with the Oxford School District for future programming.

Mr. Khoury asked if there were apprenticeship programs at the schools with local companies. Mr. Palmatier stated that there were programs with Raymond’s, Unison and Amphenol.

Mr. Palmatier stated that the fundraising campaign for the hospital was going well.

Mr. Palmatier stated that it looked like the former Chentronics building was going to become part of Norwich Meadows for their produce to act as a washing area for their vegetables before they send them to market.

Other Committee Business:

Committee members held general discussions regarding tourism, lodging concerns and the committee mission statement.

Executive Session:

At 11:49 a.m. Mr. Heisler made a motion, seconded by Mr. McNeil, to enter into an executive session to discuss the personnel performance of a particular county employee. Carried.

At 12:00 p.m. Mr. Flanagan made a motion, seconded by Mr. McNeil, to adjourn the executive session. Carried.
Adjournment:

Mr. Khoury adjourned the meeting at 12:00 p.m.

slh
Planning and Economic Development Committee Meeting
Chenango County Office Building – Committee Room
Thursday, November 14, 2019 – 10:00 am

Those present were: Chairman Michael Khoury, Supervisor James McNeil, Supervisor Peter Flanagan, Supervisor Fred Heisler, Supervisor John Lawrence, Planning Director Shane Butler, Airport Administrator Donald MacIntosh, Airport Steering Committee Members Doug Marchant and Brian Guldy and Proprietor of Norwich Meadows Zaid Kurdieh.

Absent: Supervisor David Evans.

Mr. Khoury called the meeting to order at 10:00a.m.

Don MacIntosh, Airport Administrator
Update – Apron project:

Mr. MacIntosh stated that the engineers spoke with Upstate Companies regarding the punch list and that Upstate began installing the fence but they needed parts to complete the job. Mr. MacIntosh stated that there was no known timeframe as to when Upstate would be back to finish the work.

Mr. MacIntosh stated that he has asked the engineers to take care of the punch list items. Mr. Khoury asked how many items on the punch list had been completed. Mr. MacIntosh stated that one item has been completed and half of another item.

Mr. MacIntosh stated that the engineers should handle the issues and resolve them because that is what they paid them to do. Mr. MacIntosh stated that they still have around $200,000 left in the grant funds that Upstate hasn’t billed them for yet.

Mr. Lawrence asked what was being done with the pile of dirt because he thought that the pile was going to be cleaned up by county employees. Mr. MacIntosh stated that if they did the contractors work they would be relieving them of their responsibilities and liabilities. Mr. Lawrence stated that he would think that if we know the pile is there, and that it could create a potential hazard, we would be liable if anything happened. Mr. MacIntosh stated that if the committee wanted to relieve Upstate Companies from their responsibilities and liabilities then he would have the pile of dirt taken care of.

Mr. Khoury stated that Mr. Gordon, the County Attorney, needed to step in and take a pro-active approach to this issue. Mr. Khoury stated that they certainly did not want to relieve Upstate Companies of their liabilities and responsibilities.

Mr. MacIntosh stated that Mr. Gordon advised him to bring this before the committee to decide what to do. Mr. Khoury stated that they would advise Mr. Gordon to take care of the punch list items at the airport for the apron project and to ask Upstate Companies to bill the County for what is owed to them.
**Plane Leather Repair Lease Agreement:**
Mr. MacIntosh stated that the lease agreement between the County and Plane Leather Repair, LLC expired. Mr. MacIntosh stated that the company has recently suffered some financial difficulties and he is asking to renew the lease under the same terms and conditions.

Mr. Flanagan made a motion, seconded by Mr. Heisler, to refer to the next BOS meeting to obtain a resolution upon the County Attorney’s approval to enter into a lease agreement with Plane Leather Repair, LLC under the same terms as the current lease agreement. Carried.

Resolution to Follow

**AWOS System:**

Mr. McNeil stated that he heard there were some issues with the AWOS system and asked Mr. MacIntosh if the system was working correctly. Mr. MacIntosh stated that the AWOS system has to be certified by the FAA and that they have retained an individual for $3,000 per year to take care of it. Mr. MacIntosh stated that the system is monitored by this individual over the internet.

Mr. MacIntosh stated that it was not reporting the ceiling so they contacted the individual to take a look at the system. Mr. MacIntosh stated that it was an intermittent problem and that it was decided that rather than pay him $900 for a call in fee they would wait for his regularly scheduled visit to take a look at it because it was discovered that a rodent had chewed on the cable. Mr. MacIntosh stated that the contractor agreed to take a look at it during his regularly scheduled visit.

Mr. McNeil asked if the bill for the repairs had been paid. Mr. MacIntosh stated that he was working with the County Auditor’s office to take care of the bill and that it was being taken care of.

Mr. Marchant stated that the AWOS system hasn’t been working properly for quite some time. Mr. MacIntosh stated that the entire system needed to be replaced but they needed grant funding in order to replace it.

Mr. McNeil asked how long the AWOS system has not been functioning properly and asked if the guy that the County pays $3,000 to inspect it was aware of the issue and why it has not been taken care of.

Mr. Lawrence asked if this was the only individual that could repair the AWOS system. Mr. MacIntosh stated that he was the only FAA certified individual in all of the northeast that could do the inspections.

Mr. MacIntosh stated that the problem has been intermittent and that Mr. Turner notifies the contractor of them.

Mr. Flanagan stated that at this point in time the problem has been corrected.

**Jen Westervelt, Improve Norwich Now**

**Improve Norwich Now Initiatives:**
Ms. Westervelt stated that she along with Police Officer Brandon Clark are the co-founders of Improve Norwich Now, a non-profit organization that removes barriers while providing support to community members to help them reach their full potential.

Ms. Westervelt stated that they mentor individuals who have some barriers that they struggle to overcome. Ms. Westervelt stated that they work with those individuals to help them become productive members of society.

Ms. Westervelt stated that some of the problems that individuals face are the lack of stable housing, sobriety issues, literacy issues and parenting skills.

Ms. Westervelt stated that she facilitated meetings between Behavioral Health and the Norwich City School District to help provide continued services for the school district. Ms. Westervelt stated that her organization helped to secure funding for that program.

Ms. Westervelt stated that they co-sponsored the Glow-Run Walk for Recovery.

Ms. Westervelt stated that she is working with local businesses for workplace mentoring because individuals do not know how to dress for work or what is expected of them while they are working.

Ms. Westervelt stated that viable housing continues to be a problem and that people need stable housing to become productive members of our community.

Ms. Westervelt stated that it takes local community members, local organizations and government to be involved in order to come up with solutions to help with those issues.

Following further discussion, Mr. Khoury thanked Ms. Westervelt for providing them with that information and stated that he would provide her with contact information for the Health and Human Services Committee because that committee was more appropriate for the types of programs she spoke about.

**Zaid Kurdieh, Kerri Green, Shane Butler**

**Norwich Meadows:**

Mr. Kurdieh stated that he understood the concerns that Ms. Westervelt spoke about because he had issues with hiring competent individuals to work for him. Mr. Kurdieh stated that he tries to hire locally but the individuals that he hires end up not showing up for work or leave work early with no communication from them that they were leaving. Mr. Kurdieh stated that because of those reasons he hires migrant workers to work on his farm.

Mr. Kurdieh stated that he wanted to convert 12,000 square feet of the building from manufacturing purposes to agricultural processing. Mr. Kurdieh stated that the processing area would be used to wash, trim, package and store his food products for eventual shipping.
Mr. Kurdieh stated that he would also like to turn 5,000 square feet of office space into a housing area for his migrant workers. Mr. Kurdieh discussed the problems his business is facing and the need to make changes in order for his business to continue to survive.

Mr. Flanagan asked if the migrant workers would become permanent citizens of this country. Mr. Kurdieh stated that they did have some workers who wanted to become citizens and that he has had workers become citizens. Mr. Kurdieh stated that they would like to see local people working for them.

Further discussion regarding the permitting process for the building conversion proposal occurred.

Mr. Kurdieh stated that they would rent the building from the IDA and that he was waiting for approval from the town and other federal, state and local agencies.

Mr. Khoury asked how many people were employed at Norwich Meadows. Mr. Kurdieh stated that they employ 45 workers for around 10 months out of the year and that over the winter they have around 15 workers.

Mr. Heisler asked what type of work was involved. Mr. Kurdieh stated that they have field workers, drivers and agronomists. Mr. Kurdieh stated that the minimum a worker makes is $17 to $18 per hour and that skilled people make more.

The Committee was unsure of how they could help Mr. Kurdieh. Mr. Butler stated that up until the afternoon of 11/13/19 Mr. Kurdieh was going to talk to the committee about the need to use county owned airport property to put in a retention pond however they received news that a retention pond may no longer be necessary and that they found a solution where the use of airport property was no longer needed.

Mr. Butler stated that they may need to put in a new septic tank and that he believed that they needed the County to approve it.

Mr. Flanagan made a motion, seconded by Mr. Heisler, to refer to the BOS in order to endorse the Norwich Meadows Farm Airport building conversion proposal pending the approval of the County Attorney and approval from the proper Federal, State and Local authorities that the building conversion as proposed could occur. Carried. Resolution to Follow

Shane Butler, Director, Planning & Development
Infrastructure Promotion Account:

Mr. Butler stated that there was $26,660 left in the promotion account that Mr. Craine advised him to spend those dollars or they would use it for the building project.
Mr. Butler stated that he would like to utilize those funds for a project that he has been working with the Rural Health Network of South Central NY on.

Mr. Butler stated that the Rural Health Network has been working on a project to provide transportation for people to get to work. Mr. Butler stated that they have been working on securing grant funding for the program and that he believes this is a worthwhile project and that he would like the committee to approve the appropriation of funding in the amount of $25,000 from the promotion account to Rural Health Network.

Mr. Butler stated that funding through the transportation program would be used to purchase gas cards or to reimburse volunteer drivers for mileage.

Mr. Butler explained how the program would work as he understood it and that the program would be organized and run by the Rural Health Network.

Mr. Khoury asked how this program was different from the federally funded bus transportation program that existed in the county. Mr. Butler stated that the bus schedule was great and workable for individuals who resided in Norwich however for more of the outreaching rural areas of the county the bus schedule was not adequate. Mr. Butler stated that the buses only made two daily trips, one in the morning and the other one in the afternoon, to those outer reaching towns in the county. Mr. Butler stated that the buses only ran during the daytime hours and that there was no public transportation for 2nd and 3rd shift workers.

Mr. Butler stated that this program would fill in those transportation gaps to help people who could not afford their own vehicle transportation to and from work.

Mr. McNeil stated that this was a worthwhile program and a program that was better than any of the other programs that this funding helped to support in the past.

Mr. Heisler stated that they have been looking for ways to spend this funding for eight years and that this was a worthy way to spend it.

Mr. Heisler asked how much finding was needed and how much was in the account. Mr. Butler stated they were asking for $25,000 and that there was $26,660 left in the account.

Mr. Heisler made a motion, seconded by Mr. Lawrence, to refer to the Finance Committee for the appropriation of $26,660 from revenue account #A6410.40 – Infrastructure Promo to the Rural Health Network of South Central NY for the Transportation to Employment program. Carried.

Referral to Finance

Discussion: Mr. Flanagan stated that he would like them to come to a committee meeting to provide them with program reports and updates.

Mr. Khoury stated that someone from Rural Health Network should attend the Finance Committee meeting in order to provide the Finance Committee members with data driven facts to support the need for this program.
**Energy Research:**

Mr. Butler stated that he was working with the Southern Tier 8 to conduct research on all of the sources of energy available in the county. Mr. Butler stated that they would be conducting this study in order to see how they could better utilize the resources that are available here in the county.

Mr. Butler stated that they would be contacting consultants to see what energy we have to utilize that is outside of traditional sources.

Mr. Khoury stated that as a committee they would like to see energy sources that provide local jobs.

**CDBG Application:**

Mr. Butler stated that they are working with Opportunities for Chenango with the submission of another round of housing grants. Mr. Butler stated that the First Time Homebuyers application was being prepared for submission.

Mr. Flanagan asked how many people they helped purchase homes with the previous year’s funding. Mr. Butler stated that 16 homes were purchased.

**Adjournment:**

Mr. Lawrence made a motion, seconded by Mr. Heisler to adjourn the meeting.

Mr. Khoury adjourned the meeting at 12:12 p.m.