

**Agenda**  
**Greene County Industrial Development Agency**  
**Regular Meeting December 12, 2017**

**Call Meeting to Order**

**Public Comment Period**

**A. Operations & Administration**

1. Reading and approval of minutes – Regular Meeting 11/16/17
2. Finance report/approval of bills.
3. Executive Director medical leave
4. Election of Officers for 2018
5. Annual organizational resolutions
6. 2018 Budget

**B. Priority Business**

1. Exit 21 Catskill
2. Quality Inn

**C. Project Reports/Old business**

1. WTI-P11
2. Cement Plants - WTI-P11 proposal
3. Coxsackie Village Solar Project
4. Utility Scale Solar projects

**D. New Business & Business from the Floor**

None

**Adjourn meeting**

**Executive Directors Monthly Report  
December 2017**

**A. Operations and Administration**

3. Executive Director Medical Leave – While somewhat subject to change based on my pre-op appointment on 12/11, I am currently scheduled to undergo surgery on 12/14, I expect to be in the hospital 4-7 days after which I will be recovering at home. I should be able to start doing limited work from home by 12/24 and I expect that by the first week in January I will be able to start a reduced schedule based on Dr's approvals. Providing there are no complications I expect to be back at 100% or close to by the January board meeting.

**B. PRIORITY PROJECTS/BUSINESS**

**1. Exit 21-West**

- We have finally received the asbestos surveys on the remaining four residential structures slated to be removed. The reports have been provided to Delaware Engineering and I have signed the contract with Delaware and authorized them to get moving on the asbestos remediation bidding documents. We did have some asbestos in two of the four homes with some also found in the one structure we already had surveyed. In addition to the transit siding on two homes that I knew would require remediation two of the structures also have sheetrock and sheetrock compound that exceed the 1% threshold and will require remediation. As soon as Delaware has the bidding specifications we will go out to bid.
- Last week I assisted Delaware in making site investigations of all 8 properties for the purpose of an environmental phase I. I do not expect any issues with the vacant parcels or the five residential ones but the commercial site clearly has some issues that will need further investigation.
- I have received the 90% drawings for the highway improvements from Creighton Manning Engineering and have started to review them. The designs have also been forwarded to Greene County Highway Dept. for review. One issue I have to address is the relocation of a bank of mailboxes. I will engage the post office after my return to determine alternatives.
- I have also authorized Delaware Engineering to also start work on developing bidding documents for demolition of the 5 homes. At this point I anticipate we will delay demolition until early spring when we can also do site grading and seeding of grass on the demo sites. This will also allow us to integrate demo with the site restoration work that has to be done by

the Town's sewer contractor on the staging area. The fill they need to remove from out back can be used to help fill in the foundation holes.

### **3. Quality Inn**

- We are still awaiting transfer of title to the GLDC. A new title report has been commissioned and the title company is working with the County Attorney to insure the title company has a complete record of the legal actions that have been taken since the last report. When we take title I do not plan on securing title insurance. We have had no further word on the last appeal on the bankruptcy ruling.
- Thruway land acquisition application is proceeding through the NYSTA's review and approval process. No hurdles have been identified. I expect to get authorization to move to survey within next 30-60 days.
- I have authorized the engineers to move forward with the development of bidding documents. I expect we will go to bid by mid-January with bid results for review by February's meeting. We will need to make a decision on how to proceed at that time, hopefully we will have more definitive information on the appeal by that time.

## **C. PROJECT REPORTS/OLD BUSINESS**

### **1. GNH Lumber Relocation**

No significant progress to report this month. I have authorized KEA engineering to do some additional work to see if relocation of the existing warehouse building and lumber racks is a viable alternative to a completely new structure. GNH is facing some financial deadlines in January and the status of those actions will give us an indication whether the relocation project remains viable.

### **2. Cement Plants (WTI-PII project)**

No significant progress to report this month. WTI and NYSDEC have made progress on the Departments expectation during the permitting process. WTI has completed installation of groundwater monitoring wells and will be collecting data for the next 6-8 months then submission of a final application package which will kick off the SEQRA and other reviews.

### **3. Coxsackie Village Solar Project**

This project has finally started to make some headway. The project is currently undergoing planning board review and it is expected they will have all final approvals by January. I will have this project on our January meeting agenda as we need to wrap up the IDA incentives portion of the project. I would suspect that work may be delayed until spring if we have significant snow and/or cold weather in the coming months.

#### **4. Utility Scale Solar Projects**

Both Hecate Energy and Hudson Power Development continue to work to move their projects forward. Both are seeking to go through the NYS Article 10 siting process which has been initiated. The Town is enacting a 6 month moratorium on any new solar projects which will impact both of these. At this point it remains to be determined whether a local moratorium can supersede the states siting process and it is likely we will see no action until such time that the Town lifts the moratorium and better sets its expectations for projects.

#### **D. New Business & Business from the Floor**

None