

Agenda
Greene County Industrial Development Agency
Regular Meeting August 23, 2018

Call Meeting to Order

Public Comment Period

A. Operations & Administration

1. Reading and approval of minutes – Regular Meeting 7/19/18
2. Finance report/approval of bills (July)
3. Approval of 2017 Annual Project Review

B. Priority/New Business

1. Foreland Catskill
2. Exit21-QI
3. CEG/National Grid Shovel Ready Project

C. Project Reports/Old business

1. Exit21-West
2. Cocksackie Sewer
3. Athens Generating

D. New Business & Business from the Floor

Adjourn meeting

Greene County Industrial Development Agency
Executive Director Monthly Report August 23, 2018

Priority/New Business:

1. Foreland Catskill

- Working with the Catskill Assessor's office we have developed some preliminary projections on the post construction assessment of the property. April and I have just begun doing some analysis on multiple scenarios for IDA incentives as well as modeling the use of non-IDA incentives such as section 485 of NYS Tax law. We will have information for the board's consideration by Sept meeting.
- Continuing to work with the owners and County on the Restore NY Grant that was received.

2. Exit21-QI

- Still no ruling from the courts. Paul spoke with the Judge's clerk who informed him the Judge addresses all cases in the order they are received and could not give any indication of where this action stood. Paul, the County Attorney and I conferenced on the situation and are in agreement that we have no alternative but to await the decision of the court before taking further action on cleanout or demo.
- NYS Thruway acquisition has made it to the next step. The IDA now needs to undertake a survey of the proposed parcel. Santo's and Associates already has a survey of the QI parcel which they recently amended for us due to NYS Thruway documentation issues and will be retained to undertake the survey. I strongly recommend that we proceed with the thruway acquisition while awaiting the court decision.

3. CEG/National Grid Shovel Ready Project

- The Center for Economic Growth (CEG) which we are a member of, has teamed up with National Grid to identify potential new sites in the region that may present opportunities for new shovel ready locations. CEG/NG has hired Mathes Public Affairs to lead this project. They will be meeting with the County Economic Development Office and I have been preparing some maps and short descriptions of sites I see feasible which they can share with Mathes.

Project Reports/Old Business

1. Exit21-West

- Over the past couple of weeks the Leeds and Catskill Fire Departments have been holding drills at some of the properties.
- We received the requested variance from the NYS Dept. Of Labor to address the limited amount of asbestos contaminated concrete block on one of five foundations. This will allow for demolition to proceed without additional pre-demo remediation. This was worked into our bidding.
- Coordinating with Bronze Contracting on the demo. Expect it to happen in next 2-3 weeks and be down by next board meeting.

2. Coxsackie Sewer

- As an FYI the Village of Coxsackie is currently out to bid on several sewer system upgrades that will result in the lifting of the current sewer moratorium and the availability of additional capacity. If all goes well, this work will be completed by the end of 2019.

3. Athens Generating

- The reorganization appears to be running smoothly. April worked with the company during last month on determining tax payments for next year and facility staff has requested the payments assuring that PILOT payments will be made.
- The project is just entering the last 5 years of its 20 year PILOT. Based on the calculations as set forth in the PILOT agreement, the tax payments for the next 5 year term did not meet the ceiling amount.
- We have been trying to get information from the Catskill Central Schools on the significance of the PILOT on their budget for some time now. Recently, a call from the school business office revealed that the Athens Generating Payment makes up over 8% of the total budget and likely closer to double that when you look at the amount of the budget to be raised based on local property taxes.