

**Greene County Industrial Development Agency
Regular Meeting December 20, 2018**

Call Meeting to Order

Public Comment Period

A. Operations & Administration

1. Reading and approval of minutes of Regular Meeting 11/15/18
2. Finance report/approval of bills (November)
3. 2019 Budget
4. 2019 Administrative Motions

B. Priority/New Business

1. Foreland Catskill
2. The Greens (Catskill Golf Club)
3. Project Assemble

C. Project Reports/Old business

1. Exit21-West
2. Exit21-QI
3. WTI/PPI

D. New Business & Business from the Floor

Adjourn meeting

Greene County Industrial Development Agency
Executive Director Monthly Report December 2018

B. Priority/New Business:

1. Foreland Catskill

- I met with Vinny Seeley, President of the Village of Catskill, to discuss the project. I reviewed the proposed incentive and process over the coming months as the IDA reviews and approves the project.
- At the meeting I will provide and review the proposed incentive package and preliminary analysis. I am working on amendments at this time as we will push the PILOT start date back 1 year (2020) due to the fact that construction has not progressed as quickly as initially anticipated. I will have the draft Findings Statement to the Board with enough time to review and adopt at the January meeting.
- We are getting reports that the project is having great success in securing commitments for the artist studio space. The adjoining building on Water Street (former McDonald Book Store) has also just been purchased with some of the same people involved in the acquisition, but it is uncertain if there is any connection at this time.
- As the proposed incentives are a deviation from our Uniform Tax Exempt Policy and exceed \$100,000 in value, they are required to hold a public hearing. I have Peggy checking on availability of the Catskill Community Center on 1/7 or 1/8 at 6:00 PM
 - Action: Motion authorizing the ED to schedule and hold a public hearing for the Foreland Catskill project.
- At the meeting I will present Part 1 of the SEQRA form to get that process started. We will review Part 2 and make a determination in January.

2. Catskill Golf Club/The Greens Hotel and Conference Center

- The Catskill Golf Club was sold in 2014 and converted from a membership club to a public facility. The new owner has proposed a plan to construct a boutique hotel with amenities such as fitness center, business center, conference rooms, bar, restaurant, and bridal suite. The goal is to create a “stay and play” destination resort. The project will also undertake improvements to the golf course, a new Pro Shop, as well as renovation of the pool, and other improvements.

- The projected overall project budget is +/- \$7.8M though recent communications with the project team indicate this is likely to increase in the final application. The project is currently under review by the Town of Catskill Planning Board and ZBA for a setback variance. I have sent some additional information for your review before the meeting.
- The project has submitted a draft application which is currently under review. They are requesting a Mortgage Recording Tax and Sales and Use Tax exemptions. At this meeting the intent is to determine the Board's position on inviting them to complete and submit a formal application.
- While there is some neighborhood opposition, I have spoken with many of the Town officials, as well as some other homeowners in the area I know, and it is likely the project will be approved as it is consistent with zoning. Clearly, the project will have a positive impact on Catskill and the broader Greene County economy.

3. Project Assemble

- I have been working for a couple of months with a potential significant manufacturing facility that is seeking a site. The focus has been on the former Holcim cement plant area. There are some significant hurdles that need to be addressed but certain elements of the project severely limit the potential locations. The project, if successful will more than replace the lost jobs from the cement plants and at a significantly higher pay scale. The project is currently under strict confidentiality but I foresee there would be no opposition based on any impacts to the community.

C. Project Reports/Old Business

1. Exit21-West

- We restored electrical service to the commercial building to keep the 4-wheeler battery charged. If snow cover holds off I would invite any interested board members to come to the site for a quick tour, bundle up.
- I have reached out to Ken Kearney of Kearney Realty Group to determine if there was any interest in the residential uses we included in some of the development alternatives covered in SEQRA. Some board members may remember that we worked with Kearney in the past on a work force housing proposal. Kearney is just wrapping up a similar project in Prattsville. He is very interested and we will be meeting at the site right after the 1st of the year.

- I have exchanged multiple e-mails, provided maps/data and held a single call with a developer seeking sites for hospitality uses. In this case, they are looking at Executive Extended Stay type facilities. At this time I do not see this as being in competition with securing a “regular” hotel at the Exit21-QI site so I will continue to pursue this interest. This would be for the NE corner of our land base on Route 23B and adjacent to the Thruway.
- I have spent some time on the parcel with maps etc. and have started to develop conceptual grading plans and site improvements. I will give this information to our engineer to develop a grading plan with accurate qualities so we can develop a budget/proforma for further work to prepare building sites.
- I have had several calls with a party that may be interested in buying or leasing the commercial building/lot. This would be a retail use and is highly consistent with our goals for that site. Spectrum Environmental is working up a cost proposal to conduct an Environmental Phase II which we will need to better understand any contamination risk.

2. Exit21-QI

- In regards to Litigation, earlier this month Prowin withdrew its motion to reopen the bankruptcy ruling of July 2017. The case is currently out of the bankruptcy court’s jurisdiction as Kolath has filed in US Court of Appeals. Prowin could refile after the Court of Appeals process concludes, but their argument has no merit. Kolath’s filing in the US Court of Appeals requires their brief be filed by the 3rd week in January after which we can file our response. I have been doing some research on the timelines for the appeals court and I suspect we are looking at a minimum of 12 months to proceed through the steps.
- We continue to work with the contractor on a start date for demolition. At this time, it looks like we will be starting right after the first of the year/ demolition is expected to take 2-3 weeks. Due to the project being pushed back into the winter, I had Halstead construction install a frost free 2” hydrant as we were responsible for providing a source of water for dust control during demo. We will protect and leave the hydrant in place as it could be useful during some preliminary site work.
- On the acquisition of the Thruway lands, we have good news and some not so good news. First, after months of trying to schedule an on-site meeting with the TW and our surveyor that happened last week, we physically walked the land and set stakes where both parties agreed on the new property lines. As such, Santos can now get the survey done which I need to complete planning for development of the site. The Thruway did indicate that a closing, with no complications, will take 12-18 months longer. On the “bad” news front, they also disclosed that the Catskill exit will be strictly digital tolls by the end of 2020 and they are examining the possibility of closing off the direct access to the park and ride from just outside the current toll

booths. The current “concept” is creating a new road to access the parking lot through the parcel we want to acquire. Given we want to build a road in that area also, my discussions with the Thruway staff have been productive and it seems we can make this work to both parties benefit. As soon as I have the survey I will have the engineers get some real site plans drawn up so we can start figuring out building pads and access roads/utilities.

3. WTI/PII

- The proposed mono-fill project in the former Holcim Quarry has been having some difficulty with cooperation from NYSDEC. Last month I coordinated a meeting with the project team and Senator Amadore. They are also working via other channels to try and get the project in front of the Governors economic development secretary at the capitol. Given the change in ownership of WTI and the uncertainty with the DEC process, it is possible the project could be dropped.