

Agenda
Greene County Industrial Development Agency
Regular Meeting July 19, 2018

Call Meeting to Order

Public Comment Period

A. Operations & Administration

1. Reading and approval of minutes – Regular Meeting 6/21/18
2. Finance report/approval of bills (June)
3. Finance report/approval of bills (April)

B. Priority Business

1. Foreland Catskill
2. Athens Generating
3. Hecate Solar

C. Project Reports/Old business

1. Catskill Exit 21 QI
2. Catskill Exit 21 West
3. Village of Coxsackie Municipal Solar Project #1

D. New Business & Business from the Floor

Adjourn meeting

Greene County Industrial Development Agency

Executive Director Monthly Report July 2018.

Priority Business:

1. Foreland Catskill

- Foreland Catskill is the project focused on the rehabilitation and adaptive reuse of the former Union Mills building in Catskill. The project is focused on the development of mixed use space which will include non-residential artist studios for rent, gallery space, retail space, event space and a restaurant. I have toured the building with Stef Halmos the owner and was very impressed with both the depth of the work and quality so far. While several earlier efforts to reuse this building have failed Halmos is doing it right and putting extensive investment in the buildings basic structure.
- I expect an application for IDA assistance to be received before the board meeting. At this time we are still discussing how the IDA's assistance can work the best and all incentives are currently under consideration. I am seeking the Boards approval to treat Forelands as a small project and reduce the application fee and transaction fee by 50%.
 - *Action: Motion to accept Foreland Catskill's application and designate it as a small project eligible for a 50% reduction in application and transaction fees.*
- Halmos and I have already met with the Catskill Town Assessor who is working up projections on post construction assessment. This will allow me to complete some basic analysis and projections on both costs and benefits of IDA incentives.

2. Athens Generating

- As reported earlier, New Mach Gen LLC (Athens Generating) is in the process working through a voluntary prepackaged plan of reorganization under Chapter 11 of the U.S. Bankruptcy Code. It is expected that all third party commitments such as the IDA PILOT will be fully met. In June we received an updated letter of credit and as such the IDA mechanism to insure payment of the PILOT are in place at this time. Paul will explain the reorganization and the IDA consents necessary for NMG to proceed with the reorganization.

3. Hecate Solar

- This week both the Town and Village of Coxsackie passed formal resolutions in opposition of the Hecate Solar project. It is my understanding that the county is also in opposition but has not taken formal action to date.

- I recommend that the IDA send notice to Hecate that no incentives will be considered as long as there is formal opposition by the community.

Project Reports/Old Business

1. Exit21-QI

- As of 7/11/18 we still are awaiting a ruling from the federal bankruptcy judge. Paul and I conferenced with Ed Kaplan and Warren Hart this morning (7/11) and a decision was made to have Paul call the judge's law clerk to see if we can get any idea of when the decision may be coming. While we are all anxious to undertake the demo, it is important to recognize our risk exposure if we proceed before the court decision. It is also important to understand that should the Board decide to take the risk to undertake demo before the court ruling, it only advances the demolition as we will be unable to sell of any building lots until the case is finalized and we can produce insurable titles.
- We are still having trespass issues but so far no damage.
- In advance of the demo, I did take some risk and had Halsted Construction come to the site and install a hydrant on an existing water line. The hydrant is necessary to provide water for dust control during the demolition.
- I have started to have time to get back into researching and writing an RFP seeking hotel/restaurant developers.

2. Exit21-West

- Bids for demo of the 5 homes are due on 7/18 and will be reviewed with the board at the meeting.
- During the contractor pre-bid meeting the question of asbestos materials associated with foundation sealant was brought up by one of the contractors. While far from an expert on asbestos, I have torn down a few buildings in my career and I have never run into asbestos sealant before. When Halstead was at the QI for the water line, I had them come to the site and dig holes around all the foundations and 2 of the 5 homes had sealant. We had ambient Environmental come down and test and 1 is clean, the other contains asbestos. I went down and accurately measured the extent of the coating and it is only on 62 sqft of block. Ambient Environmental did not think we would be approved for a variance and did not want to undertake that effort for us. After speaking with Delaware Engineering they approached Spectra Environmental who agreed we should seek the variance and is working up a cost proposal. We issued a bid addenda that is seeking a big to demo all buildings but leave the floor deck and foundation intact on the impacted property and an Alt bid price to finish the job under a variance if we can secure it while the

contractor is at the site, Worst case, we will need to address the floor deck and that foundation separately.

- April, with the assistance of one of the landowners was able to complete the petition to the postal service for relocation of the mailboxes at the end of Forest Hills Ave. We did this now in advance of any need to update the intersection as we knew it would be a lengthy process. The petition has been submitted to the USPS and we expect it will be approved.

3. Hunter Mountain Expansion

- Paul is working with the Mountain's attorneys to complete all IDA transaction documents.

4. Windham Mountain Lift Replacement

- Paul is working with the Mountain's attorneys to complete all IDA transaction documents.

5. Village of Coxsackie Solar Project

- It appears that the situation with the delinquent payment for the planning board escrow has been addressed.
- I have signed the Central Hudson landowners consent forms and returned them. Construction should be able to start soon.

Project Reports/Old Business

None