

**Agenda**  
**Greene County Industrial Development Agency**  
**Regular Meeting October 25, 2018**

**Call Meeting to Order**

**Public Comment Period**

**A. Operations & Administration**

1. Reading and approval of minutes of Regular Meeting 9/20/18
2. Finance report/approval of bills (Sept)
3. Propane Bids
4. Snow Plow Bids

**B. Priority/New Business**

1. Exit21-QI
2. Exit21-West
3. Cocksackie Village Solar

**C. Project Reports/Old business**

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

**Adjourn meeting**

**Greene County Industrial Development Agency**

**Executive Director Monthly Report October 2018**

**Priority/New Business:**

**1. Exit21-QI**

- Federal Courts ruled in our favor on the appeal by the former owners clearing the way for demolition. At this point, the hotel is almost completely cleared and ready for demolition. April has provided several updates on the disposal/repurposing of materials from the hotel. I want to thank April for a great job on coordinating the building clean out and Peggy for keeping the office afloat while April and I were in the field and I was away.
- I am working with the demolition contractor (Bronze) to get a start date for the demo. We are targeting 11/5 as a start date but it may be a little later based on Bronze’s schedule. I will notify the board once we have a solid schedule.
- I have asked for some help in getting the Thruway to expedite the acquisition. This is the last item I need to be able to develop site plans etc. for the RFP to be sent out to potential developers. The RFP is well underway and should be released by the end of the year.

**2. Exit21-West**

- We have reconciled expenses on the first 4 major phases of the project and we are \$384,299 under budget. The only item that went over budget was the land acquisition by \$20,141 (0.9%). The following is a summary of the budget status at this time.

<b>Budget Item</b>	<b>Budgeted</b>	<b>Spent</b>	<b>Balance</b>
Natural Gas Line Phase I	\$995,000	\$813,185	\$181,815
Land Acquisition	\$2,139,991	\$2,159,132	(\$20,141)
SEQRA	\$377,680	\$196,008	\$181,672
Building Demolition	\$187,025	\$146,972	\$40,053
<b>TOTALS</b>	<b>\$3,699,696</b>	<b>\$3,315,297</b>	<b>\$384,299</b>

- I have started to work with Delaware Engineering on development of a grading plan for the initial development pads along the road frontage. Based on our budget status, I recommend that we consider importing fill and creating the initial pads. I will work this into the 2019 budget. When budgeting I will be placing priority on reserving cash for the QI project.
- The Catskill sewer project is still using the site for staging as we will during the QI demolition. We have also been in discussions with the county about using the site for disposal of concrete from the current jail. If processed, the material can be an asset. We have also allowed the Town of Catskill to stockpile a large quantity of road millings on the site which we will use as road base.
- All demos were completed and the site graded and seeded and mulched. We also installed a new access road to the sewer pump station which will eventually be a second access road into the property. The property is now greened up and looks much better. We are also turning on the electric in the commercial building so we can run a battery charger on the 4-wheeler as well as have some lighting.
- I am in the process of developing some signage for the property that will indicate development opportunities available. Plan is for a large sign along the thruway and one out on route 23B. We will need to hire somebody to remove some vegetation so the signs from thruway are visible.
- I have also authorized Santos & Associates to complete the mapping and related descriptions necessary to reorganize the current 8 lots into 3 lots. One lot will be the pump station and access road deeded to the Town, the second will be a small lot with the commercial building and the 3<sup>rd</sup> will be the rest of the land base. I am also evaluating a lot line adjustment with the neighboring property (Linda Carl) that will provide her a wider buffer between her house and the commercial lot. We would just adjust surveys so that what we adjust in her favor for the buffer is also adjusted to our equal favor off the back of her current lot. We also need to transfer the one ROW to Robert Carl as agreed upon at the time of the acquisition.

### **3. Cocksackie Village Solar**

- Prior to leaving on vacation, the Village Mayor and I started to increase pressure on the solar developer to get the project started. My primary concern was the liability risk associated with the old barn. Demolition of the barn is part of the terms of the lease with the solar developer and is their responsibility. After notifying the developer by e-mail that we intended to send formal notice terminating the lease, they did get the barn torn down and I held off on sending the termination notice. I will coordinate with the Mayor and reevaluate the termination based on the Village's wishes. While we are frustrated with the pace, the project has cleared all hurdles except the final CH connection approval which is pretty certain. Starting over with a

new solar developer will add 18-24 months to the process. At this time, the barn is down and in the process of being removed so our risk has been greatly diminished.