

Agenda
Greene County Industrial Development Agency
Regular Meeting February 15, 2018

PUBLIC HEARING: Village of Coxsackie Municipal Solar Project One

Call Meeting to Order

Public Comment Period

A. Operations & Administration

1. Reading and approval of minutes – Regular Meeting 12/12/17
2. Finance report/approval of bills.
3. Reschedule March Meeting (3/22/18)

B. Priority Business

1. Village of Coxsackie Municipal Solar No. 1

C. Project Reports/Old business

1. Hunter Mountain West Expansion
2. Save-a-Lot Pilot
3. Exit21-West
4. Exit21-QI

D. New Business & Business from the Floor

1. Infrastructure Transfers

Adjourn meeting

**Executive Directors Monthly Report
February 2018**

B. PRIORITY PROJECTS/BUSINESS

1. Village of Coxsackie Municipal Solar #1

- The Draft Statement of Findings including the proposed PILOT schedule was sent to all taxing jurisdictions with a formal notice of our intent to deviate from our Uniform Tax Exempt Policy (UTEF). I also met the Superintendent and Deputy Superintendent of Coxsackie-Athens Central School District to review. There has been no feedback from the Town of Coxsackie or Greene County.
- Statement of Findings – There have been no revisions since the document was distributed for board. I will take any final comments from this morning’s public hearing and integrate them into the final version for the board’s final review and adoption. Board members should get any question or comments to me ASAP and we will formally approve at the March meeting with other project documents
- PILOT Agreement – In this case, since the IDA owns the underlying land and is providing it to the developer as a long term ground lease, we will not have to execute a Lease/Leaseback agreement and will need only to execute a PILOT agreement with the project. Our resolutions authorizing IDA assistance will also include sales and use tax exemption.
 - *Action – Authorize VanSchaack and Goldman to work with solar company to develop a PILOT agreement for Board action in March.*

C. PROJECT REPORTS/OLD BUSINESS

1. Hunter Mountain West expansion

- IDA action on this application is currently on-hold pending confirmation from Peak Resorts that they understand the process of accessing IDA benefits, specifically the need to enter into a lease arrangement with the IDA. Local management has expressed concerns and wants Peak to speak with our attorney so they understand. I have notified local management that we will cease work on our review and analysis pending confirmation of their interest.

2. Save-a-Lot PILOT

- The IDA incentives associated with Save-a-Lot's distribution facility have now expired and Paul has drafted, executed and filed all necessary documentation to return the facility to the owners. This is the first facility in our business parks to reach the expiration of their benefits. The property will be fully on the tax rolls as of 3/1/18 taxable status date.

3. Exit21-West

- Work continues on bidding documents for asbestos remediation as well as demolition. These items will be conducted under two separate bids. I am targeting April Board meeting for approval of remediation bids by the Board and May's meeting for demolition. Given the extreme temps this winter I have been pushing off remediation/demo until the weather clears.
- April has been working with the Post Office on process to relocate the bank of mail boxes at the end of Forest Hills Avenue. While we have no immediate plans for the roadway improvements U wanted to get the actions with the PO done well in advance so as not to cause any future delays.
- The Town's sewer contractor did not complete all work on the project including restoration of the staging area on our parcel. This is actually fortunate for us as we can now integrate the contractor's cleanup of his staging areas with the demo of the houses and grading as the contractor has fill that must be removed but we could use to fill basement holes.

4. Exit 21-QI

- The County/IDA filed a response brief to the Kolath appeal to the bankruptcy court on 2/2/18. Kolath now has 30 days to file their final response before the judge considers all filings and makes ruling, We project that process will be concluded by middle to end of April.
- The first draft of bidding documents for the demolition has been reviewed and comments sent to the engineers. I expect we will be ready to go to bid on demolition by the end of February. I intend on having bidders submit pricing that is good for 90 days to allow adequate time for the current appeal to run its course with the courts. The current projected schedule is as follows:
 - Bids released 3/3/18
 - Site Showing 3/23/18
 - Bids Received 4/13/18
 - Contract Awarded 4/19/18 (or as soon as legal action concludes)

- April and I continue to focus on getting the property secured and developing a strategy for getting the buildings cleaned out. While we will need to give Kolath notification and a deadline to remove all personal property, given the condition of the contents we suspect it will all be left. We are holding off on removal of any items from the facility pending the outcome of the current legal actions. Current focus is on getting better vehicle access control at the site with a more secure temporary fence being installed as early as this week or next.
- April and I have met at the site with Central Hudson to initiate the removal of their lines, poles and other equipment that service the building in advance of the demo.
- No new progress on the land acquisition request to the Thruway, application under consideration.
- I have started to work on developing a formal RFP to hotel developers. We have significant interest in the site and will use an RFP process to identify and vet potential developers. I intended to wait in issuing an RFP until we have some idea of additional land base from the NYSTA but we may need to advance the RFP earlier. Critical to start engaging developers so we can get better understanding of land base needs both in total acreage and configuration.

D. New Business & Business from the Floor

1. Infrastructure Transfers

- In Kalkberg Commerce Park the IDA retained ownership of a 1.113 acre parcel upon which a sewer pump station is located. While the pump station was transferred to the Town of New Baltimore sewer district for O&M we retained ownership of the parcel to control access from KCP to properties to the north. Now that we have given up our option on the Warren parcel and no longer have any development interests north of KCP I suggest we formally transfer the parcel with the pump station to New Baltimore at this time as we have been paying special district taxes. The town can make future decisions about extensions of the road system northward.
- In reviewing our land inventory, it has come to my attention that there is a 1.071 acre lot on route 9W just south of KCP. This is the remnants of a slightly larger parcel that we had to acquire for the purpose of widening Route 9W to three lanes when we built KCP. It is also possible that a portion of the stormwater ponds we are responsible for are located on that parcel but I will need to wait for spring when I can search for monuments to determine that. After considering available alternatives, I recommend we combine that parcel with the larger one adjacent that we transferred to the land trust eliminating the separate lot and our liability. Currently, our carrying cost is +/- \$14/year for special district taxes and an undetermined cost for insurance.