

**Greene County Industrial Development Agency  
Regular Meeting April 18, 2019**

**Call Meeting to Order**

**Public Comment Period**

**A. Operations & Administration**

1. Reading and approval of minutes of Regular Meeting 3/28/19
2. Finance report/approval of bills (March)
3. Lawn Mowing Bids
4. State IDA Legislation
5. Strategic Planning
6. Dissolve unused DBAs

**B. Priority/New Business**

1. Exit21-QI
2. Exit21-West

**C. Project Reports/Old business**

1. Foreland Catskill
2. Fountain Flats
3. Baily Street Parcel
4. Housekeeping List

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

**Adjourn meeting**

**Greene County Industrial Development Agency  
Executive Director Monthly Report April 2019**

**A. OPERATIONS & ADMINISTRATION**

**4. State IDA Legislation**

- Significant proposals related to new legislation related to IDAs did not make it into the state budget bills. However, there are still a number of pending bills that will impact IDAs and a Senate committee has been investigating IDA reporting compliance and has requested records from a number of different public authorities across the state. Many of the proposals still under consideration will have a significant negative impact on not only IDA independence, but also on many issues such as prevailing wage, board makeup, recording meetings, etc. It is highly unlikely that the legislative session will end without some new legislation.

**5. Strategic Planning**

- April and I will present some information on a breakdown of the IDA's funding streams and spending over the past years. This information will be helpful as we move forward with strategic planning.

**B. PRIORITY & NEW BUSINESS**

**1. Exit21-QI**

- The revised survey map has been completed and is submitted the NYSTA for review. At this time I intend on using the survey which includes the thruway land acquisition in the RFP. I am highly confident that the acquisition will go through and in the event there is a delay, we can still accommodate the hotel development on the lot owned by the IDA.
- The hotel RFP will be released next week with a two month response time. We had targeted a 4/15 release date but have spent additional time working to identify potentially interested parties for distribution of the RFP. The 2 month response window will allow for adequate time for developers to address the submission requirements and submit detailed proposals. The hope is that we have identified 2-3 finalists by late summer and a final developer selected and a development agreement in place by fall. This would allow for site plan approval over the winter and breaking ground in the spring. The schedule may be accelerated if the RFP results in a qualified developer with the capacity to fast track the work.

- I have been discussing the potential Stewarts' relocation with their real estate staff. We have been discussing some of the basic elements that would need to be included in any future sale. Stewarts has been provided with digital files of the proposed subdivision to facilitate their planning. I have also asked them to evaluate the feasibility of co-locating another use such as a bank in their building, which they have been doing with increasing frequency in their new locations.
- We will be returning to the site the week of 4/21 to complete the demolition work. During that time I will also be digging a number of test pits to get a better handle on the bedrock/topo situation. It appears as though there may be more filled areas on the site than previously thought and bedrock limitations be smaller than projected. The information from the test pits, combined with information from the hotel RFP responses will help me refine my recommendation on the IDA improving the site.
- I will be engaging Central Hudson to see if we can get the design and permitting done for the last leg of the natural gas line extension that is necessary to service the Exit 21 area. In 2016, estimates for the work was in excess of \$850,000 to be paid fully by the IDA in the absence of any significant new users. I would like to get the project designed and ready to go, but hold off this season to see whether we can get one or two new development projects secured such that Central Hudson can factor in their energy use and reduce our costs. There would be no issue with constructing the gas line concurrently with a new hotel or other project.

## **2. Exit21-West**

- On 4/10/19 I met with Ed Curtin (our archeologist) and NYSDEC archology staff, State Historic Preservation Office staff, and the Stockbridge-Munsee tribal historic preservation officer. We reviewed the status of our Phase 1 and Phase 2 surveys and the IDA's needs as related to disturbance of the sites. As noted earlier, we are in a unique situation where the IDA needs to move forward on the mitigation of the sites before any permit actions are needed. We also discussed our desire to conduct the mitigation in two phases. We would focus immediately on the sites easiest to develop and later address sites deeper in to the site. All parties were receptive and we concurred on how to proceed. Curtin and I will be preparing materials related to justification and data recovery plans which will then we memorialized in a Letter of Resolution which will satisfy all future permitting requirements.
- On 4/11/19 I met with an experienced housing developer to review the western portions of the site where our SEQRA review called for various types of housing. There was definite interest and we discussed a very conceptual schedule. This area of the property will take additional investment in infrastructure and the timing would work fine for the developer. We will be working on terms for a Letter of Interest which I would expect we will be able to consider in 2-3 months after both sides do some additional due diligence.

- I have initiated the process to complete the boundary line adjustment with Robert Carl as agreed upon when we acquired the larger parcel from him and his brother. We will be on the planning board agenda in May. I intend on holding off on the combination of the other lots a bit longer as we do some more detailed road layout, etc.
- I have started working on signage for the site. As discussed earlier, we will place a 4x8 near Route 23B and an 8x8 visible from the thruway. The County will also be assisting in marketing the site through some targeted digital ads as well on their website.
- Working on a plan to make some additional improvements to the sites access to facilitate showing the property. I will be approaching Soil and Water to see if they would like to work on this with us.

## **C. PROJECT REPORTS & OLD BUSINESS**

### **1. Foreland Catskill**

- The Town of Catskill assessor provided a new revised projection for the projected assessment on the project when complete and it is substantially lower than her earlier projections. I revised the incentive offer calculations and the lower future assessment also significantly reduces the IDA benefits. I informed Foreland that the IDA would not consider revising the terms of the incentives presented earlier. Foreland is currently reevaluating the impact of the reduced IDA benefits on the project. Further work on the findings statement and scheduling of a public hearing is on hold awaiting their input.

### **2. Fountain Flats (Ferguson)**

- We are down to a couple remaining items and we will have completed our mitigation responsibilities. The habitat lands have been transferred to the GLT, the conservation easement is in place on the Prescott Wetland Mitigation Area, and we just got final revisions of the maps for the conservation easement on Owls Hoot Barn. Next month's bill list will reflect administrative payments to the GLT related to the conservation easement and land transfers as per our agreement.
- I have tasked April with taking coordinating activities between the IDA, State Historic Preservation Office, and the Stockbridge Munsee Tribe as they relate to implementation of the alternative mitigation for archeology we proposed for the final site at Fountain Flats. As an

alternative to the traditional Phase 3 data collection the IDA offered \$50,000 to fund educational activities. We are working with the parties to develop interpretive signage to go at local preserves and trails and expect the final program will also have additional elements.

### **3. Bailey Street Property**

- The 11 acre parcel on Bailey Street that was approved by the Legislature for transfer to the IDA some time ago was taken care of in the last month. I was interested in getting this transferred as it is a suitable site for energy storage (i.e. battery) given its proximity to the Central Hudson substation. I have been seeing increased interest by developers in these kinds of projects and wanted to have the property ready for any potential inquiry that comes in. As the solar applications in the region and state continue to grow, storage will become increasingly viable.

### **4. Housekeeping List**

**Item 7 – Athens Generating Barn:** I meet with the County Administrator to review the situation and he will be putting the transfer of the property on the agenda for Legislature committees and full board in May. The timing is good as Columbia Greene CC has a renewed interest in the use of the environmental field station and this parcel will facilitate their plans for upgrades.

**Item 4 – Kalkberg Parcel:** I meet with Ray Ward Director of real property office at the county and reviewed the situation. It appears as though the situation with the extra separate parcel was a mistake in the tax mapping process. Ray will have it corrected but it will not go into effect until the 2020 taxable status date.

**Item 5 – Kalkberg Pump Station:** Removed from list as per board consensus. IDA will retain ownership of the parcel.