

**Greene County Industrial Development Agency
Regular Meeting December 12, 2019**

Call Meeting to Order

Public Comment Period

A. Operations & Administration

1. Reading and approval of minutes of Regular Meeting 10/29/19
2. Finance report/approval of bills (October/November)
3. 2020 Budget
4. 2020 Administrative Motions
5. Staff Retirement
6. Anderson Property Disposal

B. Priority/New Business

1. Freepoint Solar
2. Teichos Solar

C. Project Reports/Old Business

1. Exit21-East
2. Exit21-West
3. Catskill Golf Resort
4. The Wire/Newbury
5. Ducommun

D. Business from the Floor

Adjourn meeting

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

A. OPERATIONS & ADMINISTRATION

3. 2020 Budget – The proposed 2020 budgets were sent to the Board for review several weeks ago. We need to formally adopt the budgets at this meeting.

Action: Motion to Adopt Budget as presented

4. Elections and Administrative Motions – We need to conduct elections for Board officers for 2020 and adopt the standard annual administrative motions. April will send the board additional information on the annual motions prior to the meeting.

5. Staff Retirement – Peggy has meet with the NYS Retirement system and her last day of work will be May 29th with retirement formally commencing on the 30th. To assist her with transition to Medicare I propose that we extend her medical insurance for up to two months. I budgeted for this in the 2020 budget.

Action: Motion to approve extension of health coverage for M. Snyder until 7/31/20.

6. Andersen Property Disposal – The property listed with Heartland Realty has seen very limited interest and no offers. The environmental constraints are reported as the primary reason for lack of interest or willingness by potential buyers to take on the necessary permitting process. This is no surprise given the lack of interest when we put the parcel out to bid. I authorized the realtor to reduce the price and continue to see if we can attract a buyer.

B. PRIORITY & NEW BUSINESS

1. Freepoint Solar – I met with representative of Freepoint Solar to discuss IDA Incentives. They have proposed a 5 MW project in the field across from Pegasus restaurant. They are currently in front of the ZBA for a use variance for a portion of the property. The 600' off the road is zoned commercial which allows solar but the back is RA which does not. They were provided a copy of the IDA's solar policy and application.

2. Teichos Solar – I have a conference call schedule for this Thursday with another solar company that is proposing a project for New Baltimore in the area near the thruway rest stop. I will have a further update at the meeting.

C. PROJECT REPORTS & OLD BUSINESS

1. Exit21-East

- I had a productive meeting and a number of follow up communications with the interested hotel developer since the last meeting. I will update the board on the status of the proposal at the meeting. I am working to schedule a meeting with the County members of the Project Advisory Committee which includes Shaun Groden (Administrator), Warren Hart (Deputy County Administrator), Peter Markou (County Treasurer), Ed Kaplan (County Attorney) and Linda Overbaugh (Legislator, Chair of Economic Development Committee). I would also like to have Jim Runko in attendance. I am targeting to have approval to proceed with drafting a development agreement by the end of the month.
- The acquisition of the thruway land cleared a major hurdle. As reported earlier, the acquisition was being complicated by the transition to cashless tolling. I have now been informed that the transition will not require closure of current access points to the Thruway maintenance shop and park-n-ride lot and they no longer need a new access road in the area we want to acquire. The Thruway's real estate division has also moving the project forward. Hopefully what will be the final revisions to the survey were submitted last week and we should soon move into appraisal phase.
- Depending on how the primary use (hotel) is positioned on the parcel the change in the Thruway need for access now gives us better flexibility to move the road westerly and potentially set the entire land base up for a 4th lot. If we can get to a development agreement with the interested development team the priority will be allocating their land base so we can then position the road to maximize the remaining land base.
- In the 2020 budget I allocated funding to complete the engineering for the new access road and PILOT budget to undertake construction. I will wait until we reach the appraisal phase with the Thruway before I authorize engineering to proceed.

2. Exit21-West

- Curtin Archeological completed the Phase 3 data recovery on the priority area before the weather changed. We have received an End of Field letter and are now free to develop the eastern portion of the site.

- On 10/31 I meet with a potential housing developer as well as members of Catholic Charities, the County and the developer's consultants. They continue to evaluate the site for a project. I currently have Delaware Engineering working on a basic layout of a new access road that would be needed to support the development.
- I have included funding in the 2020 budget to complete the engineering of the initial phase of an access road and infrastructure extensions to develop the westerly portion of the site. We will not construct until we have a solid project and a sale of acreage.

3. Catskill Golf Resort

- I have completed 95% of the draft Statement of Findings but have been at a standstill awaiting information the development team needs to provide to the Town Assessor so a projected assessment can be determined. I intended to have the draft distributed to the board for this meeting but will need to push that to the January meeting for any board action.

4. The Wire/Newbury

- The project received very favorable coverage in the Albany Business Review. Not only was it the cover story, but the Village as well as the local store Reed and Mansion received some nice coverage.
- I have completed 95% of the draft Statement of Findings but have been at a standstill awaiting information the development team needs to provide to the Town Assessor so a projected assessment can be determined. I intended to have the draft distributed to the board for this meeting but will need to push that to the January meeting for any board action.

5. Ducommun Expansion: There has been no additional communication with Ducommun and the IDA or the County ED team.