

**Greene County Industrial Development Agency
Regular Meeting January 17, 2019**

Call Meeting to Order

Public Comment Period

A. Operations & Administration

1. Reading and approval of minutes of Regular Meeting 12/20/18
2. Finance report/approval of bills (December)

B. Priority/New Business

1. Exit21-QI
2. Foreland Catskill
3. Catskill Golf Resort

C. Project Reports/Old business

1. Exit21-West
2. WTI/PPI
3. Project Assemble
4. Hunter & Windham Mountain Projects

D. New Business & Business from the Floor

Adjourn meeting

Greene County Industrial Development Agency

Executive Director Monthly Report January 2019

B. Priority/New Business:

1. Exit21-QI

- Demo work started on 1/2/19 and it is expected that by the board meeting all of the buildings will be down and over 50% of the debris removed. There has been some issues due to delays at the landfill with recent high winds shutting down the tipping equipment. The coordination between the IDA and County Solid Waste has been very effective.
- At this time, the budget for demo is looking very favorable and I am pretty confident that our disposal costs are going to come in lower than projected. This is partially related to the fact that the weather had been cooperative and we have no water weight in the loads. As soon as the demo contractor demobilizes I intend to move forward with the separate demolition/removal of the septic system components if the weather holds.
- I have been working with Santos on tweaking the mapping for the proposed acquisition. At the meeting I will review the proposed lands to be acquired from the NYSTA.
 - *Action: Motion to authorize the ED to proceed with the acquisition of the parcel as set forth on the map from Santos and Associates dated 1/11/19.*

2. Foreland Catskill

- The project owner was not available for the public hearing date and is out of the country until 1/17/19. We did not provide with the public hearing and I am working to have an alternate date for the board by the meeting. Supervision of the demo project has also limited my time to complete the draft findings statement. The delay will not impact the project.
 - *Action: Reschedule public hearing*
- For information purposes, the owners of the Foreland project has acquired the neighboring building from Ferro, the former McDonald Bookstore. No specific plans have been formulated for the use of the building but I see it as very positive that there will be a synergy with the Foreland complex.

2. Catskill Golf Club Resort

- The project is prepared to submit a final application but has requested a reduction in the application fee to \$500. I informed them I would take the request to the board.
- I have had some initial communications with the project representatives. I will present to the board a preliminary strategy for IDA assistance to the project.

C. Project Reports/Old Business

1. Exit21-West

- The additional survey work necessary to advance detailed site planning and grading plans is just about finished. I expect to engage Delaware Engineering within weeks to move forward on the activities as approved in the 2019 budget.
- I have been communicating with a developer interested in a +/- 7 Acre site for a hospitality use. Initial information on the project does not seem to indicate the project would be a competitor to the Exit21-QI site. I have received some initial concept plans and I will be meeting with the interested party in the next week or so to discuss further.

2. WTI/PII

- The project sponsors will be holding meetings with the Town and Village in the next 2 weeks. I will attend the Town meeting with them but will be unavailable for the Village meeting. Additional monitoring wells are being installed and there has been no reportable progress on the permitting aspect.

3. Project Assemble

- In the last month, I have continued to work with the site selectors. We have held additional site visits and have been exchanging data and concept plans. Additional site assessments will be conducted this week. Hopefully the site will be able to meet the projects criteria and become a formal proposal.

3. WTI/PII

- The proposed mono-fill project in the former Holcim Quarry has been having some difficulty with cooperation from NYSDEC. Last month I coordinated a meeting with the project team and Senator Amadore. They are also working via other channels to try and get the project in front of the Governor's economic development secretary at the capitol. Given the change in ownership of WTI and the uncertainty with the DEC process, it is possible the project could be dropped.

4. Hunter and Windham Mountain Projects

- If the board has not already seen the press, both projects were successfully completed and are now open and running. April and Pal will work with them on project closeout.