

**Greene County Industrial Development Agency  
Regular Meeting February 20, 2020**

**Public Hearing Empire Riverfront Ventures LLC Project**

**Call Meeting to Order**

**Public Comment Period**

**A. Operations & Administration**

1. Reading and approval of minutes of Regular Meeting 1/16/19
2. Finance report/approval of bills (January)
3. IDA Computer Upgrade
4. Loose End List Review
5. Reschedule March Meeting
6. Albany Business Review

**B. Priority/New Business**

1. Windham Mountain
2. Catskill Golf Resort
3. Wire/Newbury
4. Exit21-East
5. Cocksackie Village Solar

**C. Project Reports/Old Business**

1. Exit21-West
2. Hunter Coach

**D. Business from the Floor**

**Adjourn meeting**

**Greene County Industrial Development Agency  
Executive Director Monthly Report February 2020**

**A. OPERATIONS & ADMINISTRATION**

**4. Computer Upgrades:** ITS has completed the computer upgrades previously. We have had a few glitches, but ITS continues to work towards resolution of these issues.

**5. Loose End List:** I emailed the Board an updated Loose End List. I want to take a few minutes at the meeting to review and get Board concurrence with future actions.

**6. Reschedule March Meeting** – I will be returning from FL just a day ahead of the next scheduled meeting. I would like to request we reschedule for the following Thursday 3/26.

**7. Albany Business Review** – The ABR came down on 2/7 to interview me for their “10 Minutes With” segment that is inside the back cover each week. It will be published sometime in March. Greene County does not get much coverage in the ABR but recent projects have put us on their radar screen.

**B. PRIORITY & NEW BUSINESS**

**1. Windham Mountain:** Windham Mountain is entering a rooftop lease with Verizon for a new cell tower. Current agreements between Windham and the IDA require our consent for the sublease.

- *Motion: Authorize Windham Mountain to execute lease for rooftop cell tower.*

**2. Catskill Golf Resort:**

- The DRAFT Findings Statement has been reviewed by the project’s principals and some minor edits made. The document was forwarded for Board review. We need to set a public hearing date/time.
  - *Motion: To set the date of a public hearing for the Catskill Golf Resort project on Wednesday 3/25/20 at 6:00 PM at the Town of Catskill office.*

**3. Wire/Newbury:**

- I have met with all the taxing jurisdictions impacted by the IDA's incentives and they are supportive of the incentive package as proposed and have no issues. The public hearing for the project will be at 8:00 AM on 2/20/20 prior to our meeting. If there are no substantial comments during the public hearing, we can move to adopt the findings statement, SEQRA, and inducement resolution.
  - *Motion: Adopt public hearing minutes*
  - *Motion: Adopt SEQRA Resolution*
  - *Motion: Adopt Inducement Resolution*
  - *Motion: Lease Resolution*

#### **4. Exit21-East**

- The acquisition of the Thruway parcel is still moving slowly. We have received what we hope is the last comments on the survey and a revised survey should be forwarded to the NTSTA by 2/11. The next step in the process is an appraisal. At this pace we will be lucky to be able to close on the property by the 4<sup>th</sup> quarter of the year.
- I have authorized Delaware Engineering to commence design of the access road and utilities. We have had a preliminary meeting to review the scope as well as a site visit. The goal is to be able to start construction later this year.
- I have prepared an Option Agreement and Term Sheet between the IDA and Branch Development for the hotel project. The documents are currently being reviewed by Branch. I need board authorization to execute both.
  - *Motion: Authorize the Executive Director to execute an Option Agreement and Term Sheet with Branch Development.*
- After the announcement the Stewarts was seeking to build a new store in the Village of Catskill, I contacted Stewarts real estate person and they confirmed that the new store does not change their interest in a replacement store at Exit21.

#### **5. Coxsackie Village Solar**

- The Village and project owner have been in negotiations regarding the Power Purchase Agreements and the savings benefits to the Village. The Mayor has informed me that they have come to agreement on a revised PPA which will extend it from 20 to 25 years as well as provide the Village some immediate benefits.
  - *Recommendation – Motion authorizing an extension of the current lease agreement and PILOT agreement from 20 years to 25 years.*

- Recent changes in NYSERDA regulations now require project off-takers of power to demonstrate some level of “ownership” of the project location. In this case, this requirement can be met by executing a sublease between the project power and the Village. This puts no additional requirements on either the Village or IDA.
  - *Recommendation – Authorize extension of sublease to the Village of Coxsackie.*

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

### **1. Exit21-West**

- April has developed draft signage for posting the property as available. The signs are currently being quoted by a sign shop. My intention is we will install them ourselves.
- The pile of concrete from the Quality Inn demolition as well as waste piles of dirt left by the Town’s sewer contractor have been removed from the site at no cost to the IDA.
- All the mailboxes have been installed. We are now waiting for the Post Office to switch over delivery and we will remove the old boxes. The next step is to discuss realignment of the intersection with the Town of Catskill and Greene County.

### **2. Hunter Coach**

- Attended Town of Coxsackie Planning Board with Pete Hunter. Board concurs use is allowable so no ZBA action necessary. Hunter will submit full application for April’s PB meeting.
- I had Santos stake out the parcel as well as create a new survey map and descriptions for the sale contract. We will need to reserve an easement to the IDA and GLT to access the property behind Hunter.
- The required 90-day letter to the ABO on land disposal was already sent out.