

**Greene County Industrial Development Agency  
Regular Meeting September 17, 2020**

**Call Meeting to Order**

**Public Comment Period**

**A. Operations & Administration**

1. Reading and approval of minutes of Regular Meeting 8/27/20
2. Finance report/approval of bills
3. 2020 Audit
4. GLT IDA Representative

**B. Priority/Active Projects**

1. Freepoint Solar LLC
2. Camptown
3. Athens Generating

**C. New Projects**

1. Key Capture Energy
2. Friar Tuck

**D. Project Reports/Updates**

1. Exit21-East
2. Exit 21-West
3. Hecate and Flint Mine Solar

**Executive Directors Report**  
**September 17, 2020**

**A. OPERATION & ADMINISTRATION**

**4. Greene Land Trust Representative:** With Peggy's retirement and relocation, she will no longer be able to serve as our representative on the Greene Land Trust as set forth in their by-laws. The position does not have to be an IDA staff or board member. I have asked Ron Rausch who is already a GLT board member if he would serve as our rep and he agreed. Ron was a former employee of mine at Soil & Water and now works for NYSOPRHP (parks and rec).

*Action: Motion to appoint Ron Rausch as the IDA representative on the GLT*

**B. PRIORITY PROJECTS**

**1. Freepoint Solar LLC:**

The Freepoint Solar public hearing will be held immediately before our regular meeting. I do not anticipate any comments or concerns from the public that would result in an amendment to our incentive package. We are prepared as of this meeting to finalize the project.

Actions:           (1) Adopt Town of Coxsackie Planning Board SEQRA Findings  
                      (2) Approve minutes of public hearing  
                      (3) Adopt Statement of Findings  
                      (4) Inducement Resolution

As set forth in our Solar Policy, Freepoint will have 50% of the application fee applied against their IDA transaction fee.

**2. Camptown LLC:**

The Statement of Findings was distributed to all taxing jurisdictions for review. I have communicated with the Town and County, but Catskill School has been unresponsive. The public hearing is expected to be uneventful and I do not anticipate any comments or issues that would result in a change to the proposed incentive package.

Actions           (1) Review SEQRA Part 1 & 2, Adopt findings  
                      (2) Approve minutes of public hearing  
                      (3) Adopt Statement of Findings  
                      (4) Inducement Resolution

**3. Athens Generating:** We have a meeting set up with the County, Town of Athens, and Catskill School District for the day before the Board meeting. We should have an update.

### **C. NEW PROJECTS:**

**1. Key Capture Energy:** While we have not yet received an application from Key Capture, I continue to work on the details related to the proposal to donate a parcel of land to the IDA. Last month I updated the Board on the parcel features and suitability for development and I am currently working on investigating the potential value of building lots in that area. Key proposes to undertake an appraisal and then seek that value as a reduction in the IDA transaction fee should the project be approved. I informed them that we would not approval a deal that resulted in no transaction fee. I need to further investigate some surrounding parcels before I will be ready to make a counteroffer to Key as well as a recommendation to the Board.

**2. Friar Tuck:** I have continued to work with the representative of Savarino Companies who is serving as the new owner's project manager. We have been exchanging data and other information to help them develop a strategy for reuse of the property. They are investigating a wide range of potential uses to enhance the base hospitality use. The property has some significant challenges ahead esp. as it related to infrastructure. The owners and consultants will have a 1<sup>st</sup> draft master plan available soon and I offered to arrange a meeting with key community stakeholders. I am so far encouraged that the new owners are taking the right steps and if a request for assistance is submitted, I recommend this be a priority.

### **D. PROJECT UPDATES**

#### **1. Exit21-East:**

- The Thruway acquisition passed a major hurdle since the last meeting with the NYSTA accepting the survey. The next step is appraisal and the Thruway has already commenced with that process. I am being informed that that process will go much quicker now.
- I had several calls with Jay Cahalan of CMH during the last month to strategize on the proposed medical center. They have put more thought into the location and want to proceed as originally planned at Exit21-West where they are currently holding an option.

## **2. Exit 21-West**

- I fielded another call on the former garage building. The party was interested in using it as is for a repair shop. I informed them that the use was not consistent with what our goals are at that location and that the price would very likely be very unfavorable to such a use.
- Finally, the post office is delivering mail to the new boxes we installed. All in, this effort took three years to get done which would have been a major snag should we have had to modify the roadway on a tight schedule.
- CMH paid the \$5,000 fee for the 2<sup>nd</sup> 6 months of the option. When Covid hit I gave everybody holding options a 2-month grace period.
- CMH would like to have natural gas at the site, critical for use in autoclaves etc. We have reengaged with Central Hudson to work on pricing the extension of the line from its current terminus to the Exit21-West site.
- I have been trying to get a status report on the housing project that was under evaluation when Covid hit. While I have not received a reply, I suspect the project may have been shelved.

## **3. Hecate and Flint mine Solar**

As an FYI both of the two large scale solar projects proposed for Coxsackie have had their applications deemed complete by the Public Service Commission and hearings will be held at the end of this month. While the process is not bound by a schedule, it is expected that approval or disapproval of the projects will occur relatively quickly. With Hecate (50 MW) the Town's resolution of opposition to the project still stands. On the other hand, Flint Mine (100 MW) has not been formally opposed by either the Town of Coxsackie or Town of Athens. I expect we may see applications from the project by year end or early in 2021.