

**Greene County Industrial Development Agency
Regular Meeting July 15, 2021**

Call Meeting to Order

Public Comment Period

A. Operations & Administration

1. Reading and approval of minutes of Regular Meeting June 17, 2021
2. Finance report/approval of bills, checks, and Cash Flow (June)

B. Priority/Active Projects

1. Exit21-East
2. Exit21-West
3. Champlain-Hudson Power Express

C. New/Anticipated Projects

1. Wylder Windham LLC
2. Astoria Motor Lodge

D. Project Reports/Updates

1. Empire Riverfront Ventures
2. Freepoint Solar
3. Camptown

Executive Director's Report
July 15, 2021

B. PRIORITY PROJECTS:

1. Exit21-East: We have formally pulled our application to the Thruway and prepared one for the County's submission. This week we wrote a check to the county to cover the application fee and to pay for the two appraisals.

2. Exit21-West: We have executed a new Option Agreement with CMH. We are still awaiting feedback from the County on the funding for the natural gas line extension.

3. Champlain-Hudson Power Express: I am close to completing the findings statement. This one took a little longer due to the number of taxing jurisdictions involved. I will have the draft findings statement to the Board a week before our August meeting. At that time, we will set a public hearing for early September expecting to be able to make final approval in September. I presented our final counteroffer on the incentives after the last meeting and have had no response from the project.

C. ANTICIPATED NEW PROJECTS:

1. Wylder Windham LLC: This project involves the former Thompson House in Windham. It has been purchased by investors and will be the 3rd property owned by the Wylder group. I am meeting with them on 7/13 and will have more info at the board meeting.

2. Astoria Motor Lodge: I have been told the Astoria is under contract. I am waiting for the realtor to make introductions.

D. PROJECT UPDATES:

1. Empire Riverfront Ventures: Work is progressing well. The site was dead center in the microburst last week but fortunately made it through with only minor damage.

2. Freepoint Solar: Paul and I discussed the lack of action on the part of Freepoint on execution of the IDA documents. The IDA fee has not been received and Paul already did a great deal of the legal work again with no payment. This is consistent with our discussion last month on how to deal with applicants that receive IDA approval but delay finalizing execution of the project documents. Paul and I agreed it was time to put the project on notice and we sent an e-mail last week which indicated the continuing lack of attention to this may result in the termination of the IDA incentives. Dan Boyd of Freepoint is scheduled to meet me at 2pm the day before the meeting so I may have additional information then.

3. Camptown: The project has completed the first cabin renovations and just started to post reservations. Their site is www.ripvanwinklemotorlodge.com. They had intended to initially open using the former name switching names when the work was all completed.