

**Greene County Industrial Development Agency
Regular Meeting March 18, 2021**

Call Meeting to Order

Public Comment Period

A. Operations & Administration

1. Reading and approval of minutes of Regular Meeting 2/18/21
2. Finance report/approval of bills, checks, and Cash Flow
3. Appointment of Proxy for Greene County Economic Development Corp.
4. Approval of 2020 Audit
5. Property/Infrastructure Inspections

B. Priority/Active Projects

1. Baily Street Parcel
2. Exit21-East
3. Exit21-West
4. Champlain-Hudson Power Express

C. New/Anticipated Projects

1. Catskills Renewable Connector
2. Key Capture Energy

D. Project Reports/Updates

1. Empire Riverfront Ventures
2. Camptown
3. Catskill Golf Resort

Executive Director's Report
March 18, 2021

A. OPERATIONS & ADMINISTRATION:

3. Appointment of Proxy for Greene Local Development Corporation – A year ago the Board appointed me to serve as the Chair's proxy to the IDA designated seat on the County's Economic Development Corporation. The position is non-voting. In looking towards the future and transition I recommend that the Board remove me as the proxy and appoint April. This will give her an opportunity to start networking with other economic development staff and interests in the County.

Motion: Appointing April Ernst to replace Rene VanSchaack as the Chairman's proxy on the Greene County Economic Development Corporation.

4. Approval of 2020 Audit - The 2020 annual audit has been completed and distributed by April for the Board's review. As you can see, we had no deficiencies. The audit needs board adoption to allow for April to post to the ABO website by the end of the month. While the State gave all IDA's an extension of two months on filing, we are prepared and will meet the normal deadline. In addition to a good audit, we are also fully compliant with all PARIS reporting. I would like to recognize April for having this well-organized.

Motion: Adopt the 2020 annual financial audit

5. Property/Infrastructure Inspections – This month I completed a walk over inspection of all our properties as well as inspected the stormwater systems at GBTP and KCP and the wetland mitigation areas. I did not find any issues and the stormwater/wetland systems do not need any attention at this time.

B. PRIORITY PROJECTS:

1. Baily Street Parcel – Last week I had Halsted Construction at the parcel, and we cleared the 11 acres of all small/medium trees as well as extensive brush. Now that the site is open the plan is to keep on top of brush hogging this summer to continue to remove some of the invasive species and keep the site open. We moved up the schedule on the work to get it done while there was still frost in the ground and before the site got really muddy. We did not find any evidence of old structures on the parcel nor was there any significant trash or debris. Later in the summer when it is dry again, I will have portions of the site brush-axed again as well as an access point established.

2. Exit21-East – There is no new progress to report this month. For some reason, the NYSTA real estate staff we have been working with have gone completely silent and is no longer answering e-mails or calls. Senator Hinchey's office is now looking into the situation, but I must admit I am baffled at this time. Stewarts Corp has also been helping me with trying to get the acquisition moving.

3. Exit21-West - The option with CMH expired earlier this month. I spoke with the hospital CEO and their planning committee is close to a final decision on the project. The CEO reports they should be able to

decide if they proceed or not by next month. I gave them a verbal one-month extension on the option and hopefully by April we have some certainty or direction on the proposed development.

4. Champlain-Hudson Power Express - We held a zoom call on 2/26 that included most of the taxing jurisdictions which went well. April and I have been doing tax projections under various scenarios and I am almost done with my research for the Statement of Findings. I have been trying to determine how other IDA's are treating the project but not finding much specific information. I have been working extensively with the County Office of Real Property to better understand what other similar transmission/linear "utility" projects are paying in taxes as a comparison. I expect to have a 1st draft of a potential incentive package available for Board consideration by next month.

C. ANTICIPATED NEW PROJECTS:

1. Catskills Renewable Connector – Since the last meeting I have been assisting the project team in making introductions to local officials. I helped set up zoom meetings for the Town of Athens, Town and Village of Catskill and the County. Within the next 1-2 months I expect they will begin public outreach sessions. The CHPE project will provide us with some information that will later be applicable to this project given their similarities. This project still has an extensive permitting process to complete, but I have a high level of confidence that the project is most likely going to be approved.

2. Key Capture Energy – The proposed battery storage project in Cairo is moving through the Town's site plan review process and county 239 review. During the last month I provided the County and Town planning boards with the IDA's input on the proposed parcel to be donated to us and the access points. I expect the project will receive site plan approval and at some point, we can expect a formal application. To date, there has been no opposition to the project.

D. PROJECT UPDATES:

1. Empire Riverfront Ventures – This project is now in full swing. Changes had to be made when the building that is to become the hotel was determined to be in worse condition than thought and had to be torn down. Construction on the hotel will begin in April/May with the first steps being construction of a piling foundation system. The Event Center is projected to be done by late summer. I will e-mail the Board some of the most recent renderings of the proposed development.

2. Camptown – This project broke ground immediately after execution of the IDA documents and has been working all winter. The work currently is focused on extension of buried water and sewer lines to each cabin and this winter the project did extensive blasting to create trenches in the bedrock.

3. Catskill Golf Resort - The project principals were asked for an update and indicated that due to the pandemic they will be pushing off construction until spring 2022.