

**Greene County Industrial Development Agency
Regular Meeting May 20, 2021**

Call Meeting to Order

Public Comment Period

A. Operations & Administration

1. Reading and approval of minutes of Regular Meeting March 18, 2021
2. Finance report/approval of bills, checks, and Cash Flow (March and April)
3. Approval of 2021 Mowing contract
4. Discussion of new policy regarding projects

B. Priority/Active Projects

1. Broad Street Bagel LLC
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
May 20, 2021

A. OPERATIONS & ADMINISTRATION:

3. Mowing contract to be awarded to Ronald Hotaling/Apple Trucking. Lowest bidder.

4. New Policy I would like to have a discussion on a potential new policy related to the timing of project approvals by the Board and the execution of all the project documents. Similar to planning board approvals, I want to discuss whether we should establish a sunset date on execution of project documents after the IDA approves the project. Projects that do not meet the timeline would need to reapply. Of course, we will include extension language. Frequently the IDA is pushed by project sponsors to complete our process only to have the approvals lay dormant for extended periods as the project does not execute the agreements.

B. PRIORITY PROJECTS:

1. Broad Street Bagel – I am in the process of executing an option with Broad Street Bagel LLC for the 4 acre parcel in Kalkberg Commerce Park. The plan is for a wholesale bakery operation with a small retail component. The option is for 1 year with the 1st 6 months at no charge and \$5,000 for the 2nd six months. The price is \$ 260,000.

Action: Motion authorizing ED to enter into an option with Broad Street Bagel for a 4 acre parcel in KCP.

2. Exit21-East:

- We are finally making progress on the Thruway acquisition. There was a sudden “reorganization” at the Thruway back in January and land disposal was moved to the general counsel’s office. They have hired some staff and I have been getting regular communications from them indicating they are moving it along. I still think it will be at least 4th quarter before we see a closing.
- We are evaluating a plan to relocate the CMH facility from Exit21-West to Exit21-East. The site/civil costs on the west side are significantly greater than the east side and CHM needed to reevaluate their strategy. I proposed moving to the east side where civil costs would be greatly reduced. I have had one meeting with the County on this and next week CMH, the County, and myself will be meeting to discuss further. Between Stewarts and CHM we would fill the land base at Exit21-East.
- In my meeting with the County, we also discussed the possibility of the County contributing to the natural gas line extension. The County has Covid stimulus money and a portion is earmarked for infrastructure.

3. Exit21-West

- The CMH option on the +/- 8 acre parcel has expired. Before starting to look at the alternative site on the east, CHM asked about reducing the option to 4 acres for a smaller facility. At this time, I have told them we will honor their interests without the option until we can determine whether the other site is better and then execute a new option on the parcel that works the best.
- I have had a couple of calls and did a site visit last week with a team that is looking to develop a travel plaza. There is serious interest in our site. I want the board to have a discussion on this potential use when we meet. I have concerns about consistency with other land uses in the immediate area.

4. Champlain-Hudson Power Express: I am in the process of meeting with Town/Village leaders to discuss the draft incentive package that was reviewed by the Board. By the end of this week I will only have the Town of New Baltimore to meet with. So far, Village and Town leaders are very supportive of the community host fee. When I have reviewed with all taxing jurisdictions, I will complete the Statement of Findings and distribute that for additional review before scheduling the public hearings.

C. ANTICIPATED NEW PROJECTS:

1. Catskills Renewable Connector – I have continued to work with Rise Power and Light during the past month. They are preparing to start public outreach to the communities very soon. At this time, it appears that the converter station will be built in Athens. The transmission line route is still a work in progress.

2. Key Capture Energy – I just received a draft application to review from the project. I will be setting up a meeting with their team to discuss the application and how to proceed with the project. With the potential real estate factor in this deal it will take awhile to review.

D. PROJECT UPDATES:

1. Empire Riverfront Ventures – Project is moving along nicely. Last week the ground stabilization and friction piling work were completed. Should start to see concrete work and the steel frame raising soon.

2. Camptown – Project appears to be moving along well. Extensive site work appears to be ending and asbestos remediation was ongoing last week.

3. Freepoint Solar – Paul and I have been trying to get some feedback from the project on intended start date. They were working with Paul on project documents then all went silent. I am uncertain if the new section of NYS real property tax law has them reconsidering their PILOT. I have outreached for information but not gotten a reply.