

**Greene County Industrial Development Agency
Regular Meeting September 16, 2021**

Call Meeting to Order

Public Comment Period

A. Operations & Administration

1. Reading and approval of minutes of Regular Meeting July 15, 2021 (no meeting in August)
2. Finance report/approval of bills, checks, and Cash Flow (July and August)
3. Approval of the ABO Budget Report for 2022 (to be posted by October 1)
4. Discussion on replacing and updating lights to LED in business parks
5. Transition & Strategic Planning

B. Priority/Active Projects

1. Champlain-Hudson Power Express
2. Wylder Windham LLC
3. Freepoint Solar
4. Cairo Infrastructure Project

C. New/Anticipated Projects

1. Flint Mine Solar
2. Windham Mountain
3. Hecate Solar
4. Recreational Marijuana

D. Project Reports/Updates

1. Exit21-East
2. Exit21-West
3. Empire Riverfront Ventures

Executive Director's Report
September 16, 2021

B. PRIORITY PROJECTS:

1. Champlain-Hudson Power Express: I have received responses from several of the board on the Statement of Findings. I have also sent the document to CHPE for their review prior to releasing it to the taxing jurisdictions. At this point NYSERDA is expected to announce the winners of the new tier 4 RECS (renewable energy credits) by the end of next month. In discussing this with several parties associated with the energy sector they feel the CHPE project may not be successful due to the import of foreign power. While CHPE reports they will proceed without the RECS, they would need to secure a significant power purchase agreement which also seems to be a hurdle for them. I project that it is likely we may see this project delayed for an uncertain time frame if the RECS are not received. At this point I recommend that we continue to move forward and set a public hearing for next month. I will then get the deviation notices out. I also recommend that given the recent extension of remote meetings we consider doing a digital hearing.

Action: Set date of public hearing for October 13th at 6:00 PM

2. Wylder Windham LLC: I have started the statement of findings for the project and should be receiving critical information I need from the assessor by 9/10. I intend on having the findings statement to the board before next meeting and want to establish a schedule for a quick turn around on the application as the project is already in full swing and they can not move much further without the tax exempt certificate. I would like to go ahead and schedule a public hearing now so we can continue to move quickly and be able to make final approvals next month. Again, I recommend we do a digital public hearing to allow more people to participate.

Action: Set date of public hearing for October 13th at 7:00 PM

3. Freepoint Solar: Paul has been working with their counsel to amend the PILOT agreement. We have come to final agreement on the revised language and should be proceeding to a closing before the next meeting.

4. Cairo Infrastructure Project: We have been working with the County and the Town of Cairo for a couple of years on the extension of infrastructure to support new development in the Town. To date, Delaware Engineering completed a report funded by the County and the County is now prepared to invest some of its pandemic stimulus money on implementation of some of the infrastructure recommendations in the earlier report. I was contacted by the County Administrator who would like to approach this project like we did earlier in Cocksackie where the County provided the funding and the IDA was the vehicle for getting the work done. I informed him we were happy to help and look forward to meeting the success we had in Cocksackie as a partnership. We are currently working on drafting an MOU between the County and IDA and I have Delaware preparing pricing for design and engineering.

C. ANTICIPATED NEW PROJECTS:

1. Astoria Motor Lodge: I spoke again with the prospective buyer's attorney, and he informs me the sale will be going through and the IDA can expect an application soon. I also spoke with representatives at NYS Empire State Development who are reviewing this year's Consolidated Funding Applications (CFA) including one from the Astoria. I provided a written summary of the IDA's efforts in the Leeds area in support of their application and at the request of ESD. The ESD response to my justification was positive.

2. Flint Mine Solar: Representatives of Flint Mine Solar meet with April and I on September 9th and they have formally submitted their application and paid the enhanced application fee (\$100,000). We had a general discussion on process moving forward as well as preliminary discussions on the exemptions requested. As soon as the Wylder Statement of Findings is complete I will work on Flint Mine. In this case, they are separately negotiating with the Towns of Coxsackie and Athens on a community host fee and I informed them it is my intent to include the host fee requirement in our agreements such that the Towns have a stronger hand should the project default on these payments.

3. Hecate Solar: The Hecate project vote by the PSC has been delayed until later in October. As part of the Article 10 review the administrative law judges have issued their record of decisions and recommended the project not receive approval due to the project not adequately addressing the glare requirement in the local solar law. Hecate asked for an extension of the process to allow them to amend their application to request a variance on the glare issue. At this point we will continue to wait.

4. Recreational Marijuana: During the last month I again met with both teams that are developing applications for grow facilities. The prevailing thought amongst the interested growers is that the State will come out with the application very quickly with a short turn around time. One of the parties is interested in a lot in GBTP and we discussed an option. Expect this to be a rapidly changing situation.

D. PROJECT UPDATES:

1. Exit21-East: Last word we had was that the disposal of the parcel was on the Thruway board agenda for September 20th. They have still not disclosed a price and I assume they need to get board consent on that issue before they can give us a formal price. I intend on watching the next meeting to see what happens.

2. Exit21-West: April prepared some For Sale signs for the lot with the former gas station on it and we have been receiving calls. The first party to contact me was the Camptown group who have an interest that is consistent with what we are looking for. I have encouraged them to make a decision asap as we have other interested parties.

3. Empire Riverfront Ventures: This project is moving along quickly. If you have not been down by the river in Coxsackie lately you should take a ride by. By the end of this week all of the steel structure will be up and it is impressive.