

**Greene County Industrial Development Agency
Regular Meeting June 16, 2022**

Call Meeting to Order

Public Comment Period

A. Operations & Administration

1. Reading and approval of minutes of Regular Meeting May 19, 2022
2. Finance report/approval of bills, checks, and Cash Flow (May)
3. IDA Employee Benefits – Update to handbook

B. PROJECT UPDATES

1. Cairo Water & Sewer Extension
2. Athens Generating
3. CHPE
4. Flint Mine Solar

C. PARK UPDATES

1. Exit 21- East
2. Exit 21-West

D. NEW & MISCELLANEOUS

1. Serta update
2. Hannacroix Solar
3. Catskill Cement Plants

Executive Director's Report

June 16, 2022

A. PROJECTS:

1. **Cairo Water:** Delaware is working on water and sewer district boundaries and GIS mapping and working with Town and IDA to review of existing surveys and as-builts. Santos is doing new survey.
2. **Athens Generating:** Requested determination form from Town Assessor. Athens Gen plans to submit and application for a PILOT. When we get the application I will present it to the board for review.
3. **CHPE:** Rene and I met with Todd Singer and Rick Chase to review issues on closing documents. I am setting up a meeting for all of us including our lawyers for next week to discuss further.
4. **Flint Mine Solar:** Our solar consultant should have the State Model numbers for us next week. The Findings Statement is being drafted and will be presented to the board in July.

B. PARKS:

1. **Exit 21-East:**
 - a. The Thruway has closed and filed deed and map for the Thruway parcel. Resolution to hold public hearing is going before ED Committee this month. Public Hearing is likely to be July 6th at a Special Meeting of the Legislature. Then the land will be transferred to the LDC.
 - b. Appraisal has been completed. Working on the proforma now.
 - c. The team is reviewing proposals from two hotel developers and have sent them follow up questions. After all requested data is received and summarized the IDA/County team will be scheduling meetings with each developer to further evaluate and select a preferred developer to move forward.
2. **Exit 21-West:**
 - a. Santos Associates is presenting boundary line adjustments for the eight parcels at Exit 21 West. There is a small area of land in front of where the houses used to be that will be transferred to the County for Town's sewer right-of-way.
 - b. The Garage parcel survey and deed language is also being taken care of this week. Bell Jar has completed their testing. Waiting on the final report.
 - c. I am waiting on details about the grant program called FAST-NY. The IDA might be able to apply for funds for infrastructure improvements to get the land shovel-ready.

C. NEW & MISCELLANEOUS:

1. Serta has filed a grievance with the Town of New Baltimore to lower their assessment. I have requested determination from Town assessor.
2. Hannacroix Solar – a 5MW solar project to be located in New Baltimore is interested in a PILOT and will be sending in information for us to evaluate.
3. Catskill Cement Plants – Delaware completed a set of updated maps on aerial, terrain, and environmental conditions in the Smiths Landing area. The maps are being reviewed for development opportunities that can be presented to corporate ownership.