

**Greene County Industrial Development Agency
Annual Meeting December 21, 2023**

Call Meeting to Order

Public Comment Period

A. Operations & Administration

1. Reading and approval of minutes of Regular Meeting November 16, 2023
2. Finance report/approval of bills, checks, and Cash Flow (November)
3. 2024 Proposed Budgets
4. IDA Administrative Motions for 2024

B. PROJECT UPDATES

1. Cairo Extension of Infrastructure update
2. Flint Mine Solar
3. New Athens Generating
4. Empire Merchants North

C. PARK UPDATES

1. Gateway Greene Commercial Park (Exit 21 – East)
2. Austin Glen Park (Exit 21 – West)

**Executive Director's Report
December 21, 2023**

B. PROJECTS:

1. **Cairo Water and Sewer - Extension of Infrastructure** – Delaware Engineering has prepared letters from the Town to DEC and DOH. Town has updated their zoning. We signed contract and have bond documents prepared with American Evergreen and drafted Notice to Proceed. Everything is ready once we get final permits.
2. **Flint Mine Solar** – Legal update.
3. **New Athens Generating** – Legal update.
4. **Empire Merchants North** – Discussion and action to be taken on amendment of current PILOT. Public Hearing was held November 16, 2023.
 - **Action:** *Approval of Public Hearing Minutes.*
 - **Action:** *Resolution for the Empire Merchants North, LLC Project approving the execution and delivery of a certain Second Amendment to the PILOT Agreement.*

C. PARKS:

1. **Gateway Greene Commercial Park (Exit 21 – East)**
 - a. Work continues on infrastructure and road. Delaware Engineering has provided DEC with all materials for their requests. We are prepared to pave in the spring and hook up once we get final permits.
 - b. Met with Central Hudson on placement of poles for new electric down Gateway Drive.
 - c. Stewart's Town of Catskill Planning Board meeting is scheduled for December 19 regarding signage and adding a shed to the site plan.
 - d. Work continues with Warren Hart and Kaaterskill Associates on the Visitor's Center. Bid documents should be finalized to go out for spring development.
 - e. Natural Gas update – Work is scheduled to begin in spring 2024.
 - f. Catskill Lodging LLC: Public hearing held December 19, 2023 at 6pm.
2. **Austin Glen Park (Exit 21 – West)**
 - a. IDA signed an option agreement with Konnectia for 60+/- acres. Due diligence period for 3 months with an option to extend for another 3 months.
 - b. Good Company Local Markets (Bell Jar) Town of Catskill Planning Board meeting is scheduled for December 19 regarding the renovation of the garage for use as a market and placement of a structure for use as a diner.

Executive Session – to discuss pending litigation.