

**Greene County Industrial Development Agency
Regular Meeting June 15, 2023**

Call Meeting to Order

Public Comment Period

A. Operations & Administration

1. Reading and approval of minutes of Regular Meeting May 18, 2023
2. Finance report/approval of bills, checks, and Cash Flow (May)

B. PROJECT UPDATES

1. New Athens Generating Company LLC - update
2. Battery Storage
 - a. land prep – wetland and archaeology
3. Cairo Extension of Infrastructure
 - a. SEQR
 - b. Bid Documents

C. PARK UPDATES

1. Gateway Greene Commercial Park (Exit 21- East) – Bid Documents
2. Austin's Glen Commerce Park (Exit 21-West) – update

Executive Session

Executive Director's Report
June 15, 2023

B. PROJECTS:

1. New Athens Generating Company LLC:

- a. The County passed a resolution in support of the PILOT agreement on April 19, 2023. Catskill School has a resolution on their agenda for May 17, 2023. And the Town has passed a resolution in support of the PILOT on June 5, 2023.
- b. Draft responses to all comments received are being reviewed by counsel. We will have an updated Draft Findings Statement to the Board for review next week.
- c. Paul is working with the Taxing Jurisdiction on the Taxing Allocation Agreement.
- d. *No action at this time.*

2. Battery Storage:

- a. *Pending Action: Motion to authorize the Chairman to sign the Lease Option Agreement as reviewed by counsel.*
- b. Review and approve contracts for Archaeology survey and Wetland delineation.

3. Cairo Water and Sewer - Extension of Infrastructure

SEQR:

- a. The Project is an Unlisted Action under SEQR per 6 NYCRR Part 617.
- b. Review of Part II of the Long EAF results in the determination that the Project will not have a significant negative effect on the environment and therefore, a Negative Declaration is hereby adopted along with Part II and III of the Long EAF as documented in the narrative attached hereto and part hereof.
- c. *Motion: Approval of the SEQR Resolution as a Negative Declaration.*

BID DOCUMENTS:

- a. Delaware Engineering has completed the engineering design plans and bid documents for the Cairo Water and Sewer Extension Project.
- b. SEQR has been conducted for the project by the IDA.
- c. Advertisement of bids will appear in the Catskill Daily Mail, our website, and in publications with circulation to local and regional contractors.
- d. *Motion: Approval of resolution to bid for the Cairo Water and Sewer Extension Project.*

C. PARKS:

4. Gateway Greene Commercial Park (Exit 21E) - Extension of Infrastructure:

- a. Delaware Engineering has completed the engineering design plans and bid documents for the Catskill Water and Sewer Extension Project.
- b. SEQR has been conducted for the project by the Town.

- c. Advertisement of bids will appear in the Catskill Daily Mail, our website, and in publications with circulation to local and regional contractors.
- d. *Motion: Approval of resolution to bid for the Catskill Water and Sewer Extension Project*

5. Austin's Glen Commerce Park

- a. Executive Session for proposed negotiation or sale of property.

Executive Session