

GCIDA Public Hearing
November 16, 2023
Empire Merchant's North Request for PILOT Amendment
8:00 AM

Greene County Industrial Development Agency
Regular Meeting November 16, 2023

Call Meeting to Order

Public Comment Period

A. Operations & Administration

1. Reading and approval of minutes of Regular Meeting October 19, 2023
2. Finance report/approval of bills, checks, and Cash Flow (October)
3. IT – new equipment (plotter) discussion
4. Housing Policy update

B. PROJECT UPDATES

1. Cairo Extension of Infrastructure update
2. Battery Storage
3. CHPE
4. Flint Mine Solar
5. New Athens Generating
6. Empire Merchants North
7. Empire Riverfront Ventures

C. PARK UPDATES

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

**Executive Director's Report
November 16, 2023**

B. PROJECTS:

1. **Cairo Water and Sewer - Extension of Infrastructure** - Still waiting on DEC permit. Pending Town updating their zoning.
2. **Battery Storage update** - Lease option has been signed.
3. **CHPE** – We are waiting on the final easement packages.
4. **Flint Mine Solar** – Legal update.
5. **New Athens Generating** – Legal update – closing has been scheduled.
6. **Empire Merchants North** – Discussion and action to be taken on amendment of current PILOT. Materials sent to board for review. Public Hearing held prior to Board Meeting.
7. Empire Riverfront Ventures – Mortgage resolution – Paul to update
 - a. **ACTION:** A motion to approve Resolution for the Empire Riverfront Ventures, LLC project approving the execution and delivery of a certain mortgage and security agreement (with assignment of leases and rents) of the Agency's Leasehold interest in certain property of the company.

C. PARKS:

1. **Gateway Greene Commercial Park (Exit 21 – East)**
 - a. Work continues on infrastructure and road and Stewart's.
 - b. I continue to work with Warren Hart and Kaaterskill on the Visitor's Center.
 - c. Natural Gas update – County and IDA contracts are signed. Work is scheduled to begin in spring 2024.
 - d. Catskill Lodging LLC:
 - i. **ACTION:** Accept Draft Findings Statement.
 - ii. **ACTION:** Motion to set date and time of public hearing for December 19, 2023 at 6pm.
2. **Austin Glen Park (Exit 21 – West)**
 - a. Team meeting with potential client scheduled for November 15th – will update board on progress.

Executive Session – to discuss pending litigation.