

**Greene County Industrial Development Agency
Regular Meeting October 19, 2023**

Call Meeting to Order

Public Comment Period

A. Operations & Administration

1. Reading and approval of minutes of Regular Meeting September 21, 2023
2. Finance report/approval of bills, checks, and Cash Flow (September)

B. PROJECT UPDATES

1. Cairo Extension of Infrastructure update
2. Battery Storage
3. CHPE
4. Flint Mine Solar
5. New Athens Generating

C. PARK UPDATES

1. Gateway Greene Commercial Park (Exit 21 – East)
2. Greene Business & Technology Park
3. Kalkberg Commerce Park

Executive Director's Report
October 19, 2023

B. PROJECTS:

1. **Cairo Water and Sewer - Extension of Infrastructure** - Still waiting on DEC permit.
2. **Battery Storage update**
 - a. Their attorney is sending final documents for signature.
 - b. Ed Curtin completed the archaeology. Nothing of significance found.
3. **CHPE** - Route has changed through Greene County. They now need only 2 easements instead of 3. One is though Bailey parcel then the other is a small area on the Mabee parcel. They will be sending final documents for signature.
4. **Flint Mine Solar** – Judge Mott recused themselves, now assigned to Judge Graff for both CACSD and SHL litigation. Paul Goldman has been filing necessary documents. We will have an update for our next meeting.
5. **New Athens Generating** – Closing documents are being processed between attorneys. Catskill School PILOT has been paid. We have not been served on the Palmateer claim. Paul Goldman will have an update for our next meeting.

C. PARKS:

1. **Gateway Greene Commercial Park (Exit 21 – East)**
 - a. Tourism building was taken down last week and Stewart's has begun construction on their site.
 - b. Road and infrastructure update –
 - i. Delaware Engineering has been in contact with JAT and have finalized all the submittals. Received their insurance and bonding, issued the Notice to Proceed.
 - ii. Pre-construction meeting by Friday to discuss schedule and JAT should be mobilizing soon.
 - c. Visitor Center Update – Public hearing was held. Site plan has been approved. Working with County and Kaaterskill to finalize bid packet.
 - d. Natural Gas update – The IDA contract and deposit has been paid. County signed their portion and cut a check last week. Central Hudson will now apply for permits and have the extension on the schedule for a spring installation.
 - e. Catskill Lodging LLC was waiting on Natural Gas confirmation to proceed with site plan and finalizing their application. Application fee was paid in April 2023.
 - i. **ACTION:** Motion to accept the application of Catskill Lodging LLC.
 - ii. **ACTION:** Motion to set date and time of public hearing for December 19, 2023 at 6pm.

2. Greene Business & Technology Park

- a. Save-A-Lot – CBRE has shown the building to numerous interested parties and have received a couple offers they are currently vetting.
- b. Hunter Motor Coach – New hydrant and water lines have been completed. Waiting on final test and inspection.
- c. Sun Dragon – Office of Cannabis Management opened the application for growers and but only Tier 1 & 2. Sun Dragon’s plan is for a larger facility of Tier 4 and now will have to wait for the state to open that application process. They paid the fee to extend the option agreement on the 27 acres until April 2024.

3. Kalkberg Commerce Park

- a. There are trees falling on our neighbor’s property to the north. A couple have fallen on junk cars, not asking for compensation, but asked if we could take down other dead trees before they fall on his house. I have gotten quotes from local tree companies.
 - i. **ACTION:** Award low bid for tree service to remove dead trees on parcel 41.00-1-33 in Kalkberg Commerce Park. JB Tree Specialist LLC for \$4,550.00