

**Greene County Industrial Development Agency  
Regular Meeting April 18, 2024**

**Call Meeting to Order**

**Public Comment Period**

**A. Operations & Administration**

1. Reading and approval of minutes of Regular Meeting March 21, 2024
2. Finance report/approval of bills, checks, and Cash Flow (March)

**B. PROJECT UPDATES**

1. Cairo Extension of Infrastructure update
2. Empire Riverfront Ventures
3. Serta Simmons

**C. PARK UPDATES**

1. Gateway Greene Commercial Park (Exit 21 – East)
  - a. Visitor Center Redevelopment
  - b. Road
  - c. Hotel

**Executive Session**

**Executive Director's Report**  
**April 18, 2024**

**B. PROJECTS:**

**1. Cairo Water and Sewer - Extension of Infrastructure**

- a. Work on project started April 8; week delay due to the snowstorm. The Town would prefer a valve cluster instead of a tapping sleeve and valve for the watermain connection. The cost will be \$37k. This cost can be paid for from the allowance item, which is \$50k.

**2. Empire Riverfront Ventures**

- a. Review of project. Sales Tax exemption audit and final reportable numbers.
- b. Public Hearing held prior to board meeting.
  - i. **Action:** Approval of the Final Lease Resolution authorizing and approving additional sale and use tax exemption for the Empire Riverfront Ventures, LLC Project

**3. Serta Simmons**

- a. Review of request to amend PILOT agreement to modify the payments due under the agreement to be based on the annual assessment commencing with 2024 assessment roll and continuing thereafter at \$6,440,000.
- b. Public Hearing held prior to board meeting.
  - i. **Action:** Approval of the First Amendment to the PILOT agreement and omnibus amendment to the Lease Agreement for SSB Manufacturing Company and Serta Manufacturing Company.

**C. PARKS:**

**1. Gateway Greene Commercial Park (Exit 21 – East)**

- a. Bid Advertisements for the Visitor Center have been published. Prebid meeting scheduled for May 2 and bids will be due May 22 by 2pm.
- b. Gateway Drive has been paved.
- c. Catskill Lodging is on the Planning Board agenda for April 23<sup>rd</sup>.

**Executive Session**