

**Greene County Industrial Development Agency  
Annual Meeting February 15, 2024**

**Call Meeting to Order**

**Public Comment Period**

**A. Operations & Administration**

1. Reading and approval of minutes of Regular Meeting January 25, 2024
2. Finance report/approval of bills, checks, and Cash Flow (January)

**B. PROJECT UPDATES**

1. Cairo Extension of Infrastructure update

**C. PARK UPDATES**

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

**Executive Director's Report  
February 15, 2024**

**B. PROJECTS:**

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

- a. Project has all site approvals and permits. We have issued the Notice to Proceed to American Evergreen.
- b. We are in the process of following up with the Town on the status of the extension of the Districts.

**C. PARKS:**

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

- a. Stewart's will complete construction and paving as soon as weather permits. Plan is to open new store April 15. Then they will mediate old site, remove tanks, and turn keys/property over to IDA early May.
- b. Regarding road and infrastructure contract with JAT, Delaware Engineering has reviewed the following change order from JAT and all are acceptable and are mostly covered within the contingency of the contract. As previously discussed, there was substantial rock in the areas for excavation and directional drilling. JAT was able to cross with the sanitary sewer but with multiple attempts. There appears to be a rock shelf in the middle of the road (couldn't take boring in the road). Due to encountering rock, JAT is proposing rock drilling to get through the rock.

After reviewing all the additional work, the entire \$50k allowance will be used and the additional amount JAT is requesting is **\$9,169.62**.

- **Action:** Approval of the change order from JAT in the amount of \$9,169.62

**2. Austin Glen Commerce Park (Exit 21 – West)**

- a. Bell Jar has had their site plan approved. The diner has been delivered to the site and work will begin in the spring.
- b. Konnectia is still working on due diligence and we will be setting up a follow up meeting.