

**Greene County Industrial Development Agency**

**Regular Board Meeting February 20, 2025**

**Call Meeting to Order**

**Public Comments**

**A. Operations & Administration**

1. Reading and approval of minutes of Regular Meeting December 19, 2024
2. Finance report/approval of bills, checks, and Cash Flow (December)
3. Finance report/approval of bills, checks, and Cash Flow (January)
4. Audit Committee

**B. PROJECT / PILOT UPDATES**

1. PILOT Projects updates
2. Data Center report

**C. PARK UPDATES**

1. Gateway Greene Commercial Park (Exit 21 – East)
2. GBTP
3. Kalkberg Park

**Executive Session if needed**

**Executive Director's Report**  
**February 20, 2025**

**B. PROJECTS:**

1. PILOT Projects:

- a. Peckham Asphalt – 4 years left on PILOT. Assessment increased in 2025.
- b. Empire Merchants North – 9 years left on PILOT and frozen. Assessment reduced in 2025.
- c. Ferguson Enterprises – 10 years left on PILOT. Assessment reduced in 2025.
- d. Village of Coxsackie Municipal Solar (Altus) – Year 5 of 20 in PILOT. Metric is to reduce Village electric costs annually.
- e. Serta Simmons – 1 year left on PILOT. Assessment was reduced and frozen for last 2 years.
- f. Empire Riverfront Ventures LLC – Year 3 of 16 in PILOT. Assessment increased by \$1M.
- g. Freepoint Solar LLC (FPS) – Year 3 of 20 in PILOT.
- h. Camptown LLC – Year 3 of 16 in PILOT. FMV has increased to \$3,680,000.
- i. CHPE (Champlain) – Work is progressing through Greene County. PILOT is expected to begin 2026-2027
- j. Wylder Windham – Year 3 of 16 in PILOT. Paul Goldman completed Joinder and Security Instrument documents.
- k. Flint Mine Solar – Construction planned to begin Spring 2025. PILOT begins when operational.
- l. New Athens Generating Company LLC – Year 2 of 20. Working on Master Strategy Plan with new owners.

2. Data Center Report

**C. PARKS:**

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

- a. Catskill Lodging is in the Planning Board Process.
- b. IDA has met with DEC on next steps for hook up permit.

**2. GBTP** – interest in 27 acre lot. Met with EDC and a company for subdividing into 3 lots. More information to follow.

**3. Kalkberg** – interest in the 4.21 acre lot. More information to follow.

**Executive Session**