

CCIDA MEETING Minutes
October 16, 2019
8:00 a.m.

Present: E. Larsen, R. Gibbon, W. Outwater, P. Raymond

Absent: B. Burton

Contract Staff: A. Larsen; K. Green

Finance: S. Locke

Guest: S. Palmatier, C. Katusha, M. Quinne

I. Roll Call

Board Chair E. Larsen called the meeting to order at 8:00 a.m.

II. Approval of Minutes

Upon review motion to approve the September 18, 2019 Regular Meeting Minutes by W. Outwater, seconded by P. Raymond. Ayes all. Approved.

III. Treasurer's Report

S. Locke reviewed the September 30, 2019 Financial Statements with the board. Year to date revenue is about \$38,000 versus the budgeted \$100,000. Year to date expenditures are \$86,000 versus the budgeted \$89,000.

Motion to approve the Treasurer's Report by P. Raymond, seconded by R. Gibbon. Ayes all. Approved.

IV. Bills & Invoices

Upon review motion to approve the bills and invoices by W. Outwater, seconded by P. Raymond. Ayes all. Approved.

IV. Old Business

K. Green provided an update on Norwich Meadows. They are still interested in potentially leasing the airport incubator building to be used for processing and storing produce. This would require several changes to the property, including drainage, an outdoor retention pool, refrigeration, and worker housing. The county said that there is no town zoning there and that worker housing may be possible on site if the right accommodations were made.

R. Gibbon and S. Palmatier discussed the permitting requirements for the retention pond.

The board discussed leasing terms. A lease-to-own agreement would likely needlessly complicate the process further.

K. Green said that Zaid and Yusuf have requested formal approval from the IDA board to proceed with the project.

The board approved plans to proceed with the Norwich Meadows project.

M. Quinne from Puckett Solar gave a presentation on their proposed solar project in Greene. There are fixed revenues on the project for 35 years and they need to assure that their operating costs will also be fixed, requiring IDA assistance. Dollar per unit of energy would be on the low end at about half of most solar projects, which will be compensated for by scale. NYSEG interconnection costs have been determined to be \$3 million, which is an issue for the project's bottom line. The site also presents unique engineering challenges. The project

would employ 100 people during peak construction and would have low ongoing employment for maintenance. Puckett Solar has already held meetings with the county and effected tax jurisdictions.

W. Outwater asked about if there was a specific number of full time employees that could be expected post construction. M. Quinne said that 1-2 employees would remain employed.

E. Larsen asked if the company had come up with a proposal and methodology for the benefit to be provided. M. Quinne said that they're still working with the Town of Greene assessor and have not calculated the proposed benefit yet.

K. Green said Empire State Development is coming out with guidelines for solar projects and PILOTs in New York, particularly how the benefits are calculated.

R. Gibbon asked what the project time frame was. M. Quinne said they plan to complete construction by mid-2021. Construction will probably take about eight months.

The board thanked Puckett Solar for their presentation.

A. Larsen said that S. Craig discussed a sales tax abatement application with Randy Hadeed at the Eaton Center. No application has been submitted.

The board reviewed the 2020 budget.

E. Larsen asked about the property rents line and Chentronics in particular. A. Larsen said that the \$35,000 is half of the previously budgeted amount, anticipating similar leasing terms for roughly half the year.

E. Larsen said that without rent revenue the IDA board would eventually have to operate without staff or become inoperative.

P. Raymond asked why airport maintenance was significantly reduced in 2020. A. Larsen said utilities are part of that, and since a new tenant is projected for the next year those would be assumed by the tenant.

Motion by W. Outwater to approve the 2020 draft budget, to be finalized with any further changes at the December board meeting, seconded by P. Raymond. Ayes all. Approved.

A. Larsen gave an overview of the Saturn Power project. It would be a community solar project in Norwich but little other information was provided during an introductory phone call. They were provided with an IDA application.

W. Outwater said the IDA needs a standardized solar project policy. K. Green said we could come up with some best practices based on what other IDA's in New York are doing. W. Outwater said community solar should be favored over other solar projects.

VI. Adjournment

Motion to adjourn by W. Outwater, seconded by R. Gibbon. Ayes all. Approved. Meeting adjourned at 8:54 a.m.