

SCHOHARIE COUNTY INDUSTRIAL DEVELOPMENT AGENCY

Board of Directors Meeting

February 7, 2017

1. **Meeting** called to order at 9:30 a.m. by Chairman Greenlees.
2. **Present** : Dr. Greenlees, Chester Burton, Joseph Trapani. Also present: Jeffrey Haslun, Ron Filmer and Elaine Diamond, Joe Scott. Absent: Wanda King
3. **Minutes** of the January 13, 2017 meeting were approved on **motion** by Joe Trapani and seconded by Dr. Greenlees. All voted in favor.
4. **Bills/Communications** – N/A
5. **Trial Balance** –The trial balance was approved as presented
6. **Committees of the Agency:** N/A
7. **Old Business – Solar Project:** Ron received a 20+ year lease proposal for 13 acres from Bill Jordan which was forwarded to the Board members for their review. Ron stated that there is a benefit of the income stream but also discussed other uses of the property due to the site's good attributes and potential of job creation. Joe Trapani verbally reviewed the lease document and stated he didn't feel the current document was beneficial for the IDA. He did feel the income of approximately \$20,000 annually would be a great benefit and had no issues with the concept of solar. Ron stated that he has attempted to get a figure from Bill Jordan as to what is felt is a reasonable tax amount the company is comfortable with. Joe Scott suggested that Ron get a tax figure from the Village and Town of Cobleskill and then present that figure to the solar company. Jeff Haslun recommended speaking with the Town Assessor, Alan Danforth. Chet stated he would prefer a row of solar panels along the fence line next to I-88 with the possibility to extend on to the "Guildford" property. The board viewed a video representation of what the solar array would look like that was prepared by Brian Fleury of the Schoharie County Planning Department. It was also suggested that Bill Jordan look at the SUNY Cobleskill property (farm) located on Mineral Springs Road as a potential site. The Town of Cobleskill is expected to adopt necessary steps concerning solar projects at their next board meeting.
8. **New Business** – none
9. **Projects: Middleburgh Meadows;** Ron reviewed the evaluation of the project and the cost benefit. Joe Scott spoke about the positive impact the project would have on the Village of Middleburgh and the report done by an independent third party that indicated the need for a grocery store and housing.

The SEQR resolution was reviewed and approved.

The Commercial/Retail Finds Resolution was reviewed and approved. A certificate confirming the approval to be signed by the Chairman of the Board of Supervisors will be prepared by Joe Scott, and the required signature obtained.

The Approving Resolution was reviewed and approved.

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Tennessee Gas Pipeline; The public hearing was held on January 31, 2017. Larry Bradt, Supervisor of the Town of Carlisle attended and spoke very favorably of the PILOT. As with the previous PILOT, the jurisdictions are asking the IDA to be the mechanism to implement the agreement.

The SEQR Resolution was reviewed and approved.

The Approving Resolution was reviewed and approved.

The fees for this project were discussed and all present found it acceptable to spread the fees out on an annual basis, if agreeable with Tennessee Gas; perhaps at \$3,500 per year for a total of \$25,000. This would also help with budgeting.

10. The next meeting was set for **March 7, 2017 at 9:30 a.m.**
11. On motion duly made and seconded, the meeting adjourned at 10:54 a.m.