



## SCHENECTADY COUNTY INDUSTRIAL DEVELOPMENT AGENCY

**January 8, 2019 — 8:30 a.m.**  
**Minutes**

**Present:** Gary Hughes, Chris Gardner, Sara Mae Pratt and Grant Socha

**Absent:** Evan Christou and Dan Hladik

**Others:** Connie Cahill (Agency Counsel), Ray Gillen, Jayme Lahut, Maureen Behrens, David Hogenkamp and Jennifer Medler

**Call to Order:** Mr. Hughes called the meeting to order at 8:30 a.m.

- 1. Approval of Minutes:** Mr. Gardner moved acceptance of the October 19, 2018 minutes as presented; seconded by Mr. Socha and approved.
- 2. Treasurer's Report:** Maureen Behrens reviewed the 12-month Treasurer's Report for the period ending December 31, 2018. Expenses exceeded revenues for the year. Cash on hand was \$9,989. Mr. Socha moved acceptance of the Treasurer's Report, seconded by Mr. Gardner and approved.
- 3. SI Group, Inc. (Town of Niskayuna):** Resolution 457-19 — Assignment and Assumption by Polar US Borrower, LLC  

Resolution 457-19 consented to new financing for the SI Group and authorized the Agency to be party to the mortgage and other documents. There is an existing PILOT at the Rotterdam Junction facility, so IDA consent is needed. The SI Group was recently sold to SK Capital Partners, a private investment firm. Other than the ownership change by SK Capital Partners of New York City, the 112-year-old chemical manufacturer will remain headquartered in Niskayuna under the same name. Mr. Gardner moved Resolution 457-19; seconded by Mrs. Pratt. Following discussion, Resolution 457-19 was approved.
- 4. Auditing Services:** Resolution 458-19 — Retain Cusack & Company CPAs, LLP  

Resolution 458-19 retained Cusack & Company for the next three (3) years to perform the state-mandated annual comprehensive audit of its balance sheet. Staff solicited audit proposals from six firms and three responses were received. The Cusack proposal averaged \$150 more per year than the next closest in pricing. The Procurement Policy allows flexibility in the selection of professional services as long as it is "consistent with the quality of goods or services required at fair and reasonable prices." Mr. Gardner moved Resolution 458-19; seconded by Mrs. Pratt and approved after discussion.
- 5. Other Business:** Ray Gillen updated members about the recent CFA awards by New York State.

- 6. Adjournment:** Mr. Gardner moved to adjourn; seconded by Mr. Socha. The meeting adjourned at 8:45 a.m.

Respectfully submitted,

Jayne B. Lahut  
Executive Director



## SCHENECTADY COUNTY INDUSTRIAL DEVELOPMENT AGENCY

March 29, 2019 — 8:30 a.m.

### Minutes

Present: Gary Hughes, Chris Gardner, Evan Christou, Sara Mae Pratt, and Grant Socha  
Absent: Dan Hladik  
Others: Connie Cahill and Amanda Mirabito (Agency Counsel), Ray Gillen, Jayme Lahut, Maureen Behrens and David Hogenkamp

**Call to Order:** Mr. Hughes called the meeting to order at 8:30 a.m.

- 1. Fiscal Audit Committee:** The committee was convened to review the FY-2018 audit. Maureen Behrens reviewed the statement and management letter that was prepared by Cusack & Company, CPAs. She described the audit as clean with no adverse or material findings. Following discussion, Mr. Christou recommended adoption of the audit by the Board of Directors; seconded by Mrs. Pratt and approved.
- 2. Approval of Minutes:** Mr. Christou moved acceptance of the January 8, 2019 minutes as presented; seconded by Mr. Gardner and approved.
- 3. 2018 Audit:** Resolution 459-19 — Adopt FY-2018 Audit  
Cusack & Company, CPAs submitted a clean, unqualified audit with no material findings. Resolution 459-19 adopted the audit, authorized distribution and meeting requirements of the Public Authorities Accountability Act. Mr. Christou moved Resolution 459-19; seconded by Mrs. Pratt and approved.
- 4. Policy Compliance:** Resolution 460-19 — Adopt Mission Statement  
Resolution 460-19 adopted the Agency's mission statement and performance objectives which will be submitted to the Authority Budget Office. Mr. Christou moved Resolution 460-19; seconded by Mrs. Pratt and approved.
- 5. Policy Compliance:** Resolution 461-19 — Investment Policy and 2018 Report  
Resolution 461-19 reauthorized the Investment Policy, which was prepared by remained unchanged, and accepted the 2018 Investment Report that Cusack & Company, CPAs prepared, which will be submitted to the Authority Budget Office. Mr. Christou moved Resolution 461-19; seconded by Mrs. Pratt and approved.
- 6. Policy Compliance:** Resolution 462-19 — Real Property Policy and 2018 Property Report  
Resolution 462-19 accepted the 2018 Property Report, reauthorized the Real Property Policy and reappointed the Executive Director as Contracting Officer for all property dispositions. Mr. Christou moved Resolution 462-19; seconded by Mrs. Pratt and approved.

**7. Policy Compliance:** Resolution 463-19 — Procurement Policy

Resolution 463-19 readopted the Agency's Procurement Policy. Mr. Christou moved Resolution 463-19; seconded by Mrs. Pratt and approved.

**8. Policy Compliance:** Resolution 464-19 — Whistle-Blower Protection Policy

Resolution 464-19 adopted the Whistle-Blower Policy, which is a requirement of the Authority Budget Office, but had not been previously adopted. Jayme Lahut explained the purpose of the policy. Mr. Christou moved Resolution 464-19; seconded by Mrs. Pratt and approved following discussion.

**9. Annual Meeting:** Resolution 465-19 — Election of Officers

Resolution 465-19 presented a slate of appointments in accordance with the By-laws. Mr. Christou moved Resolution 465-19; seconded by Mr. Socha and approved.

**10. Scotia Industrial Park, Inc. / BelGioioso Cheese Project (Town of Glenville):** Resolution 466-19 — Release Agency Leasehold Interests in Two Parcels and Take Related Actions

Scotia Industrial Park, Inc., an affiliated entity of the Galesi Group, requested releasing 2 parcels totaling 1.83-acres that are contiguous to the BelGioioso Cheese production site. The parcels would be added to BelGiosioso's existing land for its cheese-making project. The 2 parcels are part of an existing Payment-in-Lieu-of Tax agreement, so Agency consent is required to release the land from the PILOT and allow the conveyance to BelGioioso. Mr. Gardner moved to adopt Resolution 466-19; seconded by Mr. Christou. Following discussion about the project and the transaction, Resolution 466-19 was approved unanimously.

**11. Other Business:** Ray Gillen updated members about a recent New York State award to the Agency for \$300,000 for necessary repairs to the rail spur at the Glenville Business and Technology Park. When more information becomes available, the Agency may need to take certain actions. Jayme Lahut noted that Metroplex will be holding mandatory anti-harassment training in May and that all members would be invited to attend the program.

**12. Adjournment:** Mr. Christou moved to adjourn; seconded by Mr. Socha. The meeting adjourned at 8:50 a.m.

At 9:00 a.m. following the conclusion of the Capital Resource Corporation meeting, Mr. Gardner moved to reconvene the Agency meeting; seconded by Mr. Christou and approved.

**13. Amend Resolution 465-19 — Appointment of Officers**

Mrs. Pratt moved to amend Resolution 465-19 by adding the position of Assistant Treasurer to her responsibilities as well as Assistant Secretary; seconded by Mr. Gardner and approved.

**14. Adjournment:** Mr. Christou moved to adjourn; seconded by Mr. Gardner and the meeting was adjourned at 9:05 a.m.

Respectfully submitted, Jayme B. Lahut, Executive Director



## SCHENECTADY COUNTY INDUSTRIAL DEVELOPMENT AGENCY

April 16, 2019 — 8:30 a.m.

### Minutes

Present: Gary Hughes, Evan Christou, Chris Gardner, Sara Mae Pratt and Grant Socha

Absent: Dan Hladik

Others: Connie Cahill (Agency Counsel), Ray Gillen, Jayme Lahut, Mark Meigher and David Hogenkamp

**Call to Order:** Mr. Hughes called the meeting to order at 8:30 a.m.

**1. Approval of Minutes:** Mr. Christou moved acceptance of the March 29, 2019 minutes as presented; seconded by Mrs. Pratt and approved.

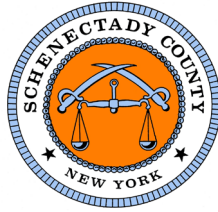
**2. Two Guyz Realty LLC (Mohawk Honda Expansion Project):** Resolution 467-19 — Approve Lender Documents

Resolution 467-19 approved NBT Bank refinancing for the Mohawk Honda dealership in the Town of Glenville. The refinancing involves making a \$9.7 million loan that replaced M+T Bank and an SBA-504 loan plus about \$1.5 million in new funding for physical plant improvements. The resolution also extended the date of the Payment-in-Lieu-of-Tax agreement from December 31, 2021 to February 28, 2022, which is the customary termination date for Agency PILOTs. Mr. Christou moved to approve Resolution 467-19; seconded by Mr. Gardner and approved.

**3. Adjournment:** Mr. Christou moved to adjourn; seconded by Mr. Gardner and the meeting was adjourned at 8:35 a.m.

Respectfully submitted,

Jayme B. Lahut  
Executive Director



## SCHENECTADY COUNTY INDUSTRIAL DEVELOPMENT AGENCY

**June 7, 2019 — 8:30 a.m.  
Minutes**

**Present:** Gary Hughes, Evan Christou, Chris Gardner, Sara Mae Pratt, Rosemarie Perez Jaquith and Joseph Hlat

**Absent:** Grant Socha

**Others:** Connie Cahill and Amanda Mirabito (Agency Counsel), Ray Gillen, Jayme Lahut, Maureen Behrens, Jennifer Medler, Mark Meigher, Erica Wilson and Brendan Savage

**Call to Order:** Mr. Hughes called the meeting to order at 8:40 a.m.

**1. Approval of Minutes:** Mr. Christou moved acceptance of the April 16, 2019 minutes as presented; seconded by Mrs. Pratt and approved.

**2. Treasurer's Report:** Jayme Lahut provided the update for the period ending May 31, 2019. There was little activity to report and cash on hand was \$4,844. Mr. Gardner moved the Treasurer's Report; seconded by Mr. Christou and approved.

**3. Rail Track Improvement (Glenville Business and Technology Park):** Resolution 468-19 NYS DOT Grant Agreement

The IDA was awarded a \$300,000 grant from NYS DOT for repairs and replacement of rail ties along the rail spur in the Glenville Business and Technology Park. The IDA owns the rail spur that is used by Adirondack Beverage and Dimension Fabricators. The project budget was \$462,891. Resolution 468-19 accepted the State's grant of \$300,000 and completed the State-mandated environmental review of the project. Mr. Christou moved to approve Resolution 468-19; seconded by Mr. Gardner and approved following discussion.

**4. Rail Track Improvement (Glenville Business and Technology Park):** Resolution 469-19 Enter into Matching Funds Agreement

Adirondack Beverages and Dimension Fabricators consented to invest a minimum of \$40,000 as matching funds for the project. Both companies have previously supported physical improvements of the rail spur by making substantial contributions. Resolution 469-19 authorized the Chairman to enter into a \$40,000 matching fund agreement for the project. The resolution further consented to entering into a Memorandum of Agreement allowing Metroplex to manage and fund the project. Metroplex will provide the bridge financing to cover all project costs up to \$462,891 subject to reimbursement from the other sources of project funds, including the IDA's matching funds portion of the project, which is \$82,891. Mr. Christou moved to approve Resolution 468-19; seconded by Mr. Gardner and approved.

**5. Rail Track Improvement (Glenville Business and Technology Park):** Resolution 470-19  
Award Construction Contract to WJ Riegel Rail Solutions

Resolution 470-19 awarded a single source \$437,891 contract to WJ Riegel Rail Solutions LLC to install new ties as well as remove and replace existing rails and at-grade crossings. Riegel was the only local supplier with the means and methods, and the specific knowledge and understanding of Park requirements, to undertake this work. Mr. Christou moved to approve Resolution 468-19; seconded by Mr. Gardner and approved after discussion.

**6. Scotia Industrial Park, Inc. / BelGioioso Project (Glenville):** Resolution 471-19 —  
Release Agency Leasehold Interest in Real Property

At the Agency's March 19, 2019 meeting, the IDA Board approved the release of real property from a Galesi Group affiliate to BelGioioso Cheese for its new manufacturing facility. Due to an incorrect legal description of land, Resolution 471-19 rescinded the prior approving resolution, incorporated the correct legal description, and released the Agency's interest in the property. Mr. Christou moved to approve Resolution 471-19; seconded by Mrs. Pratt and approved.

**7. Other Business**

Mr. Gillen reported on the start of construction of a 47,600 square foot production facility at the Airport Business Park that will add 50+ jobs.

**8. Adjournment** Mr. Christou moved to adjourn; seconded by Mr. Hlat. The meeting was adjourned at 9:10 a.m.

Respectfully submitted,

Jayne B. Lahut  
Executive Director



## SCHENECTADY COUNTY INDUSTRIAL DEVELOPMENT AGENCY

**November 1, 2019 — 8:30 a.m.  
Minutes**

**Present:** Gary Hughes, Evan Christou, Chris Gardner, Sara Mae Pratt, Rosemarie Perez Jaquith and Joseph Hlat

**Absent:** Grant Socha

**Others:** Connie Cahill and Amanda Mirabito (Agency Counsel), Ray Gillen, Jayme Lahut, Maureen Behrens, David Hogenkamp and Jennifer Medler

**Call to Order:** Mr. Hughes called the meeting to order at 8:30 a.m.

- 1. Approval of Minutes:** Mr. Christou moved acceptance of the June 7, 2019 minutes as presented; seconded by Mr. Gardner and approved.
- 2. Treasurer's Report:** Jayme Lahut provided the update for the period ending September 30, 2019. There was little activity to report and cash on hand was \$4,844. Mr. Christou moved the Treasurer's Report; seconded by Mr. Gardner and approved.

- 3. Pattersonville Solar Facility LLC / Teichos Energy Solar Project (Town of Princetown):**  
Resolution 472-19 — SEQR / No Significant Effect on the Environment

Resolution 472-18 completed the state-mandated environmental review of the project by issuing a negative declaration that it will not have a negative effect on the environment. The Town of Princetown Planning Board previously classified the project as a Type I Action, conducted a coordinated SEQR review, and issued a negative declaration for the project dated June 27, 2019. However, its review did not include the IDA. The resolution piggybacks on the Planning Board's SEQR review, which fully examined the project. Mr. Gardner moved to approve Resolution 472-19; seconded by Mr. Christou and approved.

- 4. Pattersonville Solar Facility LLC / Teichos Energy Solar Project (Town of Princetown):**  
Resolution 473-19 — Final Approving Resolution

Patterson Solar Facility, LLC secured all the necessary local approvals for installing a 20-Megawatt solar photovoltaic facility on 150-acre parcel off Scotch Church Road in Princetown. The total project investment is \$36.5 million. Resolution 473-19 authorized exemptions from mortgage recording taxes, sales taxes and real property tax. The IDA PILOT will require tax payments starting at \$100,000 per year and increasing by 2 percent per year over the 30-year term. Solar projects in New York State allow for a 15-year period of no taxes, so this PILOT boosts the tax base of the County and Schalmont Central School District. The Town of Princetown does not currently impose a property tax. The Town has negotiated



its own benefit agreement with the developer. Mr. Christou moved to approve Resolution 473-19; seconded by Mr. Gardner and approved following discussion.

**5. Senior Care Connection, Inc. / Eddy Senior Care Project (Town of Rotterdam):**  
Resolution 474-19 — Hold a Public Hearing

Eddy Senior Care (affiliated with St. Peter's Health Partners) will move from downtown Schenectady to larger space in Rotterdam with 25,404 square feet. The building, Mallozzi banquet house on Curry Road in Rotterdam, is owned by JRC of Rotterdam, LLC. The \$3 million project renovates and converts the facility to day programs for senior citizens. The Rotterdam location offers handicapped-accessible landscaped outdoor space as well as space for primary care physicians and specialists. The project will be partially funded by a grant from the NYS Dormitory Authority. JRC of Rotterdam is seeking financial assistance in the form of mortgage recording tax exemption, sales tax exemption and payment-in-lieu-of-tax agreement. Resolution 474-19 authorized holding a public hearing and commencing the PILOT deviation process. Mr. Christou moved Resolution 474-19; seconded by Mr. Gardner. Resolution 474-19 was approved unanimously following discussion.

**6. FY- 2020 Budget:** Resolution 475-19 — Adopt FY-2020 Budget

The budget presented for FY-2020 anticipates new revenues with the expected closings for Teichos Solar in Princetown, Rivers Ledge in Niskayuna and Eddy Senior Care in Rotterdam. Expenses were generally similar to prior year budgets. The approved budget will be submitted to the Authority Budget Office. Resolution 475-19 adopting the FY-2020 budget was moved by Mr. Christou; seconded by Mr. Gardner and approved after discussion.

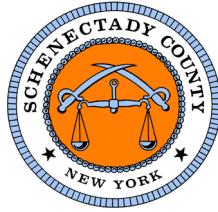
**7. Other Business**

Mr. Gillen provided an update on the SI relocation and the recent opening of C2 Design and Euro Tile & Stone at the Airport Business Park in Glenville.

**8. Adjournment** Mr. Christou moved to adjourn; seconded by Mr. Gardner. The meeting was adjourned at 8:50 a.m.

Respectfully submitted,

Jayne B. Lahut  
Executive Director



## SCHENECTADY COUNTY INDUSTRIAL DEVELOPMENT AGENCY

**December 13, 2019 — 8:30 a.m.  
Minutes**

**Present:** Gary Hughes, Chris Gardner, Sara Mae Pratt, Grant Socha, and Joseph Hlat

**Absent:** Evan Christou and Rosemarie Perez Jaquith

**Others:** Amanda Mirabito and Jo-Ann Kilmer (Agency Counsel), Ray Gillen, Jayme Lahut, Maureen Behrens, David Hogenkamp, Mark Meigher and Jennifer Medler

**Call to Order:** Mr. Hughes called the meeting to order at 8:30 a.m.

- 1. Approval of Minutes:** Mr. Hlat moved acceptance of the November 1, 2019 minutes as presented; seconded by Mrs. Pratt and approved.
- 2. Treasurer's Report:** Jayme Lahut provided the update for the period ending November 30, 2019. There was little activity to report and cash on hand was \$1,848, although there will be several projects closing that generate administrative fees for the Agency. Mrs. Pratt moved the Treasurer's Report; seconded by Mr. Socha and approved.
- 3. Senior Care Connection, Inc. / Eddy Senior Care Project:** Resolution 476-19 — SEQR / No Significant Effect on the Environment

Resolution 476-18 completed the state-mandated environmental review of the project by issuing a negative declaration that it will not have a negative effect on the environment. The resolution characterized the project as an Unlisted Action and issued a negative declaration. Mrs. Pratt moved to approve Resolution 476-19; seconded by Mr. Gardner and approved following discussion about the environmental review process.

- 4. Senior Care Connection, Inc. / Eddy Senior Care Project:** Resolution 477-19 — Final Approving Resolution

The project has secured all the necessary local approvals renovating and reusing the Mallozzi banquet house on Curry Road in Rotterdam, which is owned by JRC of Rotterdam, LLC. Eddy Senior Care (affiliated with St. Peter's Health Partners) will relocate to the larger space that contains 25,404 square feet. The \$3 million project renovates and converts the facility to day programs for senior citizens. Resolution 477-19 conferred exemptions from mortgage recording tax, sales taxes and real property taxes via a ten-year payment-in-lieu-of-tax agreement. Mr. Socha moved Resolution 477-19; seconded by Mrs. Pratt. Following discussion Resolution 477-19 was approved unanimously.

**5. Pattersonville Solar Facility LLC / Teichos Energy Solar Project (Town of Princetown):**  
Resolution 478-19 — Authorize Interim Sales Tax Exemption

Resolution 478-19 authorized an interim sales tax exemption for the 20-Megawatt solar photovoltaic facility in Princetown. This allows the company, Patterson Solar Facility, LLC, to start its procurement of materials, equipment and supplies to install solar panels at the 150-acre parcel off Scotch Church Road. Work is expected to start by April. The resolution was moved by Mrs. Pratt; seconded by Mr. Hlat and approved after discussion.

**6. Other Business**

Ray Gillen provided an update on projects throughout the County.

**7. Adjournment** Mr. Socha moved to adjourn; seconded by Mr. Gardner. The meeting was adjourned at 8:55 a.m.

Respectfully submitted,

Jayne B. Lahut  
Executive Director



## SCHENECTADY COUNTY INDUSTRIAL DEVELOPMENT AGENCY

February 7, 2020 — 8:40 a.m.  
Minutes

Present: Gary Hughes, Evan Christou, Chris Gardner, Sara Mae Pratt, Grant Socha, Joseph Hlat, and Rosemarie Perez Jaquith

Absent: None

Others: Connie Cahill and Amanda Mirabito (Agency Counsel), Jayme Lahut, David Hogenkamp, Mark Meigher and Jennifer Medler

**Call to Order:** Mr. Hughes called the meeting to order at 8:40 a.m.

**1. Approval of Minutes:** Mr. Socha moved acceptance of the December 13, 2019 minutes as presented; seconded by Mr. Hlat and approved. (Mr. Christou had not yet arrived.)

**2. Scotia Industrial Park, Inc. / Glenville Business Technology Park (Glenville):** Resolution 479-20 — Amend and Restate Payment-in-Lieu-of-Tax Agreement

Resolution 479-20 released a 15.05-acre parcel from an existing the IDA PILOT. The release assisted the construction of a new 100,000 square foot warehouse facility for Adirondack Beverages, which employees 260 people with plans to add 50+. Adirondack will convert an existing storage building into another production line. The project budget is \$5.5 million for the new warehouse and \$9 million for the new production line. With respect to SEQR, the Agency action is considered to be an exempt or Type II action. Mr. Socha moved approval of Resolution 479-20; seconded by Mrs. Perez Jaquith and approved following discussion.

**3. Rivers Ledge Project (Town of Niskayuna):** Resolution 480-20 — Interim Sales Tax Exemption

Resolution 480-20 authorized an interim sales tax exemption for the construction of the Rivers Ledge development at the former Williams Auto Parts site — a 27.5-acre parcel located on the Mohawk River in Niskayuna. The authorization allowed the site work to start and take advantage of the IDA benefits prior to the bank closing, which is expected in a few months. Mr. Christou moved to approve Resolution 480-20; seconded by Mr. Gardner and approved following discussion. Mrs. Perez Jaquith abstained.

**3. Other Business**

None.

**4. Adjournment** Mr. Christou moved to adjourn; seconded by Mr. Socha. The meeting was adjourned at 8:50 a.m.

Respectfully submitted,  
Jayme B. Lahut, Executive Director



## SCHENECTADY COUNTY INDUSTRIAL DEVELOPMENT AGENCY

May 15, 2020 — 9:30 a.m.

### Minutes

**Present:** Gary Hughes, Evan Christou, Chris Gardner, Sara Mae Pratt, Joseph Hlat, and Rosemarie Perez Jaquith

**Absent:** Grant Socha

**Others:** Connie Cahill and Amanda Mirabito (Agency Counsel), Ray Gillen, Jayme Lahut, Maureen Behrens, David Hogenkamp, Mark Meigher and Jennifer Medler

**Call to Order:** Mr. Hughes called the meeting to order at 9:30 a.m.

- 1. Fiscal Audit Committee:** The committee of the whole was convened to review the FY-2019 audit. Jayme Lahut reviewed the audit statement and management letter that were prepared by Cusack & Company, CPAs and distributed in advance of the meeting. He described the audit as clean with no adverse or material findings. Following discussion, Mr. Christou recommended adoption of the audit by the Board of Directors; seconded by Mrs. Perez Jaquith and approved. Mr. Christou then moved that the Fiscal Audit Committee adjourn; seconded by Mrs. Perez Jaquith and approved.
- 2. Approval of Minutes:** Mr. Christou moved acceptance of the February 7, 2020 minutes as presented; seconded by Mr. Hlat and approved.
- 3. Treasurer's Report:** Jayme Lahut provided the update for the period ending April 30, 2020. There was little activity to report and cash on hand was \$13,735. Mr. Christou moved acceptance of the Treasurer's Report as presented; seconded by Mr. Gardner and approved.
- 4. 2019 Audit:** Resolution 481-20 — Adopt the Audit for the Fiscal Year 2019  
Cusack & Company, CPAs prepared and submitted a clean, unqualified audit with no material findings. Resolution 481-20 adopted the audit, authorized distribution of the audit to the County and ABO as well as posting on the Agency's website. Mr. Hlat moved Resolution 481-20; seconded by Mr. Christou and approved following discussion.
- 5. Policy Compliance:** Resolution 482-20 — Adopt Mission Statement  
Resolution 482-20 adopted the Agency's mission statement and performance objectives which will be submitted to the Authority Budget Office. Mr. Gardner moved Resolution 482-20; seconded by Mr. Christou and approved.
- 6. Policy Compliance:** Resolution 483-20 — Investment Policy and 2019 Report  
Resolution 483-20 reauthorized the Investment Policy, which was not changed from the prior year, and accepted the 2019 Investment Report that Cusack & Company, CPAs prepared.

Both documents will be submitted to the Authority Budget Office and posted on the Agency's website. Mr. Gardner moved Resolution 483-20; seconded by Mr. Christou and approved.

**7. Policy Compliance:** Resolution 484-20 — Real Property Policy and 2020 Property Report

Resolution 484-20 accepted the 2019 Property Report, reauthorized the Real Property Policy and reappointed the Executive Director as Contracting Officer for all property dispositions. Mr. Gardner moved Resolution 484-20; seconded by Mr. Christou and approved.

**8. Policy Compliance:** Resolution 485-20 — Procurement Policy

Resolution 485-20 readopted the Agency's Procurement Policy. Mr. Gardner moved the resolution; seconded by Mr. Christou and approved.

**9. Policy Compliance:** Resolution 486-20 — Whistle-Blower Protection Policy

Resolution 486-20 readopted the Whistle-Blower Policy. Mr. Gardner moved Resolution 486-20; seconded by Mr. Christou and approved.

**10. Annual Meeting:** Resolution 487-20 — Election of Officers

Resolution 487-20 presented a slate of appointments in accordance with the By-laws. Mr. Christou moved the slate; seconded by Mrs. Pratt and approved.

**11. Other Business**

None.

**12. Adjournment** Mr. Christou moved to adjourn; seconded by Mr. Hlat. The meeting was adjourned at 9:50 a.m.

Respectfully submitted,

Jayne B. Lahut  
Executive Director



## SCHENECTADY COUNTY INDUSTRIAL DEVELOPMENT AGENCY

December 4, 2020 — 9:30 a.m. (via conference call)

### Minutes

Present: Gary Hughes, Chris Gardner, Sara Mae Pratt and Rosemarie Perez Jaquith

Absent: Evan Christou, Grant Socha and Joseph Hlat

Others: Connie Cahill and Amanda Mirabito (Agency Counsel), Ray Gillen, Jayme Lahut, Maureen Behrens, David Hogenkamp, Mark Meigher, Jennifer Medler and two representatives of CHPE

**Call to Order:** Mr. Hughes called the meeting to order at 9:30 a.m.

- 1. Approval of Minutes:** Mrs. Pratt moved acceptance of the May 15, 2020 minutes as presented; seconded by Mr. Gardner and approved.
- 2. Treasurer's Report:** Jayme Lahut provided the update for the period ending October 31, 2020. While cash on hand stood at \$4,586, he noted there were three projects on the agenda that would produce new income before year end. He also reviewed the October completion of the Glenville Rail project that was funded in part by a NYS DOT grant. Mrs. Pratt moved acceptance of the Treasurer's Report as presented; seconded by Mrs. Perez Jaquith and approved.
- 3. 2020 Budget:** Resolution 488-20 — Adopt Fiscal Year 2021 Budget  
The budget presented for FY-2021 anticipates new revenues with the expected closings for Pattersonville Solar in Princetown, River's Ledge in Niskayuna and the Champlain Hudson Power Express projects. Expenses were generally similar to prior year budgets, which results in a much improved cash position for the Agency. The approved budget will be submitted to the Authority Budget Office and posted on the website. Resolution 488-20 adopting the FY-2021 budget was moved by Mrs. Perez Jaquith; seconded by Mrs. Pratt and approved after discussion.
- 4. CHPE, LLC / Champlain Hudson Power Express Project** (Glenville, Rotterdam and Scotia): Resolution 489-20 — Hold a Public Hearing  
Resolution 489-20 called for holding a public hearing and commencing the PILOT deviation process with respect to the Champlain Hudson Power Express Project, a 335-mile, fully buried, 1,000-megawatt high-voltage direct current electric transmission line that will transport renewable energy from the U.S.- Canada border to Astoria, New York. The buried power line will run along railroad rights of way in Glenville, Scotia and Rotterdam. Mrs. Pratt moved Resolution 489-20; seconded by Mrs. Perez Jaquith and approved following discussion.

**5. GSRP Development Company IV LLC / Pattersonville Solar Facility Project** (Town of Princetown): Resolution 490-20 — Authorization for Change of Ownership

Resolution 490-20 consented to the change in ownership for this project. The applicant, Patterson Solar Facility, LLC, sold its interests to GSRP Development Company IV, LLC, an affiliated entity of Goldman Sachs Group, Inc., the multinational investment bank and financial services company. An Albany-based company, CS Energy, is now managing the project. Mrs. Perez Jaquith moved Resolution 490-20; seconded by Mr. Gardner and approved after discussion.

**6. River's Ledge Project** (Town of Niskayuna): Resolution 491-20 — Authorize Interim Sales Tax Exemption

Resolution 491-20 authorized an interim sales tax exemption for the construction of the River's Ledge development at the former Williams Auto Parts site. The total project cost is \$38 million. Site work and soil remediation is now underway. Mrs. Pratt moved Resolution 491-20; seconded by Mr. Gardner and approved.

**7. Other Business**

None.

**8. Adjournment** Mrs. Pratt moved to adjourn; seconded by Mrs. Perez Jaquith. The meeting was adjourned at 9:50 a.m.

Respectfully submitted,

Jayne B. Lahut  
Executive Director