



MINUTES

Minutes of the Special meeting of the Columbia County Industrial Development Agency held at 4303 Route 9, Hudson, NY on **Wednesday, July 22, 2015.**

ATTENDANCE:

<u>IDA Members</u>	<u>Staff</u>	<u>Counsel</u>	<u>Public:</u>
Michael Benson	Lisa Drahushuk	Theodore Guterman II	
Bruce Bohnsack	Carol Wilber		
Brian Keeler		<u>Guest</u>	
Sid Richter		Richard Fortin -	
Sarah Sterling		SunStream	

Mr. Bohnsack called the IDA meeting to order at 8:34am.

SunStream Hudson:

Mr. Bohnsack asked Mr. Guterman to review the SunStream project. Mr. Guterman noted The SunStream project had been approved for consideration at the last Board meeting and a public hearing had been scheduled. He noted the public hearing had been held on July 14, and no public had attended. Mr. Guterman stated the purpose of today's meeting was to discuss and consider the project for final approvals, which would consist of approving 2 resolutions. He turned the Board's attention to the SEQR and the approving resolutions which had been distributed to the members.

Mr. Guterman reviewed the SEQR resolution with the Board, noting the resolution relied upon the negative declaration issued by the Greenport Planning Board, based upon their EAF completed and obtained from them. Mr. Guterman reviewed the approving resolution with the Board. He noted the resolution outlined the project, referenced the SEQR and indicated financial assistance would be provided. Mr. Guterman noted the financial assistance consisted of exemption of some of the County portion of the sales tax. He noted that a one-time only PILOT payment for sales tax, would be requested in the amount of \$20,000 and the IDA fee would total \$70,000.

Mr. Guterman noted that the resolution would be changed to reflect the following additional reasons for approval of the project.

- The promotion of solar energy in New York State as part of its Energy Initiative.

- Confirms support by the Columbia County IDA of regional businesses in accordance with goals of the Capital Region Economic Development Council
- Lessens the impact of environmental pollution as set forward in the General Municipal Law Section 856

Mr. Guterman noted this was a different type of project for the IDA, based on criteria other than employment. He then suggested that the IDA members discuss the project and ask questions. Mr. Fortin informed the board that the jobs listed on the application included temporary construction jobs, making the figures for permanent jobs inaccurate. Mr. Bohnsack asked for the number of the retained jobs. Mr. Fortin stated there would be 2. Mr. Richter asked Mr. Fortin the project cost. Mr. Fortin answered \$4.6 million for each project.

Mr. Benson asked for confirmation of the end users. Mr. Fortin stated they were the Center for Disability Services and St. Peter's Hospital. He noted St. Peter's Hospital had a contract for 7 years with an option to extend for an additional 7 years. The Center for Disability Services had a contract in place for 15 years. Mr. Benson addressed the question of the project assisting the two businesses which were located outside of the County. He stated he had been on the St. Peter's Hospital Foundation Board for 10 years and knew first-hand the hospital provided services to many Columbia County residents. He noted the same was true for the Center for Disability Services.

Mr. Bohnsack noted the County was in favor of the project, stating promotion of solar energy and support of regional businesses should be the focus of this project. Mr. Benson noted that jobs may be created by the end users who would be saving money. Mr. Richter asked what criteria would be used to review any future solar or alternative energy projects. Mr. Bohnsack stated the IDA should take them case by case.

Mr. Guterman asked if there were any further questions. He stated he understood that Mr. Benson and Mr. Bohnsack were in favor of the project. He asked the remainder of the Board to voice their opinions. Ms. Sterling stated she was in favor of the project and asked if the IDA would be monitoring the project. Mr. Guterman stated the IDA would be monitoring. He noted the project would be subject to a benefit agreement, and a recapture agreement. Ms. Sterling noted this was an important test project.

Mr. Keeler stated he was in favor of the project and understood the need. He noted the charge of the IDA Board made this a more complex decision, noting few jobs created and loss of sales tax revenue. He noted he was in favor of the promotion of solar energy. Mr. Richter stated he had a problem with the cost benefit report and he was concerned with the potential projects that might follow. He noted if the County would pass legislation allowing for the sales tax to be waived for such projects, the IDA would not be in this position.

Mr. Benson noted that no one has come to the County to his knowledge and asked for such legislation. Mr. Guterman stated the IDA could request the County to look at the issue.

Mr. Guterman reviewed the SEQR again with the Board. He then asked if the Board wished to approve the resolution. Mr. Benson made a motion to approve the resolution as presented. Ms. Sterling seconded the motion, which passed unanimously.

Mr. Guterman reviewed the Approving Resolution with the Board. He reminded them that the resolution required the addition of the following three determinations: The promotion of solar energy in New York State as part of its Energy Initiative; Confirms support of regional businesses in accordance with the goals of the Capital Region Economic Development Council; Lessens the impact of environmental pollution as set forward in the General Municipal Law Section 856. At the request of Ms. Sterling and with the approval of the Members, Section 7 of the proposed resolution was amended to add a sentence regarding the PILOT Agreement in the amount of \$20,000 towards local sales tax. Ms. Sterling made the motion to approve the resolution with the proposed changes. Mr. Benson seconded the motion, which passed unanimously.

Mr. Benson suggested a press release should be prepared. Mr. Benson suggested that the newly hired Interim Director, Michael Tucker should be consulted on the press release and where it should be sent. He noted in the past, accomplishments were not appropriately reported. Ms. Wilber stated Mr. Tucker will see the press release and have an opportunity to add or change the release.

With no further business to come before the Board, Mr. Keeler made a motion to adjourn the meeting. Mr. Richter seconded the motion, which passed unanimously.

The meeting was adjourned at 9:17am.

Respectfully submitted by Lisa Drafusluk