

SCOHARIE COUNTY INDUSTRIAL DEVELOPMENT AGENCY

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Ronald S. Filmer, Jr.
Chief Executive Officer

Chester Burton
Chairman

SCIDA BOARD OF DIRECTORS MEETING

October 28, 2020

SCIDA Board Minutes

1. **Meeting** called to order at 9:32 a.m. by V. Chair/Chester Burton
Members: V. Chair/Chester Burton, Treasurer/Wanda King, Member/Joseph Trapani, Peter Johnson. **Staff:** Chief Exec. Officer/Ron Filmer Jr., Chief Financial Officer/ Jeff Haslun, Secretary/Sarah Nickle.
2. **Present:** IDA Board Members: Chester Burton, Joseph Trapani, Peter Johnson, and Wanda King.
Staff: Ron Filmer Jr., Sarah Nickle, Jeff Haslun
3. **Minutes** from the September 16, 2020 meeting were approved on motion by Joe Trapani and seconded by Chester Burton, All in Favor.
4. **Committees of the Agency – Reports & Current Business -**
 - IDA Audit Committee** - (Chester Burton, Wanda King)
 - N/A
 - IDA Finance Committee** – (Joseph Trapani, Wanda King)
 - N/A
5. **SCIDA Board Chair and Vice Chair Appointment –**

Ron nominated Chester Burton as SCIDA Chairman of the Board. Movement by Joe Trapani and seconded by Peter Johnson, all in favor for Chester Burton to be SCIDA’s new Chairman of the Board. Ron nominated Joe Trapani as SCIDA Vice Chairman of the Board. Movement by Chester Burton and seconded by Wanda King, all in favor for Joe Trapani to be SCIDA’s new Vice Chairman of the Board.
6. **SCIDA Resolution for COVID 19 Grant Program -**

Due to the COVID-19 Virus, Governor Cuomo has allowed IDA’s to provide monies to for-profit small businesses and non-profit small businesses out of reserve funds. During the September 16th meeting, the board approved implementing a 10K grant program administered by SCIDA staff. Grants will be a maximum of \$2,500.00 each. The program will run from 7/1/2020 to 12/31/2021. A resolution attached was offered by Chester Burton and seconded by Peter Johnson. The resolution was put to a vote on roll call and declared duly adopted 10/28/2020.

7. **Project Update and Review-**

The SCIDA board reviewed and discussed the following PILOT projects that have December 31, 2020 deadline requirements that have not yet been fulfilled.

Middleburg Meadows – This business will not complete the housing portion of their investment projections by 12/31/2020. A formal request was presented to the SCIDA Board to extend the PILOT agreement. The business is asking for a three year extension on the PILOT with no modifications. Ron to speak with the other municipalities and report back to the SCIDA Board in November. The SCIDA can either deny the request, approve the request, or approve the request with modifications. The SCIDA Board thinks positively about the continued project and will vote at the next meeting on proposal.

Sharon Springs, Inc. – The SCIDA board extended SSI’s date to achieve jobs and investments ending 12/31/2020. SSI will not meet this goal. SSI is still working with banks to secure financing for project completion. SSI will formally contact the IDA once they have a reply from banks regarding funding. At this time the IDA does not have a formal request to extend PILOT requirements of jobs and investments. Property taxes will go up significantly in the current PILOT agreement in January if there is not a modification. Ron has made SSI aware of negative impact of not meeting PILOT requirements and not securing financing. Discussions with County, Town, Village and School municipalities will need to take place. The SCIDA Board would like to see movement from SSI in November to be able to put in place with municipalities any amendments.

8. **SCIDA Solar Policy –**

Solar Policy - Discussed creating a solar PILOT policy to include in our UTEP. After discussion with legal and stakeholders there are three scenarios 1) PILOT Policy where we set an absolute per megawatt amount. 2) The SCIDA would let the municipalities inject whatever amount they want to set for each specific project. 3) Not to change current policy (any deviation from the current policy would require approval). Ron to check with legal regarding the ability to base PILOT on other criteria other than assessed valuation of property. It is thought that for solar projects, the assessment should not be considered for the “personal” equipment that is housed on the property as the equipment is removable. Consideration for accelerated depreciation, where the equipment will depreciate at a faster rate than usual will have to be thought about. PILOT years will have to be considered, as the standard is currently 10 years. Language could say “minimum” of 10 years for solar clause within policy. Also, the objective of job creation will have to be discussed, as the model for Solar is not the same as other businesses for full time employment. After discussion, the majority of the SCIDA Board felt that the ability for the municipalities to negotiate with the solar companies individually would better suit the needs and will of the community. Ron will take the proposed SCIDA Policy ideas to the County’s Energy Committee for comment. The SCIDA Board will then review at next meeting after consideration of comments. Once a decision is reached, the proposed policy will need to be sent to the jurisdictions for comment before SCIDA vote occurs.

9. **Set date for next meeting –** Tuesday, December 1, 2020 @ 9:30 a.m.

10. **Adjournment –** On motion duly made and seconded, (Chester Burton, seconded by Peter Johnson) meeting adjourned at 10:22 a.m.