



July 29, 2020

Hon. Jeffrey Pearlman, Esq  
Director  
New York State Authorities Budget Office  
PO Box 2076  
Albany, NY 12220

**Authorities Budget Office**

**AUG 10 2020**

**RECEIVED**

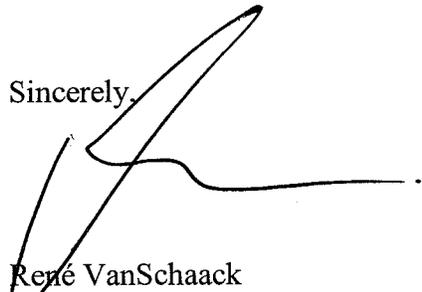
RE: 90 DAY NOTICE under the Public Authority Accountability Act of 2005 for the Disposal of Property by Negotiation by the Greene County Industrial Development Agency (the "Agency") for conveyance by negotiation to Hunter Motor Coach, Inc. (the "Company").

Dear Mr. Pearlman:

It has come to my attention that a copy of this letter may not have been sent to your office in February of this year. Due to Covid-19 this project was delayed. We are now working on resuming efforts to complete our negotiations.

Please see attached and let me know if you have any questions regarding this project.

Sincerely,



René VanSchaack  
Executive Director



February 1, 2020

Comptroller of the State of New York  
110 State Street  
Albany, New York 12236

Director of the Budget of the State of New York  
State Capitol  
Albany, New York 12224

Commissioner  
NYS Office of General Services  
Corning Tower, 41<sup>st</sup> Floor  
Albany, New York 12242

New York State Senate  
188 State Street, Rm 907 LOB  
Albany, New York 12224

Speaker of the NYS Assembly  
Legislative Office Building, Rm 932  
Albany, New York 12248

New York State Authorities Budget Office  
PO Box 2076  
Albany, NY 12220

RE: 90 DAY NOTICE under the Public Authority Accountability Act of 2005 for the Disposal of Property by Negotiation by the Greene County Industrial Development Agency (the "Agency") for conveyance by negotiation to Hunter Motor Coach, Inc. (the "Company").

Dear Sir, Madam, or Designated Representative:

On behalf of the Agency and pursuant to subparagraph (ii) of paragraph (d) of subdivision (6) of Section 2897 of Title 5-A of the Public Authorities Law (the "PAL"), the Agency submits the following explanatory statement for the disposal of certain real property by negotiation:

As authorized by paragraph (c) of subdivision (6) of section 2897 of Title 5-A of the PAL, the Agency intends to dispose of approximately 3.5 acres in Greene Business & Technology Park (as hereinafter defined) by negotiation upon not less than ninety (90) days from the date of this notice. The Agency submits this letter as its explanatory statement pursuant to subparagraph (i) of paragraph (d) of subdivision (6) of section 2897 of Title 5-A of the PAL.

**Background.** The Agency is the owner and developer of Greene Business & Technology Park (GBTP) located in the Town of Coxsackie, Greene County, New York. GBTP is approximately 150 acres of land located on Route 9W. The parcel proposed for sale is part of a shovel ready business park created by the Greene IDA in 2002 for the ultimate goal of encouraging diverse job creation and to generate new revenue for local governments and school districts. The Greene IDA has obtained a tenant for an available parcel in this business park.

**Proposed Conveyance.** The Agency intends to propose to sell a 3.6 acre parcel (Tax Id Number 56.00-2-11.1) (the "Property") to Hunter Motor Coach, Inc.. The location of the Property to be conveyed to the Company is more particularly described on the site map attached as Exhibit "A" herein.



1. **Justification for Conveyance by Negotiation.** The proposed conveyance will be the site of an approximately 5,500 square foot office and service building for a local bus company. Hunter Motor Coach is a family owned company that has been operating in the community for over 33 years. The company's current leased facility is in very poor and unstable condition. The sale of the property will allow the company and its employee base to remain in Greene County. The Purchase Price for the Property is \$150,000. The Agency intends to execute a lease for the Property to be conveyed and the transfer of title to the Property will occur after payment of the Purchase Price has been made in full.
  
2. **Conveyance.**
  - a. **Conveyance is for more than the Assessed Value.** While the Greene IDA did not commission an appraisal for this parcel, the purchase price is 188% of the Full Market Value as set by the Town of Cossackie Assessor. In addition, the Greene IDA has recovered all of its capital investment costs in development of the business park based on prior sales as such the current sales price is not a loss to the Greene IDA. Therefore, the conveyance to the Company is justified since the selling price per acre is much greater than the assessed fair market value per acre.
  
  - b. **Disposition.** The disposition by negotiation is appropriate under the present circumstances since the Agency wants to further the economic development of Greene County by the conveyance of the Property to the Company in order that they can stay located within the community.
  
  - c. **Resolution of the Agency.** The resolution of the Agency which approved the sale of the Property and the Expansion Property expressly found that the execution and delivery of the Option Agreement with the Company would promote the economic development purposes of the Agency. In addition, the Agency determined that the Option Agreement with the Company would advance the job opportunities, health, welfare, general prosperity, and economic development for the benefit people of Greene County. See Exhibit "B" for the resolution of the Agency.

Should you have any questions or comments, please do hesitate to call,

Sincerely,

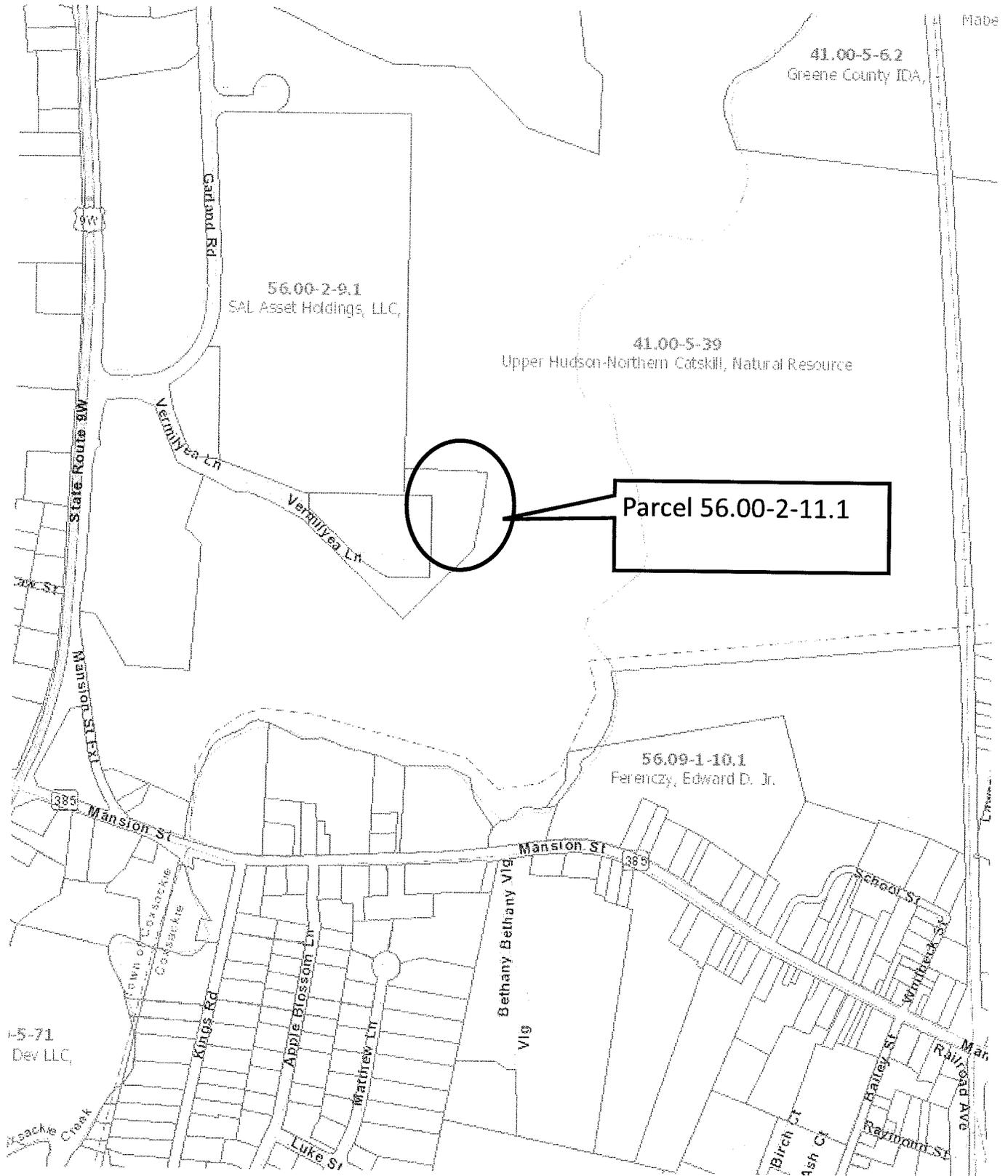
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René VanSchaack, Executive Director



EXHIBIT "A"

SITE MAP



Parcel 56.00-2-11.1

EXHIBIT A—90 Day Notification to ABO on Disposal of Parcel 56.00-2-11.1



EXHIBIT "B"

MINUTES OF THE AGENCY

GREENE COUNTY INDUSTRIAL DEVELOPMENT AGENCY

Board Meeting Minutes

Thursday, January 16, 2020

IDA Office, 270 Mansion Street, Coxsackie, NY 12051

8:00 am

IDA Members Present:

Brian Christman  
Dan Kelly  
Fred Hinrichsen  
Eric Hogleund  
Margaret Moree  
Keith Valentine

Absent: Ken Dudley

Others:

René VanSchaack, Executive Director  
Peggy Snyder, Office Manager  
April Ernst, Project Manager  
Paul Goldman, Counsel

A valid quorum was present for voting purposes.

Public Comment Period:

No public comment

Operations & Administration

- I. A motion was made by Member Christman and seconded by Member Kelly to accept the minutes as presented from the December 12, 2019 Board Meeting. Vote 6-0 Motion carries.
- II. After review of check registers, a motion was made by Member Moree to accept the check registers for December 2019 including Parks checks #3146-3153, Operating checks #5317-5333, Pilot check #1491 seconded by Member Christman. Vote 6-0 Motion carries.
- III. A motion was made by Member Moree to accept the cash flow statements for December 2019 for the Operating/Operating Reserve (Power), Outside Funds/PILOT, and Parks Accounts, seconded by Member Kelly. Vote 6-0 Motion carries.
- IV. Election of Officers & Committee Assignments – A motion was made by Member Kelly and seconded by Member Hinrichsen to approve the slate of officers for the IDA of Chairman- Eric Hogleund, Vice Chairman-Dan Kelly, Secretary-Fred Hinrichsen, Assistant secretary-Margaret Moree, Treasurer-April Ernst, and Executive Director-Rene VanSchaack. A motion was made by Member Hinrichsen and seconded by Member Christman to approve the whole board as the committee for the following: Audit committee, Governance committee and Finance committee. Vote 6-0 Motion carries.
- V. Strategic Planning – A motion was made by Member Kelly and seconded by Member Christman to approve the committee of Margaret Moree; Chair, Eric Hogleund, and Fred Hinrichsen as the Strategic Planning Committee. Vote 6-0 Motion carries.
- VI. Video Recording of IDA meetings – A motion was made by Member Valentine and seconded by Member Christman to approve ITS, Inc. proposal of \$4,242.93 plus monthly billing for the equipment, set up,

licensing and training for video recording and archiving of all monthly IDA meetings. Vote 6-0 Motion carries.

#### Priority / New Business

##### I. Village of Catskill Water Tank

- Not discussed as site will not work

##### II. Hunter Motor Coach

- VanSchaack had meeting with owner for possible sale of property in Greene Business Park to relocate business to that location.
- A motion was made by Member Kelly and seconded by Member Christman to approve the sale of 3.568 acres (Tax Parcel # 56.00-2-11.1) in Greene Business and Technology Park to Hunter Motor Coach, Inc. for the price of One Hundred Fifty Thousand Dollars (\$150,000.00) and authorized the Executive Director to execute an Option Agreement with Hunter Motor Coach, Inc. and to issue the required 90 day notification to the Authorities Budget Office pursuant to subparagraph (ii) of paragraph (d) of subdivision (6) of Section 2897 of Title 5-A of the Public Authorities Law (the "PAL"). Vote 6-0 Motion carries.

##### III. Business Park Lights

- A motion was made by Member Christman and seconded by Member Kelly to approve hiring Chris Schwartz, LLC to convert lighting on the signs at the business parks to LED bulbs for a cost of \$4,101.18. Vote 6-0 Motion carries.

#### Project Reports / Old Business

##### IV. Exit 21-East

- VanSchaack has met with Project Advisory Committee to review current status and hopes to have development agreement ready for Board's approval next month.
- Acquisition of the Thruway land continues to move forward slowly.
- Working with Delaware Engineering on schedule for design of the new access road into the site. Need the design work initiated as soon as possible to meet a summer construction schedule.
- Reimbursement package for the Restore NY Grant has been submitted to the State.
- VanSchaack has met with Dale Finch the new Catskill Town supervisor to bring him up to speed on both Exit 21 East and Exit 21 West projects.

##### V. Exit 21-West

- An option agreement with CMH has been executed for 4.0 acres for a proposed medical center. Project is in the very preliminary phase.
- Discussions with a potential housing developer have continued with the exchange of information and surveys.

VI. Catskill Golf Resort

- No further activity. Awaiting a projected final assessment from the Town Assessor.

VII. The Wire / Newbury

- The project was awarded \$2mm in state funding under two grants. The grants were already factored into the project proforma reviewed by the IDA during the development of the incentive package.
- The draft Findings Statement has been completed and is ready for Board and public review.
- VanSchaack has been providing technical assistance on this project based on experience with both waterfront/shoreline and SHPO issues.
- The required deviation notices have been prepared and are being sent to the taxing jurisdictions. VanSchaack is in the process of scheduling meetings with the Village, Town, County, and CA School District to review Findings Statement.
- A motion was made by Member Hinrichsen and seconded by Member Christman to hold a Public Hearing on February 20, 2020 at 8 am prior to the February IDA Board meeting. Vote 6-0 Motion carries.

New Business & Business from the floor

I. None

A motion was made by Member Christman and seconded by Member Kelly having no further business to conduct to adjourn the meeting. Meeting adjourned by Chairman Hoglund at 9:00 am.

**Approval of Minutes**

Eric Hoglund, Chairman  
 Brian Christman  
 Ken Dudley  
 Fred Hinrichsen  
 Dan Kelly  
 Margaret Moree  
 Keith Valentine

**Approved**

EH  
BC  
KCD  
ABSENT  
ABSENT  
mm  
ABSENT

Date

February 20, 2020

Signature of Chairman

E Hoglund

Signature of Secretary

<sup>Ast.</sup>

Margaret Moree