



INDUSTRIAL DEVELOPMENT AGENCY

Meeting Minutes
Monday, April 26, 2020 Meeting
 Zoom Meeting

Members Present	Members Excused
Mike Davis, Chairman	Don Culeton
Lewis Zulick, Treasurer	
Andy Molodetz	
Kelly Mittiga, Vice-Chair	Guests Present
Deb Brown	Brian Young, Deputy County Administrator
Supervisor Dan Marshall	David Werth, Tronconi Segerra & Associates, LLP
	Ryan McCune, Sulphur Creek Solar, LLC
	Michael N'Dolo, MRB Group
Staff Present	Ryan Brewer, Poseidon Systems
Mike Manikowski, Executive Director	Mike Beckner, Sun East Manchester
Suzanne Vary, Staff	
Michael Wojcik, CFO	
Jessica Kazmark, Staff	Contract Staff
Brigitte Larson, Staff	James Coniglio, Underberg & Kessler
Bob Mincer, Staff	Barry Carrigan, Nixon Peabody

CALL TO ORDER: Chair Mike Davis called the meeting to order at 5:03 p.m. and performed a roll call. A quorum was present.

NEW BUSINESS:

Sulphur Creek Solar/NexAmp:

Suzanne Vary introduced Ryan McCune from NexAmp Solar, a company interested in building a community solar project in the Town of Phelps. The project would produce 5 megawatts and would be located along State Route 96.

Ryan McCune shared a brief overview of the project, stating that NexAmp is a Massachusetts based company, which currently has over 300 megawatts of generating capacity. The Company also actively manages or is currently developing over 750 solar projects in 14 states. Sulphur Creek Solar will be located on a 42 acre section of Route 96, where the land has not been

actively farmed in at least two years due to rocky soil and low yield. The system will construct single-axis trackers and will produce 5 megawatts. Ryan indicated that the decommissioning plan and site plan were approved in February of 2021 and gave an estimated timeline for the project. Jobs were a topic of discussion as well as the project benefits including that 650 homes would be powered. The Company is requesting OCIDA assistance in the form of a 15 year PILOT.

Lew Zulick made a motion to authorize a public hearing. Supervisor Dan Marshall seconded the motion. Unanimously approved. Motion carried.

OLD BUSINESS:

Poseidon Systems:

Suzanne Vary shared that a public hearing was held, with no comments. The Company would like to purchase a 20,000 sq. ft. building at 830 Canning Parkway in Victor.

Suzanne Vary and Michael Wojcik presented the project checklist and cost-benefit analysis. The project will retain 22 jobs while creating 8 in the first year. The project has a total cost to benefit ratio of 263:1.

Lew Zulick made a motion to approve the resolution to authorize the PILOT. Kelly Mittiga seconded the motion. Unanimously approved. Motion carried.

Sun East Manchester:

Suzanne Vary shared that this is the IDA's first solar project and clarified that it is a 20 megawatt utility grade system in the Town of Manchester. A public hearing was held with a few comments. Town of Manchester Supervisor, David Phillips was present at the public hearing and expressed concern about farming jobs and how many may be displaced due to the project.

Supervisor David Phillips stated that with this project and any future solar projects, non-productive land vs. active farmland should be taken into consideration. He pointed out that the land in Manchester is actively farmed and the land involved in the Sulphur Creek project is non-productive. Supervisor Phillips also stated out that this project may produce some construction jobs for 16-18 months, while it is a 20-year PILOT. He shared that he feels as though that a goal for farmland should be discussed before going forward with either of the presented solar projects.

It was confirmed that the current land use status has been approved by the Town of Manchester. Supervisor Phillips stated it fit within the zoning and was approved by the Planning Board. He questioned the substantial PILOT and suggested there be a goal for farmland in the county.

Mike Manikowski indicated that the IDA is sensitive to how local municipalities respond to these types of projects. The IDA follows what the Town feels appropriate.

Suzanne Vary shared that the project is on a 140-acre parcel and is a \$31,443,200 investment, is set to create one full time job and one part time job. The project follows general municipal law, is a deviation from the UTEP due to the term and follows the strategic plan.

Mike N'Dolo presented his cost-benefit analysis, indicating that there will be 80 direct construction jobs associated with the project. Farming concerns were also discussed by the Board.

James Coniglio explained that some of the discussion taking place is out of jurisdiction of the IDA, and that land use is based on local municipalities.

Kelly Mittiga made a motion to approve the resolution to authorize the PILOT for SunEast Manchester. Andy Molodetz seconded the motion. Deb Brown abstained. Motion carried.

7890 Lehigh Crossing:

Barry Carrigan explained this is a request from Bluestone Creek Development. The Company is in the process of refinancing and will be adding new money, not to exceed the amount of \$250,000. He stated that there is no public hearing necessary for the refinance but does need OCIDA approval to move forward.

Andy Molodetz made a motion to approve the resolution for refinancing. Supervisor Dan Marshall seconded the motion. Unanimously approved. Motion carried.

Airport Update:

Mike Davis presented Bob Mincer's report for review. There were no questions.

Bob shared that traffic at the airport has been up, along with fuel sales. He also stated that he has made some enhancements, including installation of equipment to broadcast weather information to National Weather Service, Air Traffic Control and other pilot reporting services. This enhances UIA capabilities for safe navigation.

Obstruction Removal Resolution:

Bob Mincer presented Task Order No. 11 for the Obstruction Removal project at the airport. Bob indicated that this resolution is the second of the three phase project and is for the design.

Kelly Mittiga made a motion to approve Task Order No. 11 for the design of Obstruction Removal. Andy Molodetz seconded the motion. Unanimously approved. Motion carried.

ADMINISTRATION:

March 22, 2021 Minutes:

Mike Davis presented the March 22, 2021 Meeting Minutes for approval.

Supervisor Dan Marshall made a motion to approve the March 22, 2021 minutes as presented.

Andy Molodetz seconded the motion. Unanimously approved. Motion carried.

Invoices for payment:

Michael Wojcik presented airport invoices for payment totaling \$18,342.98; Agency invoices totaling \$47,997.00 and total invoices in the amount of \$66,339.98. Bob Mincer clarified the airport related invoices. Michael indicated that the invoices include the audit and annual report.

Lew Zulick made a motion to approve the above referenced invoices for payment. Supervisor Dan Marshall seconded the motion. Unanimously approved. Motion carried.

Investment Report:

Michael Wojcik presented the updated Investment Report.

Financial Statements:

Michael Wojcik presented the updated Financial Statements.

Andy Molodetz made a motion to approve the Investment Report and Financial Statements as presented. Lew Zulick seconded the motion. Unanimously approved. Motion carried.

ADJOURNMENT:

Andy Molodetz made a motion to adjourn the IDA meeting at 6:22 p.m. Supervisor Dan Marshall seconded the motion. Motion unanimously approved.

Respectfully submitted,

Brigitte Larson