



# Cortland County

## Industrial Development Agency

### Minutes of the Meeting of the Members of the Cortland County Industrial Development Agency

June 10<sup>th</sup>, 2024 – Noon

11 Main Street, McNeil Conference Center, Cortland New York, 13405

#### Roll Call- The Meeting was called to order at 12 P.M.

<u>Mike McMahon</u>	Chairman	<u>Present</u>
<u>Stephen Compagni</u>	Vice Chairman	<u>Absent</u>
<u>Deborah Hayden</u>	Treasurer	<u>Absent</u>
<u>Clint Brooks</u>	Secretary	<u>Present</u>
<u>Johanna Ames</u>	Member	<u>Absent</u>
<u>Dr. Kathleen Burke</u>	Member	<u>Present</u>
<u>Donald Richards</u>	Member	<u>Present</u>
<u>Brendan O'Bryan</u>	Executive Director	<u>Present</u>
<u>Karen Niday</u>	Corporate Finance Officer	<u>Present</u>
<u>Eric Mulvihill</u>	Development Specialist	<u>Present</u>
<u>John Sidd</u>	Agency Counsel	<u>Present</u>
<u>Victor Siegle</u>	Resident, Homer	<u>Present</u>
<u>Tory Hanna</u>	Davis Hill Development (Skyview Ventures LLC) – SV Cortland One, LLC	<u>Present</u>
<u>Kevin McAuliffe</u>	Barclay Damon- Cortlandville PV, LLC	<u>Present</u>
<u>Marie Weiss</u>	Carpenters Local 277	<u>Present</u>
<u>Bob Haight</u>	Cortland Area Chamber of Commerce	<u>Present</u>
<u>Scott Steve</u>	Mayor, Cortland	<u>Present</u>



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IDA Staff attempted to live stream the meeting as required by NYS but were unable to do so due to technology issues.

**Approval of Minutes** - May 8th, 2024 – Chairman McMahon made a motion to adopt the minutes as presented, Mr. Richards seconded the motion; all voting in favor, none opposed.

### **New Business**

1. **Review/ Receive Minutes of Public Hearing for Cortlandville PV, LLC** – The Board reviewed the minutes of the Public Hearing for Cortlandville PV, LLC- Victor Siegle of Homer reviewed his comments from the hearing and reiterated his opposition to the project based on a lack of battery storage associated with the proposed solar array. Kevin McAuliffe Attorney for the applicant Cortlandville PV, LLC spoke, he asked the Board to consider benefits for the project based on the information that had been previously provided.
2. **Consider Resolution Authorizing Final Inducement of Benefits for Cortlandville PV, LLC.** – Chairman McMahon made a motion Authorizing Final Inducement of Benefits for Cortlandville PV, LLC, Mr. Richards seconded the motion; all voting in favor, none opposed.
3. **Consider Resolution Authorizing the Execution of Documents in Connection With a Straight Lease Transaction for Cortlandville PV, LLC.** – Chairman McMahon made a motion to Authorize the Execution of Documents in Connection With a Straight Lease Transaction for Cortlandville PV, LLC, Mr. Brooks seconded the motion; all voting in favor, none opposed.
4. **Review/Receive Application for Assistance for SV Cortland One, LLC** – Tory Hanna, a representative for the applicant provided an overview of the project, he referred to the project as an inclusive solar facility which is focused on low-income communities. Mr. Hanna said he is working with the Cortland Housing Authority to purchase power from this facility and expects to sign an agreement with Guthrie Cortland Hospital to provide savings on the hospital's utility bill. Mr. O'Bryan and Ms. Niday provided an overview of the project rationale and the cost benefit analysis.
5. **Consider Resolution Issuing a Negative Declaration of SEQR Findings for SV Cortland One, LLC** – Chairman McMahon made a motion to accept staff recommendations on the SEQR documents for SV Cortland One LLC and to issue a negative declaration of SEQR findings for SV Cortland One, LLC, Mr. Richards seconded the motion; all voting favor, none opposed.
6. **Consider Resolution to Authorizing Preliminary Inducement of Benefits for SV Cortland One, LLC** - Chairman McMahon made a motion to Authorizing Preliminary Inducement of Benefits for SV Cortland One, LLC
7. **Authorize Required Public Hearing for SV Cortland One, LLC** – The public hearing will be held June 26<sup>th</sup> at 11AM in the IDA/BDC Offices 40 Main Street Suite A.

### **Monthly Reports**

- 1.)Finance Report
- 2.)Director's Report

**Adjourn** – The Meeting was adjourned at 12:30 PM.