

COUNTIES OF WARREN AND WASHINGTON INDUSTRIAL DEVELOPMENT AGENCY

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The **Executive/Park Committee** meeting of the Counties of Warren and Washington Industrial Development Agency was held on **Tuesday, May 12, 2015** at FitzGerald Morris Baker Firth PC, 16 Pearl Street, Glens Falls, NY. The following were:

Present:	Bud Taylor	Chairman
	Bruce Ferguson	Vice Chairman, Park Chairman
	Joseph LaFiura	Secretary/Treasurer
	John Millett, Sr.	At Large Member

Also Present:	Robert C. Morris, Esq.	FitzGerald Morris Baker Firth, PC
	Tom Jarrett	Jarrett Engineers PLLC
	Lou Tessier	WWIDA Board Member
	Deborah Mineconzo	Office Administrator

The minutes were taken by Deborah Mineconzo, Office Administrator.

Call to Order: Bud Taylor called the meeting to order at 8:25 am.

Minutes of prior Meeting: Upon motion by Mr. Ferguson, seconded by Mr. LaFiura, the minutes of the March 10, 2015 Executive/Park Committee Meeting were approved by the full Committee.

PARK COMMITTEE:

Haun Welding in Phase I:

Mr. Jarrett reported Haun Welding was buying the building in Phase I on Queensbury Avenue formerly occupied by Precision Stone. Ross Cortese forwarded the site plans to the Agency and Bruce Ferguson had asked Mr. Jarrett to review them. Mr. Jarrett advised the Committee he recommended to Haun's engineer, Tom Hutchins, the owners add some additional plants around the stormwater area as well as some shielded downcast lighting. Mr. Hutchins advised Mr. Jarrett the owners were okay with his suggestions. Based on this information, Mr. LaFiura moved to approve the plans and Mr. Ferguson seconded. All voted in favor of the motion.

Allen Forestry:

Mr. Jarrett reported he received a draft agreement from Allen Forestry for signing. However, he had concerns over some language in the agreement and forwarded it to Bob Morris for review. The concern was our Agency's being able to stop payments if their (Allen's) services for harvesting were terminated. Mr. Morris responded that he will modify the draft to make it clearer. Mr. Ferguson moved to put the formal Agreement, after the legal changes, to the full Board on Monday for approval. Mr. LaFiura seconded and all voted in favor of the motion.

(Mr. Tessier arrives)

ROW in Phase I to Galusha nearby parcels:

Mr. Ferguson informed the Committee no one has made a formal request for assistance with the paving issue to the IDA. When Mr. Ferguson last talked with Dan Galusha the decision was made that Mr. Galusha would talk with Jim Lindsay on the matter.

RWS Manufacturing:

Mr. Jarrett reported the Town of Kingsbury is satisfied with the RWS issues being resolved. However, Mr. Jarrett said our Agency's remaining concerns should be RWS's lack of replacing trees on Ferguson Lane and the unsatisfactory buffer on the East side. RWS Manufacturing also had been storing logs outside their parcel line on Town land. Mr. Jarrett added there were sediment drainage issues also a while ago.

Mr. Morris reported he received a call from the (new) Attorney in Plattsburgh for RWS Manufacturing. He was advised Yvan Fortin is retiring and Eric Fortin will be taking over the company. Mr. Fortin wants to refinance and they are considering termination of their PILOT and lease Agreement with our Agency so the property can be deeded back to them now. Mr. Morris forwarded requested copies of Agreements and forms to the new Attorney but hasn't heard back further at this time.

Mr. Morris asked for a list of remaining concerns from Tom Jarrett. Mr. Morris will prepare a letter of advisement to RWS Manufacturing on the list of outstanding issues at the request of the Committee.

Other Park Matters:

Mr. Ferguson informed everyone Mrs. Mineconzo received a call from Mike Rozell looking for information on Lot #34. Mrs. Mineconzo reminded the Committee Pete Rozell had approached the Executive Committee back in 2008 about purchasing the same lot. A set price had been decided upon then of \$42,000. Mr. Ferguson and Mr. Taylor had agreed that Mrs. Mineconzo could advise them the same asking price would be extended to them if they wished to pursue the sale. Mike Rozell advised Mrs. Mineconzo they are just starting to consider the idea of additional land and will contact us if they decide to pursue the matter.

Executive Committee:

ICC4 West Main LLC – Update:

Mr. Morris advised the Committee the closing for ICC4 West Main LLC is set for this Thursday. Mr. Morris added they will be paying 100% of their real property taxes as there is no PILOT approved by the Town at this time.

Boats by George – Update:

Mr. Morris reported the Preliminary Agreement is signed and the security deposit received from Boats by George. Work has begun at the site. Kara Lais is awaiting all the remaining documents needed including the final financing papers from TD Bank for the closing.

Policy regarding IDA fee collection when project costs change:

One of our projects, LG Plaza, ended up going over the project costs on their application

resulting in the issuing of an amended ST-60. Consequently, it was noted the Agency lost some administrative fee money. This prompted the members to consider whether policy change was needed on our final fee determination. After much discussion, and given this has not happened before, it was decided to leave the policy and procedure as it is for the time being.

Orientation of New Board Member:

On the subject of the new Board Member, Matt Simpson, Mr. Morris was asked to set up a convenient time for his formal orientation. Mr. Morris will talk with Mr. Simpson before or after the meeting on Monday.

Other Matters:

Mrs. Mineconzo received a request from the Legislative Gazette (Gina McCarthy) to place an ad in their upcoming Washington County issue. Jim Lindsay had referred Ms. McCarthy to our Agency. The deadline to place the ad is May 19th. Mr. Ferguson made a motion to approve a one insertion eighth page ad for \$395.60. Mr. LaFiura seconded and all voted in favor of the expenditure.

Mrs. Mineconzo informed the committee Ms. Derway of the Washington Co. LDC will again take care of setting up our table of Agency information (ie brochures, trifold and business cards) at their Whitehall Showcase in June.

There being no further business, Mr. LaFiura moved to adjourn with Mr. Millett seconding. The Chairman adjourned the IDA meeting at 8:55 am.

DATE

Joseph LaFiura, Sec/Treasurer