

**COUNTIES OF WARREN AND WASHINGTON  
INDUSTRIAL DEVELOPMENT AGENCY**

5 Warren Street, Suite 210  
Glens Falls, New York 12801

Tel. (518) 792-1312  
website: [www.warren-washingtonida.com](http://www.warren-washingtonida.com)

TO: **EXECUTIVE/PARK COMMITTEE MEMBERS**  
COUNTIES OF WARREN AND WASHINGTON  
INDUSTRIAL DEVELOPMENT AGENCY

FROM: Bud Taylor, Chairman

DATE: July 7, 2015

---

The **Executive/Park Committee** of the Counties of Warren and Washington Industrial Development Agency will hold its regular monthly meeting on:

Date: Tuesday, July 14, 2015 at 8:30 am

Location: FitzGerald Morris Baker Firth PC  
16 Pearl Street, Glens Falls, NY.

cc: **All WWIDA Members**  
Robert C. Morris, Attorney at Law (with attachments)  
Thomas Jarrett, Jarrett Engineers (with attachments)  
Amanda Allen, Warren County Board Clerk (with agenda)  
Debra Prehoda, Washington County Board Clerk (with agenda)  
Scott Donnelly, The Post Star (with agenda)

**Counties of Warren and Washington  
Industrial Development Agency**

**AGENDA  
EXECUTIVE/PARK COMMITTEE MEETING  
July 14, 2015**

Park Committee:

1. Approval of June 9, 2015 Minutes
2. Allen Foresting Update (Jarrett)
3. RWS Mfg Letter – (Jarrett)
4. ROW Galusha/Lewis parcels (Morris)
5. RFP Park Brushcutting (Ferguson)
6. Rock removals by Highway Dept (Jarrett)

Executive Committee:

1. Boats by George – Update on Closing
2. Website Draft Presentation – Jesse Tyree
3. New Project Applications – Michael O'Connor

Adjournment

LITTLE & O'CONNOR ATTORNEYS, P.C.

NINETEEN WEST NOTRE DAME STREET - P.O. BOX 898

GLENS FALLS, NEW YORK 12801-0898

MICHAEL J. O'CONNOR

BRIAN C. BORIE

TEL 518 792-2113

FAX 518 792-6972

FAX SERVICE NOT ACCEPTED

\_\_\_\_\_  
NATHAN P. HALL

J. DAVID LITTLE

ELIZABETH E. LITTLE

OF COUNSEL

July 2, 2015

Counties of Warren and Washington  
Industrial Development Agency  
5 Warren Street  
Glens Falls, New York 12801

**Re: 354 Broadway LLC/Price Chopper Operating Co., Inc.  
Fort Edward Proposed Development of 354 Broadway**

Ladies and Gentlemen:

Enclosed please find:

- 1.) Draft of 354 Broadway LLC, in the amount of \$500.00;
- 2.) Draft of Golub Corporation, in the amount of \$500.00;
- 3.) Application of 354 Broadway LLC;
- 4.) Application of Price Chopper Operating Co., Inc.; and
- 5.) Copy of June 9, 2015 Post Star Article, which welcomes the project.

We understand that the Town of Fort Edward has completed a SEQRA review of the Brownfield Cleanup and the proposed project; we will obtain a copy of their documentation, with the thought that this Agency can simply rely upon same.

The benefits sought by Applicant are:

- 1.) Relief from mortgage recording tax;
- 2.) Relief, under a PILOT Agreement, from real property taxes; and
- 3.) Relief from applicable sales tax.

The main basis for the application is that the ultimate user of the site will be providing a service not otherwise available in the Town of Fort Edward.

Its ironic that the proposed store is located on the site of a former Grand Union store that co-existed with a sister store in the adjoining community, but same supports the basis for the applications.

Counties of Warren and Washington Industrial Development Agency

July 2, 2015

Re: 354 Broadway LLC/Price Chopper Operating Co., Inc.

Fort Edward Proposed Development of 354 Broadway

Page 2 of 2

We are in the process of trying to define the actual potential savings that making this an IDA project will provide. We will meet with the Town of Fort Edward Supervisor, Assessor and School Business Director to discuss the PILOT Agreement.

Yours Very Truly,

LITTLE & O'CONNOR ATTORNEYS, P.C.

A handwritten signature in black ink, appearing to read "Michael J. O'Connor", with a long horizontal flourish extending to the right.

By: Michael J. O'Connor

MJOC/kml

Enclosures

CC: 354 Broadway LLC

Price Chopper Operating Co., Inc.



# TOWN OF FORT EDWARD

118 BROADWAY

P.O. BOX 127

FORT EDWARD, N.Y. 12828-0127

September 22, 2014

Mr. Harold Taylor  
Chairman  
WWIDA  
5 Warren Street  
Suite 210  
Glens Falls, NY 12801

Dear Mr. Taylor:

I am writing to inform you of a very important project that involves the abandoned Grand Union property. The Town of Fort Edward is the owner of this property. The property is located at 354 Broadway, which in the center of our commercial corridor. The Grand Union site has been abandoned for 13 years. Over the years the property has become an eye sore and a public safety issue. The property is a brownfield site. C. T. Male Associates (the towns engineering firm) is working with EPA, DEC and 354 Broadway LLC (a private developer) to redevelop this site for a 40,000 square foot grocery store which will create jobs and put this property back on the tax rolls. The developer is into lease negotiations with a possible tenant.

The developer will be contacting the IDA in the near future seeking your support. This is a very important project for Fort Edward and the surrounding area and we hope that the IDA will support this project. This type of project certainly meets the objectives of WWIDA's mission statement.

Sincerely,



Mitchell Suprenant

Supervisor  
Town of Fort Edward

# **COUNTIES OF WARREN AND WASHINGTON INDUSTRIAL DEVELOPMENT AGENCY**

5 Warren Street, Suite 210  
Glens Falls, New York 12801

Tel. (518) 792-1312

The **Executive/Park Committee** meeting of the Counties of Warren and Washington Industrial Development Agency was held on **Tuesday, June 9, 2015** at FitzGerald Morris Baker Firth PC, 16 Pearl Street, Glens Falls, NY. The following were:

<b>Present:</b>	Bud Taylor Bruce Ferguson Joseph LaFiura	Chairman Vice Chairman, Park Chairman Secretary/Treasurer
<b>Absent:</b>	John Millett, Sr.	At Large Member
<b>Also Present:</b>	Robert C. Morris, Esq. Tom Jarrett Deborah Mineconzo	FitzGerald Morris Baker Firth, PC Jarrett Engineers PLLC Office Administrator

The minutes were taken by Deborah Mineconzo, Office Administrator.

**Call to Order:** Bud Taylor called the meeting to order at 8:30 am.

**Minutes of prior Meeting:** Upon motion by Mr. Ferguson, seconded by Mr. LaFiura, the minutes of the May 12, 2015 Executive/Park Committee Meeting were approved by the Committee.

## **PARK COMMITTEE:**

### **Allen Forestry:**

Mr. Jarrett reported Mrs. Mineconzo and Bob Morris have obtained an executed Agreement from Jim Allen. Mr. Jarrett will contact Mr. Allen to schedule the logging time for this summer. The concern now is whether our Committee would like to have the engineer "eyeball" a centerline road clearance in the section being logged as opposed to paying for a formal survey. Mr. Jarrett thinks they can come within 5-10' of the exact centerline. The Committee agreed that the dirt road location was not critical enough to pay a surveyor to mark at this time. Mr. Ferguson will advise the full Board at the meeting Monday of the Park Committee's decision.

Mr. Ferguson advised for the record he is hiring a forester to work on his personal landholdings. He plans to use Allen Forestry and therefore advised the Committee that he will recuse himself from any Board voting on the forestry subject in the future.

### **RWS Manufacturing:**

Mr. Jarrett informed the Committee there are four outstanding issues at the RWS Manufacturing site in his opinion as follows:

- 1.) Continued tracking of soil and debris onto Ferguson Lane
- 2.) Debris and sediment in the nearby Ferguson Lane ditch which potentially could wash into the IDA wetland thereby causing loss of function or flooding.
- 3.) A dead tree in the boundary requiring replacement along Ferguson Lane

4.) Encroachment on the eastern Kingsbury/IDA property (right of way). Mr. Jarrett stated there is an “illegal” third entrance to and from their site.

Mr. Morris was asked to prepare a letter advising RWS Manufacturing (copy to the Town of Kingsbury) of these issues accordingly.

**Executive Committee:**

**ICC4 West Main LLC – Update:**

Mr. Morris informed the Committee the Town of White Creek has approved the ICC 4 West Main PILOT and a resolution was passed accordingly by them. Copies of the resolution and Board Meeting minutes regarding the PILOT were received by the Agency and forwarded to Bob Morris.

**Boats by George – Update:**

Mr. Morris reported Mr. Pensel of Boats by George plans to move forward on the project closing hopefully in the next thirty days.

**Website Revision Proposals:**

The Committee reviewed the three proposals received (four were sought) for the website revision needed. The goal is to update the Agency’s website making it compatible with any type of mobile device viewing it. Lengthy discussion ensued comparing the various proposal details. Committee members agreed that Black Dog did an excellent job with our new brochures and the owner has a very good reputation with IT work in this area. Mr. Tyree’s pricing also seems more in line with what the Committee feels the Agency wants to spend at this time. Mr. Ferguson moved to have the full Board consider Black Dog Designs for the work. Mr. LaFiura seconded and all agreed to recommend Black Dog Designs to the Board.

**Post Star Subscription Renewal Change:**

Mrs. Mineconzo is asking to upgrade the Post Star subscription now up for renewal to the full digital viewing for \$168.00 per year. The Committee approved the subscription as requested. Access by any member at one time will be available.

**WWIDA Project Sign/Banner for Projects:**

Bud Taylor informed attendees he requested Mrs. Mineconzo obtain price quotes to have one or two signs made that would be put on our project sites during construction. The sign/banner would promote the IDA’s involvement with the project. Information was received and given from four sources. After much discussion all agreed a vinyl banner might be the better longevity purchase. Mrs. Mineconzo was asked to contact another vendor also by Joe LaFiura. At Mr. Morris’s recommendation, “Another economic development project of the Warren & Washington Industrial Development Agency” would be the wording used. The Chairman will inform the Board on the idea at the upcoming Board Meeting. It was agreed by all that approval to put the sign on the site would first be sought from the developer with each project.

There being no further business, the Chairman adjourned the meeting at 9:07 am

---

**DATE**

---

**Joseph LaFiura, Sec/Treasurer**