

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

5 Warren Street, Suite 210
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TO: **EXECUTIVE/PARK COMMITTEE MEMBERS**
COUNTIES OF WARREN AND WASHINGTON
INDUSTRIAL DEVELOPMENT AGENCY

FROM: Bud Taylor, Chairman

DATE: November 2, 2015

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

****Revised** Date: Monday, November 9th, 2015 at 8:30 am

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

****Please note:** Meeting was originally scheduled for Tuesday, November 10th.

cc: **All WWIDA Members**
Robert C. Morris, Esquire (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
November 9, 2015**

Park Committee:

1. Approval of October 13, 2015 Minutes
2. Info on development of Lewis parcels Phase I (Nudi)

Executive Committee:

1. Morris Products Expansion Delay (Schwartz)
2. Innovative Concepts Update (Morris)
3. TFC Enterprises (Tree Paad) Update (Morris)
4. Other Matters
 - a. Policy Manual – Meeting
 - b. Additional banner and poles

Adjournment

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The **Executive/Park Committee** meeting of the Counties of Warren and Washington Industrial Development Agency was held on **Wednesday, October 14, 2015** at the offices of FitzGerald Morris Baker Firth PC, 16 Pearl Street, Glens Falls, NY. The following were:

| | | |
|----------------------|--|---|
| Present: | Bud Taylor Bruce Ferguson Joseph LaFiura | Chairman Vice Chairman, Park Chairman Secretary/Treasurer |
| Absent: | John Millett, Sr. | At Large Member |
| Also Present: | Kara I. Lais, Esq. Tom Jarrett Matt Simpson Deborah Mineconzo | FitzGerald Morris Baker Firth, PC Jarrett Engineers PLLC WWIDA Board Member Office Administrator |

The minutes were taken by the Office Administrator.

Call to Order: Bud Taylor called the meeting to order at 8:27 am.

Minutes of prior Meeting: Upon motion by Mr. Ferguson, seconded by Mr. LaFiura, the minutes of the September 15, 2015 Executive/Park Committee Meeting were unanimously approved by the Committee.

Executive Committee:

Innovative Concepts Consulting, LLC:

Ms. Lais presented applications just received from Mr. Scala and Ms. Batchelder (of our current ICC4 West Main Street project). The application from Innovative Concepts Consulting LLC is for assistance from our Agency in the form of Mortgage Tax and Sales Exemptions on an addition. The addition will be to the current Cambridge Guest Home Facility on South Union Street, adding about 6,500 square feet. The developers reported already receiving approval from the Department of Health for an additional six beds and possibly ten at the location making the addition necessary. Primarily the additional new jobs will be created with the residential care staff. Construction for the addition is planned to start in the Spring of 2016.

Ms. Lais advised the Committee she needs to work out some of the details on this project and the mortgage as it relates to the ICC4 West Main Street project also. It was decided the subject will be delayed for further discussion until the November meetings.

Park Committee:

Galusha/Lewis R/O/W:

Ms. Lais reported Mrs. Lewis (seller of the parcels affected by the Galusha road R/O/W) is willing to contribute \$1,000.00 towards the approximately \$2,700.00 needed for the Town required road survey and Title Insurance. Mr. LaFiura moved to have the Board consider approving paying the \$1,700.00 balance of the fee for the survey and Title Insurance

needed to move this subject forward. Mr. Ferguson seconded and all were in favor of the motion.

The Committee then asked Ms. Lais to have the intended parcel purchaser come to Monday's meeting to advise the Board what their intentions are with the land purchase. Committee members voiced concern over the future developers intentions within our Park.

Executive Committee:

Tree Paad Application:

Patti Garrand gave an overview of the TFC Enterprises LLC business plan for property being purchased on Glenwood Avenue to renovate and house the Tree Paad Fun Center. An application was received by the Agency and Ms. Garrand confirmed the LLC members are looking for assistance in the form of a PILOT, sales tax and mortgage tax exemptions. Ms. Garrand had been advised that for a recreational facility the usual approved PILOT would be for 50% abatements for five years followed by 25% abatements for the final five years. Ms. Garrand said the renovation would establish seven party rooms geared for children ages 1-13 with activities putting a heavy emphasis on families. The building purchase closing is planned for December or January. The renovation will take 3-4 months and will result in about 26 FTE jobs. Mrs. Mineconzo reviewed the Cost Benefit Analysis findings for the Committee and Ms. Garrand. Ms. Lais informed everyone a Public Hearing would be necessary first and explained the steps with approving the project. The Committee voiced enthusiasm with the project. Mr. LaFiura made a motion to have a resolution prepared for the full Board to consider approving a Public Hearing in Queensbury for the project. Mr. Ferguson seconded and all voted in favor of the motion.

Budget for 2016:

Mrs. Mineconzo reviewed her draft budget for the members. She added that Mr. Morris had also reviewed the budget and made no recommendations for changes. No changes were recommended by the Committee either so Mr. LaFiura moved to have the full Board consider approval of the budget at Monday's meeting. Mr. Ferguson seconded and all were in favor of the motion.

Other Matters:

Mr. LaFiura asked Mrs. Mineconzo to obtain CD rates at Glens Falls National Bank for consideration.

Mr. Taylor mentioned to the Committee that the current strategic plan being submitted to the Capital District Region ED Council for the Grant consideration did not list our Agency, who approved a \$5,000.00 contribution, as one of the investors. Mr. Taylor spoke with Ed Bartholomew accordingly and Ed was looking into the matter given other agencies also were not listed in error.

There being no further business, Mr. LaFiura moved to adjourn the meeting. Mr. Ferguson seconded and the Chairman adjourned the meeting at 9:15 am.

DATE

Joseph LaFiura, Sec/Treasurer