

COUNTIES OF WARREN AND WASHINGTON
INDUSTRIAL DEVELOPMENT AGENCY

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At the Board Meeting of the Counties of Warren and Washington Industrial Development Agency held on **September 21, 2015** at the Washington County Municipal Center in Fort Edward, the following members were:

<i>PRESENT:</i>	Bud Taylor	Chairman
	Bruce Ferguson	Vice Chairman/Park Chairman
	Joseph LaFiura	Secretary/Treasurer
	Lou Tessier	
	Jim Lindsay	
	Dave O'Brien	
	John W. Weber	
<i>ABSENT:</i>	John Millett, Sr.	At Large Member
	John Kvocka	
	Matt Simpson	
<i>ALSO PRESENT:</i>	Robert C. Morris, Esq.	FitzGerald Morris Baker Firth PC
	Deborah Mineconzo	Office Administrator

The minutes of the meeting were taken by the Office Administrator. The Chairman called the meeting to order at 4:00 pm.

Approval of the August 2015 Board Meeting Minutes: Mr. Tessier made a motion to approve the minutes of the August 17, 2015 Board Meeting. Mr. O'Brien seconded the motion and the minutes were unanimously approved by voice vote.

Accounts Payable:

Mr. O'Brien moved to approve the accounts payables as presented with Mr. Tessier seconding. The motion was approved by roll call vote.

Old Business:

Price Chopper Fort Edward/354 Broadway Project:

Mr. Morris reported our Agency has not received back a signed Preliminary Agreement or received approval from the Warren County Supervisor on the Price Chopper Fort Edward project. However, Mr. Morris talked with Martin Auffredou who assured Mr. Morris the County approval should be received soon. Meanwhile, Mr. Morris informed everyone the site cleanup is proceeding. Mr. Taylor stated he is aware that the County approved the project at their meeting on Friday.

Boats by George Update:

Mr. Morris reported the closing for the Boats by George project has taken place and the Agency has been

paid its fee.

Website Upload:

Mr. Taylor reported the Agency administrator has been working “feverishly” on the new website content. The new website has now been permanently uploaded.

Park Committee Business:

RWS Manufacturing – Letter

Mr. Ferguson received and offered a copy of the RWS Manufacturing site plan they submitted to the Town of Kingsbury. Among other enhancement the plan shows the Town requested new tree plantings on the northern border. Mr. Ferguson stated it is his desire to put this ongoing subject behind him today. Mr. Ferguson reviewed for the members the outstanding site issues which have delayed the Agency’s final site approval. The plant manager, Don Student, has been calling frequently and awaiting a formal letter of site approval from our Agency as needed by the owners for new financing. Mr. Lindsay advised everyone the Town of Kingsbury plans to take out the temporary third entrance and culvert put in during construction that our Agency has had concerns about. Mr. Lindsay also added the Town has not received noise complaints, except for one, in the last six months. The size of the trees recently planted don’t meet the original Agency (Buffer Agreement) specifications. However, Mr. Ferguson said since the Town has taken the lead on the outstanding issues and are content with the plantings, our Agency should also now agree with the approval of the site. He added there are supposedly regularly monitored DEC inspections in place for the drainage areas that were of concern.

Mr. Ferguson made a formal motion that since the Town will be taking out the road and culvert and RWS has met all the conditions requested by the Town of Kingsbury regarding the planted trees, our Agency give unconditional approval of the site plan. Mr. O’Brien seconded and all voted unanimously in favor of the motion by voice vote.

Allen Forestry:

Mr. Ferguson reported Tom Jarrett said Allen Forestry completed survey of the Park properties per the Agreement. However, it is too late to bid out the work this year so Mr. Jarrett and Mr. Allen will resume discussion on the matter early in 2016.

New Business:

Financial Contribution towards Upstate Initiative:

Mr. Taylor said Ed Bartholomew was supposed to be here tonight to talk on the new Upstate Initiative but received notice of an upcoming call last minute from the Governor’s office so needed to cancel. Our Agency has been asked to financially participate in the program. Mr. Taylor gave an overview of the \$1.5 billion competition. There are seven involved regions in NYS and our Agency is in the “Capital District” region. The state will select three regions to receive \$500 million over a five year period based on economic plans submitted by each region.

Mr. Taylor said our Executive Committee “kicked the idea around” and is suggesting our Agency consider a contribution of \$5,000 to the Capital Regional Economic Development. The monies received are to be used to hire a consultant to assist with development of a plan to submit for consideration to NYS. Several “Capital District” organizations have given contributions already for a total of \$739,000. Mr. Ferguson moved to open for discussion the contribution of \$5,000 from our Agency with Mr. LaFiura seconding.

Several members voiced concerns on what our specific counties will gain from the initiative if the Capital Region receives money. While no one had answers, Mr. Taylor said giving the money would at least look as if we are “team players”. Mr. Weber agreed stating it was a small price to pay for “goodwill”. Lengthy discussion ensued but in the end a roll call vote resulted in unanimous approval of the contribution. Mr. Morris will prepare an Agreement for the Community Foundation to sign on the matter first. Mr. Morris advised that payment not be made until the signed Agreement has been received.

Executive Session:

Mr. Weber moved to go into Executive Session before beginning the Administrator’s Annual Evaluation. Mr. O’Brien seconded.

After approximately five minutes at 4:30 pm, the group came out of session and Mr. Taylor stated no action had been taken.

Office Administrator’s Evaluation:

Mr. LaFiura made a motion to follow the Executive Committee’s recommendations of an increase of \$1.00 per hour for the administrator starting with this employment year (September 15, 2015) and also to add an additional paid week of vacation. Mr. Lindsay seconded the motion and it unanimously passed by roll call vote. Mrs. Mineconzo thanked and stated her appreciation to the entire group.

There being no further business to discuss, Mr. O’Brien moved to adjourn the meeting with Mr. Weber seconding. The Chairman adjourned the IDA meeting at 4:40 pm.

Dated

Joseph LaFiura, Secretary