

COUNTIES OF WARREN AND WASHINGTON  
INDUSTRIAL DEVELOPMENT AGENCY (WWIDA)  
**Innovative Concepts and Consulting, LLC**  
PUBLIC HEARING MINUTES  
December 15, 2015

Bruce Ferguson, Vice Chairman of the Counties of Warren and Washington Industrial Development Agency (the "Agency"), called to order a duly noticed Public Hearing for the Innovative Concepts and Consulting, LLC Project at 10:00 a.m. on the 15th day of December 2015 in the White Creek Town Hall located at Cambridge, New York.

Present at the hearing were:

Bruce Ferguson	Vice Chairman, WWIDA (Agency)
Robert C. Morris, Esquire	Counsel for the WWIDA (Agency)
Deborah Mineconzo	Office Administrator WWIDA
George Scala	Partner – Innovative Concepts and Consulting, LLC
Kristen Batchelder	Partner – Innovative Concepts and Consulting, LLC
Robert Shay	Town of White Creek Supervisor

Mrs. Mineconzo, Office Administrator for the WWIDA, read into the minutes the published legal notice describing the proposed project and financing.

Mr. Ferguson reported he had taken a tour of the first project (Cambridge House Assisted Living Facility) recently during their open house and the developers had done a great job.

Mr. Scala made a brief presentation describing the new expansion project (Innovative Concepts and Consulting, LLC) at the Union Street location. He added that financing of the former Cambridge Hotel building required both properties to be included. They are seeking sales tax and mortgage tax exemptions but no PILOT for the Innovative Concept and Consulting expansion project.

Bruce Ferguson opened the hearing for any comments. Mr. Shay said the Cambridge Hotel and former (Mary McClellan) hospital were important to the village area years ago. When the Hotel was opened it was “like a beacon of light” keeping the Village busy. Now with the renovation and reopening of the vacant Hotel as the new assisted living facility, the resulting new jobs can help keep people here in this area. Mr. Shay thanked the developers for their two projects and vowed to work with them in the future.

Ms. Batchelder informed attendees that they plan to continue to invest in this community. This new project involves enlarging the current running facility so they can increase resident capacity by at least six beds. She added they may be adding hospice care in the future and are planning to submit a Grant to the Department of Health for memory care approval in the future.

Mr. Scala said they are simply waiting for NY State to give them their formal license which is expected “any day now” on the completed Cambridge House project and already have 28-29 residents ready to move in. Ms. Batchelder informed everyone the Innovative Concepts project will bring an additional 10-11 more jobs to the running Union Street facility. Mr. Ferguson responded that bringing new jobs to the counties is what the IDA is all about.

Mr. Scala and Ms. Batchelder offered their appreciation to the IDA for their assistance and consideration with their projects.

Mr. Morris advised everyone the Board will consider for approval an Inducement Resolution authorizing the developer to proceed with the project as agent of the Agency at its meeting next Monday.

There being no comments from anyone, Mr. Ferguson closed the hearing at 10:20 am.

Dated: \_\_\_\_\_

---

Bruce Ferguson, Vice Chairman, WWIDA