

## **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 Monday, **November 9, 2015** at the offices of FitzGerald Morris Baker Firth PC, 16 Pearl Street, Glens Falls, NY. The following were:

<b>Present:</b>	Bud Taylor	Chairman
	Joseph LaFiura	Secretary/Treasurer
	Matt Simpson	At Large Member
<b>Absent:</b>	Bruce Ferguson	Park and Vice Chairman
<b>Also Present:</b>	Robert C. Morris, Esq.	FitzGerald Morris Baker Firth, PC
	Tom Jarrett	Jarrett Engineers PLLC
	Jeff Schwartz	Patti Company/Morris Products
	Jerry Nudi	Resident and Developer
	Deborah Mineconzo	Office Administrator

The minutes were taken by the Office Administrator.

**Call to Order:** Bud Taylor called the meeting to order at 8:32 am.

**Minutes of prior Meeting:** Upon motion by Mr. LaFiura, seconded by Mr. Simpson, the minutes of the October 14, 2015 Executive/Park Committee Meeting were unanimously approved by the Committee.

### **Executive Committee:**

#### **Innovative Concepts Consulting, LLC:**

Mr. Morris advised the Committee that he has requested an amended application from Innovative Concepts Consulting, LLC. The combined mortgages for the first project (ICC4 West Main LLC) and the new second project will be \$3.7 million. If the revised application is received before next week's Board Meeting, Mr. Morris stated a public hearing could be scheduled and approved by the Board on Monday. He reminded everyone that new project, (Innovative Concepts Consulting LLC) is not requesting a PILOT. They are seeking assistance with sales tax on purchases and the mortgage tax.

#### **TFC Enterprises (Tree Paad) Update:**

Mr. Morris reported the Public Hearing for TFC Enterprises is scheduled as Board approved for Monday, November 16<sup>th</sup> at 10 am at the Queensbury Town Hall. He will prepare an Inducement Resolution for the Board to consider at the Board Meeting at 4pm the same day. Mr. Morris advised the group Kara Lais represented Patti Garrand and her husband on their residential closing recently.

#### **Other Matters:**

Mr. Morris brought up the subject of considering a change in the Agency's PILOT policy. It would be necessary to contact all involved Town's if the Agency wants to change the current policy. No one recommended changing the current policy at this time.

**Morris Products Expansion Delay:**

Mr. Schwartz advised the Committee he now has the Building Permit and getting the bids ready for the expansion. Due to several contractor related issues, the construction will not be commencing until April 2016. Mr. Schwartz would like another extension on his sales tax and beginning PILOT schedule by a year. A formal letter regarding the additional time is requested from Mr. Schwartz for the Board to consider. Mr. LaFiura moved to put the subject of amending the sales tax and PILOT to the full Board with Mr. Simpson seconding. All voted in favor of the motion. The Committee requested Mr. Schwartz attend the Board Meeting next Monday to advise all the members on the delay.

**Change to Park Committee:**

**Information on development of Lewis parcels in Phase I:**

Mr. Jarrett disclosed for the record that he has done an environmental review of the Lewis parcels several years ago that are currently for sale.

Jerry Nudi arrived and advised the group of his business history and reasons for considering the purchase of land for sale from Mrs. Lewis in Phase I. He added timing of the purchase of the lots available from Mrs. Lewis is currently indefinite since he is involved with another possible project presently. He also has no definite plans on what he would do with the Phase I lots when purchased but he would not put in storage units. The purchase price for the lots, per Mr. Nudi, is \$125,000 for the five acres.

**Back to Executive Committee:**

**Other Matters:**

**Policy Manual Meeting:**

Mr. Morris informed everyone he and Kara Lais are meeting with Mr. Taylor and Mrs. Mineconzo after this meeting to review the policy manual additions regarding retail projects.

**Banner and Poles:**

Due to the increase of projects at the same time, Mrs. Mineconzo asked if the group wanted her to purchase another banner and possibly some more poles. After discussion, the group decided to wait on the purchase of more banners since they normally only take a few days to receive when ordered. Mrs. Mineconzo advised that more poles may be needed to put up a banner at the Price Chopper site.

**354 Broadway/Price Chopper Fort Edward:**

Mr. Morris reported that the Preliminary Agreements have not been received from both 354 Broadway and Price Chopper yet. He added they don't seem to be in much of a hurry to sign them since they don't plan to start construction until after the first of the year. Mr Morris said the brown field cleanup is in process.

There being no further business, the Chairman adjourned the meeting at 9:17 am.

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DATE

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Joseph LaFiura, Sec/Treasurer