

**COUNTIES OF WARREN AND WASHINGTON  
INDUSTRIAL DEVELOPMENT AGENCY (WWIDA)**

5 Warren Street, Suite 210  
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TO: Bruce Ferguson, Joseph LaFiura and Matt Simpson  
**Executive/Park Committee Members**  
COUNTIES OF WARREN AND WASHINGTON  
INDUSTRIAL DEVELOPMENT AGENCY

FROM: Bud Taylor, Chairman

DATE: September 7, 2016

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

Date: **Wednesday, September 14, 2016 at 9:00 am**

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

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  
Wednesday, September 14, 2016**

- Approval of August 10, 2016 Minutes

**Park Committee:**

1. Allen Forestry –Bidding decision (Jarrett)
2. Culvert near RWS Mfg. (Jarrett)

**Executive Committee:**

1. TRSB Enterprises (RockSport) – Update
2. 87 Stays, Inc. - Update (Morris)
3. Big Bay Lodging - Update (Morris)
4. RFP for year end Audit
5. Orientation of Board Members – Moore, Leggett & Simpson
6. School Tax PILOT Invoices
7. Annual review of Administrator

Adjournment IDA

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

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

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The **Executive/Park Committee** meeting of the Counties of Warren and Washington Industrial Development Agency was held on **Wednesday, August 10, 2016** at the offices of FitzGerald Morris Baker Firth PC, 16 Pearl Street, Glens Falls, NY. The following were:

**Present:**

Bud Taylor	Chairman
Bruce Ferguson	Vice and Park Chairman/Contracting Officer
Joseph LaFiura	Secretary/Treasurer
Matt Simpson	At Large Member

**Also Present:**

Robert C. Morris, Esquire	FitzGerald Morris Baker Firth, PC
Deborah Mineconzo	Office Administrator

The minutes were taken by the Office Administrator.

**Call to Order:** Bud Taylor called the meeting to order at 9:00 am.

**Minutes of prior Meeting:** Upon motion by Mr. Simpson, seconded by Mr. LaFiura, the minutes of the July 13, 2016 Executive/Park/Governance Committee Meeting were unanimously approved by the Committee.

## **Park Committee:**

### **Culvert in Park, Allen Forestry and other matters:**

Mr. Ferguson stated several months ago, Tom Jarrett had reported Kingsbury was going to remove the culvert near RWS Manufacturing. He believes the Highway Department hasn't removed it yet.

Mrs. Mineconzo reported Tom Jarrett's recent email stated the logging market has had a downturn and the Agency might want to wait until next year for bidding. No discussion or decision was made on the subject.

Mr. Ferguson also mentioned he hadn't heard anything from Joe Brilling in response to our (requested) letter of support approved for mailing by this Committee.

## **Executive Committee:**

### **Tree Paad Project:**

Regarding the Tree Paad project, Mr. Taylor informed everyone Ms. Garrand had already contacted the Warren Co. LDC looking for a loan but the amount needed was too high. He added the problem was she lost a big investor for her project and consequently cannot move the project forward. All legal fees have been paid by the developer as promised.

### **RockSport Project:**

Mr. Morris confirmed a Public Hearing is set up for next Monday, August 15<sup>th</sup>, morning of the upcoming Board Meeting. He will prepare an Inducement Resolution for consideration at the 4 pm

meeting. Mr. Morris reminded everyone the developer is looking for the standard 50%/25% PILOT which doesn't require Queensbury Town approval.

**87 Stays, LLC – Update:**

Mrs. Mineconzo confirmed for Mr. Morris a security deposit and Preliminary Agreement had not yet been received from the developer of the 87 Stays, LLC project. Mr. Morris is going to check with Jon Lapper on the project.

**Big Bay Lodging, LLC Update:**

Mr. Morris has not heard further from the developer for Big Bay Lodging LLC yet.

**ICC4 West Main Update:**

Mr. Morris reported ICC4 finally had their closing recently on their new mortgage. He added the assistance with the second building has been dropped.

**Board Member:**

Mr. Taylor advised everyone Brian Campbell has resigned from the Board and a replacement is on the Washington County meeting agenda for approval August 19<sup>th</sup>.

**Application Fee Information:**

In response to Joe LaFiura's recent meeting request, Mrs. Mineconzo had contacted several (eight) IDAs about their application fee amounts and other fees collected at the time of the application submission. A spreadsheet of findings was handed out to the Committee. Mrs. Mineconzo pointed out that one of the IDA's collects an application fee then has a retainer check of \$2,500 made out directly to their Agency attorney at the same time. Mr. Morris stated he always felt it was wrong to have a check given directly to an Attorney, bypassing the Agency. He added in his opinion the Agency should know what the Attorney fees entail.

The Committee decided to keep their application fee and procedures the same as they currently are.

There being no further business, the Chairman adjourned the meeting at 9:14 am.

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DATE

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Joseph LaFiura, Secretary/Treasurer

**WWIDA**  
**PILOT Invoices**

09/07/2016

August 19 through September 6, 2016

	<u>Date</u>	<u>Memo</u>	<u>Open Balance</u>
<b>BBL Tribune, LLC</b>	08/26/2016	School Taxes per PILOT for 2016/2017	<u>57,711.01</u>
<b>Boats by George</b>	08/29/2016	Fort Ann School Taxes 2016-2017 per PILOT	<u>16,643.69</u>
<b>Fort Hudson Residences</b>	08/29/2016	Hudson Falls School Taxes 2016-2017 for Town of F	<u>45,371.16</u>
<b>GF Labels Development, LLC</b>	08/29/2016	Hudson Falls School Taxes 2016-2017	<u>626.88</u>
<b>HF Park Property LLC #2</b>	08/29/2016	Hudson Falls School Taxes 2016-2017 per PILOT A	<u>4,079.48</u>
<b>ICC4 West Main LLC</b>	08/29/2016	Cambridge School and Library Taxes 2016-2017	<u>15,012.48</u>
<b>Irving Consumer Products, Inc.</b>	08/31/2016	Fort Edward School Taxes 2016-2017 per PILOT an	<u>228,091.51</u>
<b>J &amp; C Property Holdings LLC</b>	08/29/2016	Hudson Falls School Taxes 2016-2017 per PILOT	<u>565.69</u>
<b>Kenny-Dittrich Amherst LLC</b>	08/26/2016	Lake George School Taxes 2016-2017 under Specie	<u>59,330.06</u>
<b>LG Plaza, LLC</b>	08/26/2016	Warrensburgh School Taxes 2016-2017 per PILOT	<u>37,067.72</u>
<b>North Country Property Holdings</b>	08/29/2016	Hudson Falls School Taxes for 2016-2017 per PILO	<u>15,618.28</u>
<b>Patti Co./Morris Products, Inc.</b>	08/26/2016	Queensbury School Taxes 2016-2017	<u>27,472.05</u>
<b>TRIBALS, LLC</b>	08/26/2016	Queensbury School Taxes 2016-2017 per PILOT	<u>22,442.57</u>
<b>TOTAL</b>			<u><u>530,032.58</u></u>