

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

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

Tel. (518) 792-1312
website: www.warren-washingtonida.com

TO: Bruce Ferguson, Joseph LaFiura and Matt Simpson
Executive & Park Committee Members serving both the
COUNTIES OF WARREN AND WASHINGTON
INDUSTRIAL DEVELOPMENT AGENCY
and
COUNTIES OF WARREN AND WASHINGTON
CIVIC DEVELOPMENT CORPORATION

FROM: Bud Taylor, Chairman

DATE: June 7, 2017

The **Executive and Park Committees** of the Counties of Warren and Washington Industrial Development Agency and Counties of Warren and Washington Civic Development Corporation will each hold their meetings on:

Date: Wednesday, June 14, 2017 **starting at 9:00 am**
(IDA followed by the CDC immediately after)

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

cc: **All WWIDA/WWCDC Members**
Robert C. Morris, Esquire (with attachments)
Amanda Allen, Warren County Board Clerk (with agenda)
Debra Prehoda, Washington County Board Clerk (with agenda)
Maury Thompson, The Post Star (with agenda)

**Counties of Warren and Washington
Industrial Development Agency
and
Counties of Warren and Washington
Civic Development Corporation**

**JOINT AGENDA
EXECUTIVE AND PARK COMMITTEE MEETINGS
Wednesday, June 14, 2017**

- Approval of IDA May 10, 2017 Minutes

IDA Park Committee:

1. Allen Forestry – bidding update

IDA Executive Committee:

1. Meet with Dr. Keller - North Country Property Holdings
2. Executive Session
3. Educational Topic for June Meeting
4. Aviation Hospitality LLC Update (Morris)
5. Ray Terminals LLC Update (Morris)
6. Park Ad via Wash Co. LDC

CDC Executive Committee:

1. Approval of May 10, 2017 CDC Minutes
2. Silver Bay Association – Update (Morris)

Adjournment

COUNTIES OF WARREN AND WASHINGTON INDUSTRIAL DEVELOPMENT AGENCY

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

Tel. (518) 792-1312

The **Executive/Park Committee** meeting of the Counties of Warren and Washington Industrial Development Agency was held on Wednesday, **May 10, 2017** 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 Morris, Esquire	FitzGerald Morris Baker Firth, PC
Tom Jarrett	Jarrett Engineers
Jack Kelley	CB Prime for Aviation Hospitality LLC
Bhavik Jariwala	Aviation Hospitality LLC
Ken Ray	President, Ray Terminals
Justin Ray	Ray Terminals
Maury Thompson	The Post Star
Deborah Mineconzo	Office Administrator

The minutes were taken by the Office Administrator.

Call to Order: The Chairman called the meeting to order at 9:00 am.

Minutes of prior Meeting: Upon motion by Mr. LaFiura, seconded by Mr. Ferguson, the minutes of the April 12, 2017 Executive/Park Committee Meeting were approved unanimously by the Committee.

Park Committee:

Allen Forestry:

Mr. Jarrett reported he contacted Jim Allen about the harvesting in Phase II but due to illness, Mr. Allen couldn't get specifics to Tom in time for today's meeting. Though Mr. Allen informed Mr. Jarrett the logging market is still slow, the Park Committee decided it is anxious to start the harvesting this summer rather than postpone everything another year. Mr. Jarrett will contact Mr. Allen again and get an updated proposal so approval of moving on the harvesting can be reviewed and approved by the Board hopefully by Monday's meeting.

Mr. Ferguson stated he stopped by the Royal Wood Shavings plant in the Park and was told Don Student is still manager of the plant under the new owners. Mention of possibly selling some of the harvested wood to Royal Wood Shavings was mentioned by the committee.

Executive Committee:

Aviation Hospitality LLC – new application:

Aviation Hospitality LLC has replaced Big Bay Lodging LLC as the corporation for the Hilton Home 2 new application the Agency received. The project which was formerly approved for Exit 18 decided to move to Exit 19 behind the Ambrosia Diner area for business purposes. Mr. Kelley stated

the Town has been anxious to get a hotel in the vacant area at Exit 19. Mr. Jariwala informed everyone that the Exit 19 site was what they had preferred for the project but there was some complications with Pyramid Corporation over the needed connecting road from the project area to the traffic light near Friendly's restaurant. The only difference in the Hilton plans for this exit (versus the former location planned) is the room count from 89 to 92. The new location will be more visible from the Northway. They also increased their fitness and meeting room sizes. A bank commitment had been received and a signed form will be forwarded to the Attorney. A public hearing will be needed again just like it is a new project per Mr. Morris and Mr. LaFiura moved to have a new resolution put before the Board to schedule the hearing. Mr. Ferguson seconded and all approved the motion.

North Country Property Holdings - Update:

Mr. Morris reported that Dr. Keller of North Country Property Holdings (NCPH) wants to move his general Countryside Veterinarian practice to our project building NCPH owns (454 Queensbury Avenue) where the North County Vet Referral Center is currently located in June. Currently there is only one specialist working at the Referral Center and he is thinking of dissolving the Center that was approved by our Agency for the project. Mr. Morris advised the doctor he may lose his (PILOT) tax benefit for North Country Property Holdings if the Center is dissolved. Communications are continuing on the subject between our attorneys and Dr. Keller.

Financial Statements YE 2016:

Final bound copies of the financial statements for YE 2016 were distributed to the Committee and Mr. Morris. Mrs. Mineconzo advised everyone the auditor, Colin Combs, will be giving his annual presentation of the new statements at the meeting on Monday.

Educational Topics on IDA for Board Meetings:

Mr. Taylor informed Bob Morris a decision was made a couple months ago to have an educational segment at each Board Meeting. Mr. Taylor suggested Mr. Morris cover the leaseback procedures. It was decided that due to the low count of members expected on Monday, the segment start with the June 19th meeting.

Other Matters (Ray Terminals):

A new Application was recently received from Ray Terminals and was consequently sent to all the committee members only a few days ago. Ken Ray, President of Ray Terminals, gave an overview of the project and the history of the company. The Hampton facility will be an additional location to their present Troy site as a warehouse and distribution center for the area. While the estimated job creation count at the new facility will start at about 4.5 full time (3 FT, 3 PT) the company will also use many local independent truck drivers and employees of the rail system to move their product from the distribution center and warehouse. Mr. Ray stated there may be more new jobs at the site "down the road". DPW has already approved the project also. Mr. Ray mentioned the Town of Hampton is excited to have the big project come to their area. The project will cost about \$4 million which will include a 2,400 square foot building, large propane storage tanks and much needed electrical services to the area. Mr. Ray informed the group they plan to use local people for their business and project. Mr. Taylor stated the next step is to put the project before Board on Monday to schedule a public hearing for the project before the next June 19th meeting.

There being no other matters to discuss, Mr. Taylor adjourned the IDA Committee Meeting at 9:45 am.

DATE

Joseph LaFiura, Secretary/Treasurer

ALLEN FORESTRY

12 Millers WAY
Fort Ann, NY 12827
Phone 518-260-3395

TIMBER BID

***** NOTICE OF TIMBER FOR SALE *****

STUMPAGE SALE

Property Owner: Counties of Warren and Washington IDA
Property Location: End of Ferguson Lane, Kingsbury, NY
Date and Time of Showing: _____, 2017 at 9:30am
Meeting Place: End of Ferguson Lane (next to the former RWS shavings mill)
Timber Shown By: Jim Allen

Bids mailed to: Allen Forestry
12 Millers Way
Fort Ann, NY 12827
Bids Must be **SEALED** and **Clearly Marked** as *Warren/Washington IDA Sale *

Bids to be delivered by hand by 5:00 P.M. _____, 2017 or postmarked by _____, 2017. Bids will be opened at Warren/Washington IDA committee meeting at _____ am on _____, 2017.

- Attached is a summary of the estimated timber volumes marked/or designated for harvesting. The SUMMARY sheet may be used as the bid form.
- These volumes are an estimate only and bidders should satisfy themselves by examination as to quantity and quality of the timber being offered. **Prospective bidders must arrange showing with forester, to be able to submit a bid on timber.**
- All timber that is marked with be with a BLUE PAINT Stripe. All marked trees to be felled unless prior approval by Forester.
- Size and type of harvesting equipment may be restricted.
- A **bid deposit of \$500.00** must accompany any bid. This deposit is to be made payable to _____ . This will be returned to the unsuccessful Bidders once bid has been awarded.
- The successful BIDDER must execute a **Timber Sale Contract** within 14 day of the notice of award.
- A **\$2000.00 Performance Bond** will be due at the contract signing as well. This check needs to be either a **Certified Check or a Cashier's Check** and is to be made payable to **Allen Forestry / Counties of Warren and Washington IDA**
- The timber must be removed by December 31, 2017
- Any road work needed to be done to the access road will be the responsibility of the successful bidder.
- The owner reserves the right to reject any and all bids.
- Liability Insurance will be required. Workmen's Compensation will be required if required as well.
- Logging operators must be approved by the Forester.

ALLEN FORESTRY

12 Millers Way
Fort Ann, NY 12827

Warren/Washington IDA Property Bid

LANDOWNER:
LOCATION:

Counties of Warren and Washington IDA
End of Ferguson Lane, Kingsbury NY

Species	Volume M.B.F	Price/ M.B.F	Total Price
Hard Maple	1.50	_____	_____
White Pine	50.00	_____	_____
Poplar	5.00	_____	_____
Ash	2.50	_____	_____
	Tons	Price / Ton	Total Price
Hardwood Pulp	30.00	_____	_____
White Pine Pulp	250.00	_____	_____
Fuel Chips	150.00	_____	_____
	TOTAL ESTIMATED BID		_____

Bidder Name

Bidder Address

Phone Number

Signature/Date

Title

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CIVIC DEVELOPMENT CORPORATION**

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The **Executive Committee** meeting of the Counties of Warren and Washington Civic Development Corporation was held on Wednesday, **May 10, 2017** 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 Morris, Esquire	FitzGerald Morris Baker Firth, PC
	Maury Thompson	The Post Star
	Deborah Mineconzo	Office Administrator

The minutes were taken by the Office Administrator.

Call to Order: The Chairman called the meeting to order at 9:45 am.

Minutes of prior Meeting: Upon motion by Mr. LaFiura, seconded by Mr. Simpson, the minutes of the April 12, 2017 Executive Committee Meeting were approved unanimously by the Committee.

Silver Bay Association Update:

Mr. Morris reported Joe Scott has approved setting up a date for a public hearing for the Silver Bay Association project. Mr. Morris will contact Mr. Taylor to confirm a convenient date. Mr. LaFiura offered to run the hearing in Hague for the Chairman which was welcomed.

There being no other matters to discuss, Mr. Taylor adjourned the IDA Committee Meeting at 9:50 am.

DATE

Joseph LaFiura, Secretary/Treasurer

