

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