

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

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At the Board Meeting of the Counties of Warren and Washington Industrial Development Agency held on **January 16, 2018** at the Washington County Municipal Center in Fort Edward, NY, the following members were:

<i>PRESENT:</i>	Bud Taylor Bruce Ferguson Matt Simpson Craig Leggett Dave O'Brien Richard Moore Louis Tessier	Chairman Vice & Park Chairman/Contract. Officer At Large Member
<i>ABSENT:</i>	Joe LaFiura John Weber	Secretary/Treasurer
<i>ALSO PRESENT:</i>	Kara Lais, Esq. Tami Blondo Ginny Sullivan	FitzGerald Morris Baker Firth, PC Office Administrator Prospective New Board Member

The minutes of the meeting were taken by Tami Blondo, Office Administrator. The Chairman called the meeting to order at 4:05pm. Attendance was taken by roll call and the needed quorum was confirmed by the Chairman.

Approval of minutes:

Mr. Leggett made a motion to approve the minutes of the December 18, 2017 Board Meeting minutes. Mr. Simpson seconded the motion and all voted in favor of the motion by voice vote.

Accounts Payable:

Mr. Ferguson moved to approve the accounts payables and Mr. O'Brien seconded the motion. The motion was approved by roll call vote.

New Business:

Brownfield Zone:

Chairman Taylor stated that Mrs. Blondo was making the Board aware of the news article, however there is no impact to the Agency. Warren County EDC is applying for CFA and there is no need for Agency action on this matter.

PILOT Invoice Report:

Mrs. Blondo indicated that all PILOT bills have gone out and payments are starting to come in. To date five projects have made their payments. Bills are due by January 20th to the Agency.

TRSB Tax Issue:

PILOT issue discrepancy that is being reviewed by Counsel. Ms. Lais will provide further follow-up at the February meeting.

NYS Economic Development Correspondence:

No discussion was required as it was determined at Executive Committee that there was no impact to the agency.

Resolution for DOT Appropriation:

Ms. Lais shared with the Board that the NYS DOT had sent a letter regarding the Easement of Property to the Agency for the property located at 124-130 Main Street, 132-134 Main Street and 136-140 Main Street in Hudson Falls. The original appropriation was to HF Park Properties LLC and to end July 29, 2014. The appropriation lasted beyond the July 29, 2014 date to March 18, 2016. An additional compensation is due in the sum of \$300.00 for the extended period. A motion was made by Mr. Simpson and seconded by Mr. Leggett authorizing the Chairman to sign the necessary papers to move the matter forward. A roll call vote was taken and the Motion was approved.

Counties of Warren and Washington Industrial Development Agency

Resolution # 18-01

Adopted: January 16, 2018

Introduced by Mr. Simpson
who moved its adoption.

Seconded by Mr. Leggett

**RESOLUTION AUTHORIZING THE EXECUTION OF A SUPPLEMENTAL AGREEMENT OF
ADJUSTMENT AND RELEASE OF OWNER WITH THE NYS DEPARTMENT OF
TRANSPORTATION AND THE APPROVAL OF PAYMENT TO H.F. PARK PROPERTY, LLC
(A Full Copy of the Resolution is Annexed at the End of the Minutes)**

Unfinished Business:

Greenwich Preservation Group:

Chairman Taylor indicated that there were no updates at this point. Mr. O'Brien also indicated that the Washington County LDC has not had further updates either.

North Country Property Holdings:

Ms. Lais indicated that the matter has been resolved with regard to the tax bill and merging the parcels. Ms. Lais will follow-up to see where the new lease is and report back to the Board at the February Meeting. Mrs. Blondo indicated that the project has three outstanding legal bills and the Town and County taxes are due by January 20th to the Agency.

NYS DEC Water Well Testing:

Chairman Taylor indicated that a letter was received offering, at no cost, no risk to the Agency, free water well testing at 27 Casey Road and 39 Casey Road for PFAS. Mr. Morris had previously indicated that there are no wells on these properties as we are on Queensbury Town Water.

RAN Entertainment/Skyzone:

This pertains to the refund issue that was brought before the Board last month. Ms. Lais indicated she is looking into the possibilities to allow for this and to ensure that the private investment to the community still would meet the 80% threshold. This would fall under the recapture policy and significant explanation would need to be provided. The Board would need to determine what documentation would be acceptable for that explanation.

Officer Considerations for 2018:

Chairman Taylor indicated that the Executive Committee made the following recommendations: Matt Simpson for Chairman, Dave O'Brien for Vice Chairman/Park Chairman, and Joe LaFiura for Secretary/Treasurer. Chairman Taylor asked if there were any further recommendations. No other recommendations were submitted. A motion was made by Mr. Leggett and seconded by Mr. Ferguson for the recommendations for the new slate of officers. The nominations would take place by vote at the February annual meeting.

Park Business:

Logging:

Mr. Ferguson indicated that he didn't have any recent updates on the logging. Mrs. Blondo indicated that to date \$11,916 has been received for the stumpage payments and the forester has been paid, per the contract, \$1,310. They are expecting one or two more payments to come in. Mr. Ferguson shared with the Board that the forester had been contacted by adjoining landowners to have logging done on their properties. The forester indicated that it would be the easiest and less disruptive to use the access and log landing that they developed for the IDA. Tom Jarrett is going to inform the forester that time limits will need to be set for the project. A draft agreement was provided to Ms. Lais at the Executive Committee meeting for her review.

No further business before the Board, the Chairman adjourned the meeting at 4:25 pm.

2/15/18

Dated



Joseph LaFiura, Secretary/Treasurer

Counties of Warren and Washington Industrial Development Agency

Resolution # 18-01

Adopted: January 16, 2018

Introduced by Mr. Simpson
who moved its adoption.

Seconded by Mr. Leggett

RESOLUTION AUTHORIZING THE EXECUTION OF A SUPPLEMENTAL AGREEMENT OF ADJUSTMENT AND RELEASE OF OWNER WITH THE NYS DEPARTMENT OF TRANSPORTATION AND THE APPROVAL OF PAYMENT TO H.F. PARK PROPERTY, LLC

WHEREAS, the NYS Department of Transportation has previously appropriated certain property located at 124-130 Main Street, 132-134 Main Street and 136-140 Main Street in the Village of Hudson Falls, Town of Kingsbury, County of Washington, and State of New York, having the following respective Tax Map Numbers: 154.14-1-22, 154.14-1-23 and 154.14-1-24 for use a sidewalk; and

WHEREAS, at the time of the original appropriation H.F. Park Property, LLC was the record owner

of said properties and executed an Assignment of Claim and Release dated October 18, 2012 agreeing to relinquish its interest in exchange for the payment of Two Hundred Dollars (\$200.00) from NYS for a period expiring July 29, 2014; and

WHEREAS, said appropriation lasted beyond the July 29, 2014 dates; and

WHEREAS, on July 26, 2012, the Counties of Warren and Washington Industrial Development Agency (the "Agency") received title to the aforementioned properties and immediately leased same to H.F. Park Property, LLC, all pursuant to General Municipal Law; and

WHEREAS, NYS Department of Transportation has advised that it must compensate the record owner of the properties for the appropriation for the period of time commencing July 30, 2014 and ending March 18, 2016 in an additional amount of Three Hundred Dollars (\$300.00); and

WHEREAS, since H.F. Park Property, LLC has continued to the lease the properties from the Agency for the time period at issue, the Agency has determined that the Three Hundred Dollars (\$300.00) received by NYS Department of Transportation shall be paid to H.F. Park Property, LLC upon receipt.

NOW, THEREFORE BE IT RESOLVED THAT:

1. The Agency hereby approves of the Supplemental Agreement of Adjustment and Release of Owner for the real properties known as 124-130 Main Street, 132-134 Main Street and 136-140 Main Street in the Village of Hudson Falls, Town of Kingsbury, County of Washington, and State of New York, having the following respective Tax Map Numbers: 154.14-1-22, 154.14-1-23 and 154.14-1-24 as presented at this meeting.
2. The Agency hereby accepts the payment of Three Hundred Dollars (\$300.00) from the NYS Department of Transportation and authorizes the payment of same, upon receipt, to H.F. Park Property, LLC.
3. The Chairman is authorized to execute any and all documents necessary to effectuate the terms and provisions of this Resolution, including, but not limited the Supplemental Agreement of Adjustment and release of Owner.

This Resolution will take effect immediately

VOTING:	AYES	NAYS	ABSTAIN	ABSENT
Harold G. Taylor	x			
Bruce A. Ferguson	x			
Joseph P. LaFiura				x
Matthew Simpson	x			
Louis Tessier	x			
Dave O'Brien	x			
Richard F. Moore	x			
Craig Leggett	x			
John W. Weber				x
TOTALS	7			2