

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 **July 23, 2018** at the Washington County Municipal Center, Fort Edward, NY, the following members were:

PRESENT:

Matt Simpson	Chairman
Dave O'Brien	Vice Chairman
Joseph LaFiura	Secretary/Treasurer
Craig Leggett	At Large Member
Bruce Ferguson	
Richard Moore	
Ginny Sullivan	
Nicholas Caimano	

ABSENT:

Louis Tessier

ALSO PRESENT:

Robert Morris, Esq.	FitzGerald Morris Baker Firth, PC
Michael Brandi, Esq.	FitzGerald Morris Baker Firth PC
Tami Blondo	Office Administrator
Jack Kelley	Coldwell Banker Commercial Prime Properties
Thierry Demoly	ABO
Judith Koerber	ABO
Ben Driscoll	Warren County Board of Supervisors
Ron Conover	Chairman Warren County Board of Supervisors
Mike Wild	Warren County Board of Supervisors
Michael Goot	Post Star

The minutes of the meeting were taken by Tami Blondo, Office Administrator. The Chairman called the meeting to order at 4:00 pm. Attendance was taken by roll call and the needed quorum was confirmed by the Chairman.

Approval of minutes:

Mr. O'Brien made a motion to approve the minutes of the June 18, 2018 Board Meeting minutes. Mr. LaFiura seconded the motion and all voted in favor of the motion by voice vote. A motion was made by Mr. Moore to approve the Public Hearing Minutes from June 18, 2018 for Firetek Sprinkler Systems, LLC. Mr. Caimano seconded the motion and all voted in favor of the motion by voice vote.

Accounts Payable:

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

Unfinished Business:

ABO Operations Review Update: Mrs. Blondo provided an update of the Operations Review that the ABO Staff were still conducting their review and it was moving forward.

North Country Property Holdings: Mrs. Blondo indicated that all of the outstanding legal bills and property taxes have been paid in full. There is just a legal bill for the current services. Mr. Morris provided further update that

Dr. Keller had appeared before the previous Executive Committee to discuss the issues with the specialty practice and the need to merge his two businesses together. At that time the Executive Committee understood his hardship and they were willing to work with him on revising the Agreement. Chairman Simpson felt that it would be beneficial for Dr. Keller to come before the new Executive Committee and share the details with them regarding the issues with the specialty practice and the need to merge the two entities. Dr. Keller will be asked to attend the August Executive Committee Meeting. Chairman Simpson invited all Board Members to attend the Executive Committee Meeting if they wished.

New Business:

BBL: Mr. Morris explained that this was a 10 year old project whose PILOT just completed with the payment of the 2018 Town and County taxes. A Resolution had been presented to this Board in February 2018 terminating the lease. The project was then deeded back to them. The project had approached the Board about signing a refinancing agreement and it was decided in Executive Committee that this was not something that the Agency would enter into. The property has now been deeded back to BBL/Tribune Media.

Equustock (formerly RWS): Mr. O'Brien provided the Board with the information that Equustock is interested in purchasing additional lots to enlarge their facility, doubling the capacity they will be producing and upgrading their equipment. At this time a formal application has not yet been submitted. Mr. Jack Kelly has been involved with these conversations with Mr. O'Brien. Discussion was further held regarding the cost of the lots, any wetlands mitigation that can be done, upgrades to the infrastructure and what the future plans of that area of the Park will include. Further discussion will take place as the potential project proceeds.

Logging Update: Mrs. Blondo indicated that the Agency has received \$29,005.96 for logging at the Park. The Agency paid the forester \$3,190.76, with a net profit to the Agency of \$25,816.20. Mr. Leggett asked if the forester had been contacted to clean-up the area. Mrs. Blondo indicated that per Mr. Jarrett that conversation had taken place and the work will be done.

Greenwich Preservation Group Project: Mr. Morris indicated that Mike Brandi, Esq., and Kara Lais, Esq., have been working on preparing a Resolution to be brought before the Board today on this project. However there has been much confusion as to the scope of the project and if there have been changes from the original application. Mr. Morris indicated that since Mr. Wade was unable to attend tonight's meeting that the matter should be tabled to the August 13, 2018 Board Meeting in hopes that Mr. Wade or one of his representatives would be able to attend the meeting and confirm that nothing has changed from the original application or if there are changes that the application be amended together with the cost benefit analysis. Mr. Wade will be asked to attend the August 13, 2018 meeting.

CEO/CFO Resignation: Chairman Simpson announced the Mr. Nolette submitted his resignation due to potential conflicts and thanked him for his time and work that he had done. Chairman Simpson asked the Board what the next steps that should be taken. Mr. O'Brien indicated that the Agency should advertise the position as well as touch base with the previous applicant to see if they are still interested in this volunteer position. Mr. Nolette shared that this position should be held by someone other than a non-elected official. Mr. Nolette stated that he felt the Agency should consider a review of their partnership with the Boards of Warren and Washington Counties and possibly include a Fiscal Impact Statement at the same time of performing SEQR. Mr. Moore stated that he felt the Agency should provide the cost benefit analysis to all the supervisors at the time the public hearing notice is sent in order to start the conversation with the supervisors. Mr. Moore also felt that perhaps the year end job analysis should be shared as well. Mr. LaFiura stated that he felt the Agency was being very transparent and that this information could be provided as long as the process remains timely.

Office Equipment Upgrade: Chairman Simpson shared with the Board that the computer at the office needs to be upgraded and that Mrs. Blondo had obtained three quotes, they were for \$1126 for purchase from Staples but this did not include a service contract; \$1223 from CDW but this also did not include a service contract; \$1583

from Dell which includes a three year on-site and 24/7 service contract as well as new software upgrades. A motion was made by Mr. Ferguson authorizing the Chairman to approve the purchase. Mr. LaFiura seconded the motion and by voice vote approval was granted for the purchase of the Dell Computer. Mr. Simpson also shared that the Copier needed to be replaced as it was less expensive to replace the copier/printer/scanner than to repair the current one. Mrs. Blondo obtained three quotes, Staples, Best Buy and Seeley, all three were for the same amount of \$450. Seeley's will be awarded to bid.

Educational Topic: Mike Brandi, Esq., presented to the Board a general overview of what constitutes an IDA and the laws governing that.

Adjournment: There being no further business, a motion was made by Mr. Caimano and seconded by Mr. LaFiura to adjourn the meeting. The Chairman adjourned the meeting at 5:11 p.m.

Date

Joseph LaFiura, Secretary/Treasurer

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