

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

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

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

TO: **EXECUTIVE/NOMINATING/PARK COMMITTEE MEMBERS**
COUNTIES OF WARREN AND WASHINGTON
INDUSTRIAL DEVELOPMENT AGENCY

FROM: Bud Taylor, Chairman

DATE: January 6, 2015

The **Executive/Nominating/Park Committee** of the Counties of Warren and Washington Industrial Development Agency will hold its meeting as follows:

Date: Tuesday, January 13, 2015 at 8:30 am

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

cc: **All WWIDA Members**
Kara I. Lais, Esquire (with attachments)
Thomas Jarrett, Jarrett Engineers (with attachments)
Joan Sady, 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
And
Counties of Warren and Washington
Civic Development Corporation**

**JOINT AGENDA
EXECUTIVE, NOMINATING AND PARK COMMITTEE MEETINGS
January 13, 2015**

IDA Park Committee:

1. Approval of December 9, 2014 Minutes
2. Foresting Maintenance in Park (Jarrett)
3. ROW to Galusha & Sons/Lewis Crane parcels update

IDA: Executive/Nominating Committee

1. Meeting Schedules for 2015
2. Officer Nominations
3. ICC 4 Main St. Project
4. Added Insurance Liability Coverage Proposal

Adjournment

CDC: Executive/Nominating Committee:

1. Approval of minutes from last Committee meeting of December 9, 2014
2. Officer Nominations
3. Meetings - 2015

COUNTIES OF WARREN & WASHINGTON
INDUSTRIAL DEVELOPMENT AGENCY

And

COUNTIES OF WARREN & WASHINGTON
CIVIC DEVELOPMENT CORPORATION

**EXECUTIVE AND PARK COMMITTEE MEETING
SCHEDULE**

2015

*Unless otherwise specified, all IDA Executive/Park Committee Meetings will take place on the **Tuesday** preceding the Board of Directors' Meetings, at **8:30 a.m.** at FitzGerald Morris Baker Firth, PC (FMBF), 16 Pearl Street, Glens Falls, New York*

*Executive Committee Meetings of the **Civic Development Corporation** will be held on an as needed basis on the same date and time, immediately following the IDA's Committee meeting.*

| | |
|--------------------|------|
| January 13, 2015 | FMBF |
| February 10, 2015 | FMBF |
| March 10, 2015 | FMBF |
| April 14, 2015 | FMBF |
| May 12, 2015 | FMBF |
| June 9, 2015 | FMBF |
| July 14, 2015 | FMBF |
| August 11, 2015 | FMBF |
| September 15, 2015 | FMBF |
| October 13, 2015 | FMBF |
| November 10, 2015 | FMBF |
| December 15, 2015 | FMBF |
| January 12, 2016 | FMBF |
| February 9, 2016 | FMBF |

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

And

**COUNTIES OF WARREN & WASHINGTON
CIVIC DEVELOPMENT CORPORATION**

**BOARD MEETING SCHEDULE
2015**

*Unless otherwise specified, all IDA Board Meetings will take place on the **third Monday*** of each month at **4:00 p.m.** in either:*

Warren County - Committee Room 2nd Floor

Washington County- Board of Supervisors' Chambers

CDC Board Meetings will be held on an “*as needed*” basis immediately following the IDA meeting.

| | |
|-----------------------------|-------------------|
| January 20, 2015 (Tuesday) | Washington County |
| February 17, 2015 (Tuesday) | Warren County |
| March 16, 2015 | Washington County |
| April 20, 2015 | Warren County |
| May 18, 2015 | Washington County |
| June 15, 2015 | Warren County |
| July 20, 2015 | Washington County |
| August 17, 2015 | Warren County |
| September 21, 2015 | Washington County |
| October 19, 2015 | Warren County |
| November 16, 2015 | Washington County |
| December 21, 2015 | Warren County |
| January 19, 2016 (Tuesday) | Washington County |
| February 16, 2016 (Tuesday) | Warren County |

**** February Meeting –Includes Annual Meeting**

* Exception: January & February Meetings will be held on third Tuesday due to Monday federal holidays (Martin Luther King Day & Presidents' Day) .

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 **Tuesday, December 9, 2014** at FitzGerald Morris Baker Firth PC, 16 Pearl Street, Glens Falls, NY. The following were:

Present: Bud Taylor Chairman
Bruce Ferguson Vice Chairman, Park Chairman
Joseph LaFiura Secretary/Treasurer

Also Present: Robert C. Morris, Esq. FitzGerald Morris Baker Firth, PC
Tom Jarrett Jarrett Engineers PLLC
Deborah Mineconzo Office Administrator

Absent: Matt Montesi Member at Large

The minutes were taken by Deborah Mineconzo, Office Administrator.

Call to Order: Bud Taylor called the meeting to order at 8:29 am.

Minutes of Prior Meeting: Upon motion by Mr. LaFiura, seconded by Mr. Ferguson, the minutes of the October 14, 2014 Executive/Park Committee were unanimously approved.

PARK COMMITTEE:

Foresters for Timber Maintenance:

Mr. Jarrett reported he received proposals from Mr. Cipperly and Mr. Allen in the amounts of \$750.00 and \$300.00 respectively. The proposals cover walking the property in question in the Park and advising the Agency on recommended timber maintenance.

Mr. Jarrett's recommendation is to clear a pathway into the Park land (Phase IIC) of about fifty feet and then thin out areas around the pathway to aide with future developer prospects for sales.

After much discussion on the matter, Mr. Ferguson moved to have the Board consider approval of Mr. Allen's \$300.00 proposal. Mr. LaFiura seconded and all approved the motion.

ROW in Phase I to Galusha and Lewis Crane parcels:

Mr. Morris said there's nothing new to report on the paved road entrance area to Galusha and Lewis Crane parcels at this time. At last communication, Mr. Pontiff was working on the issue of bringing the pavement up to the required level so the Town can assume ownership.

Inquiry from Lampros Solar:

Mr. Ferguson reported he has left message but has not received a return call from Mr. Lampros. Mr. Lampros had called the Agency inquiring about locating solar panels or building a manufacturing plant on land purchased within our Park.

EXECUTIVE COMMITTEE:

Final Budget for 2015:

Mr. Taylor said the Committee received copies of the 2015 budget as preliminarily approved in October with updated YTD numbers. There being no changes to recommend at this time, Mr. Ferguson moved to present the budget to the Board on Monday for final approval. Mr. LaFiura seconded and all approved the motion.

ICC 4 West Main Street Project Update: Mr. Morris reported there's been no progress with the ICC 4 West Main Street project as of this date. We have received no security deposit or signed Preliminary Agreement. Discussion about sending an invoice for the legal fees to date was dropped from final decision. Mr. Morris said he and Kara Lais have suspended further work on the project until progress is made with required signed documents.

Insurance Liability Coverage:

Mr. LaFiura reported he had not heard back from Associates of Glens Falls yet regarding questions on coverage with two of our policies. Mrs. Mineconzo was advised to pay the Dishonesty Bond invoice due by January 1st.

Other Noteworthy Matters:

Mrs. Mineconzo advised the Committee she received a call from Tracy Clothier (of LA Group). The Whitewater Project via the Sacandaga-Hudson Advisory Council received a \$200,000 Matching Grant through NYS. They are looking to fund \$100,000 of the match by asking our IDA to contribute \$50,000 towards it. The Committee decided they would not offer matching funds.

Mrs. Mineconzo advised the group she received a call yesterday from Ted Berndt (owner of Agribusiness Park in Cambridge) inviting members of the IDA to tour his Park next Tuesday at 10 am or at least send a representative. Bruce Ferguson volunteered to attend on the Agency's behalf. The invite will be mentioned to the other Board members next Monday also.

Lengthy discussion ensued over a meeting at the Washington County office of FitzGerald Morris Baker Firth PC recently. Attendees were Mr. Morris, Mr. Taylor, Mr. Ferguson, Town and Village officials and Michael O'Connor, Attorney for Tom Longe (owner of the dewatering facility). Mr. O'Connor was asking about possible consideration of the IDA to assist in some way with total tax abatement benefits on his \$73 million facility over a fifteen year period. Current taxes are \$2.8 million per year added Mr. Morris. Mr. Morris advised the group on the other details and legal considerations on the matter. The group definitely didn't want to consider taking Title of the project. Given the high loss of tax revenue for the Town and County, Mr. Taylor was selected to advise Tom Longe to talk with the Town and County first on the matter. If the idea meets with Town and County approval, Mr. Longe could then approach the IDA to entertain the notion of a possible leaseback deal.

There being no more IDA business to discuss, the Chairman adjourned the meeting at 9:12 am.

DATE

Joseph LaFiura, Sec/Treasurer