

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

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

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

FROM: Bud Taylor, Chairman

DATE: August 4, 2015

The **Executive/Park Committee** of the Counties of Warren and Washington Industrial Development Agency will hold its regular monthly meeting on:

Date: Tuesday, August 11, 2015 at 8:30 am

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

cc: **All WWIDA Members**
Robert C. Morris, Attorney at Law (with attachments)
Thomas Jarrett, Jarrett Engineers (with attachments)
Amanda Allen, 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

AGENDA
EXECUTIVE/PARK COMMITTEE MEETING
August 11, 2015

Park Committee:

1. Approval of July 14, 2015 Minutes
2. Allen Foresting Update (Ferguson)
3. RWS Mfg Response to Letter – (Morris)
4. ROW Galusha/Lewis parcels (Morris)
5. Brushcutting Proposals
6. Rock removals Lot #4/5

Executive Committee:

1. Boats by George – Update on Closing
2. Website Update
3. FOIL Request
4. YE Procedures by SEFCO
5. 354 Broadway/Price Chopper PILOT Draft Agreement (Morris)

Adjournment

COUNTIES OF WARREN AND WASHINGTON INDUSTRIAL DEVELOPMENT AGENCY

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

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The **Executive/Park Committee** meeting of the Counties of Warren and Washington Industrial Development Agency was held on **Tuesday, July 14, 2015** at FitzGerald Morris Baker Firth PC, 16 Pearl Street, Glens Falls, NY. The following were:

Present:	Bud Taylor Bruce Ferguson Joseph LaFiura	Chairman Vice Chairman, Park Chairman Secretary/Treasurer
Absent:	John Millett, Sr.	At Large Member
Also Present:	Robert C. Morris, Esq. Tom Jarrett Matthew Simpson Michael O'Connor, Esq. Tom Hayden Bruce Ginsburg Jesse Tyree Chris Coughlan Deborah Mineconzo	FitzGerald Morris Baker Firth, PC Jarrett Engineers PLLC WWIDA Board Member Attorney for 354 Broadway LLC Price Chopper Rep Member 354 Broadway LLC Black Dog Designs Black Dog Designs Office Administrator

The minutes were taken by Deborah Mineconzo, Office Administrator.

Call to Order: Bud Taylor called the meeting to order at 8:30 am.

Minutes of prior Meeting: Upon motion by Mr. LaFiura, seconded by Mr. Ferguson, the minutes of the June 9, 2015 Executive/Park Committee Meeting were unanimously approved by the Committee.

PARK COMMITTEE:

Allen Forestry:

Mr. Jarrett advised the Committee Mr. Allen had to delay beginning the contracted work in Phase II of the Park due to wet weather. He's hoping for a drier August and September. Mr. Jarrett assured everyone there's still plenty of growing weather ahead to complete the work.

RWS Manufacturing:

Mr. Morris did not finalize and send his draft prepared letter regarding RWS Manufacturing issues as yet. He wanted to discuss it first at today's meeting and get approval to move ahead. Mr. Morris also wants to talk with Bill Scott on possible resulting legal matters with the letter before mailing. Mr. Jarrett stated the letter seems to cover all the issues. The Committee approved the mailing by Mr. Morris to Mr. Fortin. Mr. Ferguson confirmed with Mr. Morris the plant manager, Don Student, will receive a copy.

R/O/W Galusha:

Regarding the ongoing subject of the R/O/W near Galusha's (Phase I), Mr. Morris said he

reviewed the original Galusha License Agreement of 1993. The license refers to a filed map prepared by John B. VanDusen. The Agreement includes a metes and bounds description of the R/O/W. Mr. Morris was asked to contact Mr. Steves (now business owner of Van Dusen & Steves) to inquire about their fee to survey the road. The Town of Kingsbury wants Title Insurance. Mr. Morris suggested to Mr. Ferguson he talk with Jim Lindsay about the Town waiving the need for Title Insurance. At this point, the IDA is not offering to pay for the survey or Title Insurance. Galusha agreed to pave the road to Town specifications. Mr. Ferguson voiced concerns over the plans for the Lewis parcels being purchased.

Brushcutting in Park:

Mr. Ferguson wants to have the same (9) vacant lots cut again this year. He suggested running an ad again in the Post Star requesting proposals for consideration which the Committee approved. The engagement would be for two years rather than one this time. In addition, it was decided the ad will be sent to the three entities that inquired about the mowing last year.

Rock Removal Lots 4 & 5:

Mr. Jarrett reminded everyone the Highway Department of Kingsbury had promised to remove some rocks on Lots 4 & 5 this Spring but they've been busy with projects and paving. He will follow up with them on a timetable.

Other Matters:

One of the new banners was available for review. Mr. Ferguson will put one at the new Project site for The Cambridge. Developer, George Scala approved its placement with Mrs. Mineconzo already. George Pensel also approved a banner on his Fort Ann site but the Committee decided to wait until after the closing to do so. Mrs. Mineconzo will check with Dave Kenny about approving the placement of our agency banner on the Marriott Hotel site in Lake George.

Mr. Ferguson mentioned there was an inquiry about a manufacturing business possibly considering purchasing Lots 4 & 5 but no application has been received as of this date.

Executive Committee:

Boats by George:

Mr. Morris informed the Committee Mr. Pensel hopes to close by the end of the month but he (Mr. Morris) has not received any bank documents as of this date.

Website Draft Presentation:

Jesse Tyree and Chris Coughlan of Black Dog Design presented their draft of the proposed revised website for the Agency. Jesse and Chris went over in detail the website looking for Committee approvals on the content and taking a list of suggestions along the way. The Agency's current and some former projects will be added to the site at the Committee's suggestion. Mrs. Mineconzo will provide requested additional information to them. The target for approval by the Board will be the August Board Meeting, with upload targeted by September.

New Project Applications:

Mr. O'Connor, Mr. Hayden and Mr. Ginsburg presented a long, detailed synopsis of the intended project based on the two applications received last week for the members to consider. Specifically, the project is a cleanup of a Brownfield area in Fort Edward

followed by construction of a building funded by 354 Broadway LLC to house the tenant of Price Chopper Fort Edward. Noteworthy also was the fact that Mr. O'Connor stated the developer is looking for an enhanced PILOT of fifteen years. Mr. O'Connor's basis for the IDA to assist is there is nothing like this readily available in Fort Edward at this time. A Public Hearing is first needed and the Committee decided to have the full Board discuss and access the application requests on Monday. If approved, the Public Hearing would be held prior to the next August Board Meeting. The members requested that the developer and/or Mr. O'Connor attend Monday's meeting to answer questions by the full Board. There were voiced concerns by some of the Committee over whether this project meets the State's new criteria for IDAs assisting retail projects. Mr. Morris reviewed the various criteria for everyone. Mr. LaFiura asked that printed information on the new IDA guidelines with retail projects be sent/mailed to all members to read before the meeting next week.

There being no further business, the Chairman adjourned the meeting at 10:20 am

DATE

Joseph LaFiura, Sec/Treasurer

DRAFT

The Garden Barn, LLC
 351 East Road
 Fort Edward, NY 12828
 Fax and Phone: (518) 747-8843

QUOTE

Quote For: Counties of Warren and Washington IDA
 5 Warren Street
 Suite 210
 Glens Falls, NY 12801

Date: July 28, 2015

Service

Quote Totals

Brush hogging of approximately 20 acres in Industrial Park	\$ 1,150.00
-	
-	
-	
Sub Total	\$ 1,150.00
NYS Sales Tax (7%)	n/a
Total	\$ 1,150.00
Quote Prepared by:	
Quote Accepted by:	
**This price will remain the same for 3 years if a contract for 3 years is agreed upon.	

Any legal fees associated with debt collection will be the sole responsibility of land owner.

**WWIDA
Pilot Calculations
2013**

Procedures:

Traced tax rates to 2013 Warren & Washington County school, town & county tax rate tables prepared by Washington County & Warren County real property tax services.

Traced PILOT paid to amounts recorded as paid in QuickBooks per wp# K.

Traced assessed values to 12/31/12 WP to agree.

Traced assessed values to PILOT agreement to agree.

Sighted 2013 tax bill for assessed value.

Verified that 485b % is reduced 5% from P/Y, and that no **land** is receiving 485(b) exemption.

Recalculated per PILOT agreement.

Footed/x-footed.

Traced company to listing of active PILOT companies per wp# FF-1(f) to agree. Reviewed list of active PILOT companies per wp# FF-1(f) to determine if any companies are not on spreadsheet.

FINDINGS:

Jennus's checklist