

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 **October 19, 2015** at the Warren County Municipal Center in Lake George, NY, the following members were:

PRESENT:

Bud Taylor	Chairman
Bruce Ferguson	Vice Chairman/Park Chairman
Joseph LaFiura	Secretary/Treasurer
Matt Simpson	At Large Member
Lou Tessier	
Jim Lindsay	
Dave O'Brien	
John W. Weber	
John Kvocka	

ABSENT:

John Millett, Sr.

ALSO PRESENT:

Robert C. Morris, Esq.	FitzGerald Morris Baker Firth PC
Patti Garrand	TFC Enterprises LLC & Tree Paad
George Scala	Innovative Concepts Consulting
Kristen Batchelder	Innovative Concepts Consulting
Deborah Mineconzo	Office Administrator

The minutes of the meeting were taken by the Office Administrator. The Chairman called the meeting to order at 4:00 pm.

Accounts Payable:

Mr. LaFiura moved to approve the accounts payables as presented with Mr. Simpson seconding. The motion was approved by roll call vote.

(Mr. Weber and Mr. Tessier arrive)

Park Committee Business:

Galusha/Lewis parcel R/O/W – Survey and Title Costs:

Mr. Morris informed the members the intended buyer for the Lewis parcel, Jerry Nudi, is out of town and therefore is unable to be at today's meeting as requested.

Mr. Morris reported the Town (of Kingsbury) is ready to accept the "Galusha" roadway but requires a survey be done and Title Insurance purchased. Mrs. Lewis (current owner of the parcels being sold to Mr. Nudi) has now offered to pay \$1,000 towards the \$2,200 survey costs and will also pay for the Title Insurance. Mr. Morris advised the members the Executive/Park Committee at their recent meeting

recommends the Board approve paying the balance of the survey (\$1,200) so the roadway can finally be deeded to the Town. Mr. LaFiura moved to approve payment of the balance for the survey with Mr. Kvocka seconding. All voted in favor of the motion by roll call vote.

Resolution No. 15-10
Adopted October 19, 2015

**RESOLUTION AUTHORIZING A CONTRIBUTION TOWARDS THE COST OF A
SURVEY FOR THE “GALUSHA” RIGHT-OF-WAY
(Full Resolution at end of these minutes)**

Mr. Lindsay followed the vote by stating he’s glad the matter will finally be resolved. Mr. Morris will request Mr. Nudi attend the November meetings (Executive and Board) to advise the members what his intentions are for the parcels.

New Business:

TFC Enterprises (Tree Paad) – Application and Resolution for Public Hearing:

Patti Garrand gave an overview for the Board of her business plan for TFC Enterprises, LLC. TFC Enterprises is currently under contract to purchase the 3-year vacant Glenwood Avenue building (formerly housing the Nautilus) from Rick Schermerhorn by end of this year. The building would then be completely renovated inside in preparation for its new tenant, Tree Paad Fun Center. Tree Paad is currently located and leasing a location in Mechanicville but plans to close its present location and move back to Queensbury. She is asking for assistance in the form of a PILOT along with sales tax and mortgage tax exemptions.

Mr. Kvocka commented the project would be a plus for Warren County having witnessed her business at another location. Mr. Kvocka moved to pass a resolution scheduling a Public Hearing in Queensbury for the project on November 16th at 10 am. Mr. Ferguson seconded and all voted in favor of the resolution by voice vote.

Resolution No. 15-11
Adopted October 19, 2015

**RESOLUTION TO SCHEDULE A PUBLIC HEARING RELATING TO THE TFC
ENTERPRISES, LLC PROJECT
(Full Resolution at end of these minutes)**

Innovative Concepts Consulting LLC:

Mr. Scala and Ms. Batchelder of our current project, ICC 4 West Main Street (formerly the Cambridge Hotel), submitted a new application involving their Cambridge Guest Home on South Union Street in Cambridge. They stopped in and the Chairman asked them to give an overview of the new, second project application just received from Innovative Concepts Consulting LLC. The Cambridge Guest Home is currently operating and housing residents. They have been given approval to add more beds (6) to the site and possibly more later on. Consequently, they plan to physically expand the Union Street building. They are asking for a sales tax exemption on the expansion materials. In addition, they are seeking mortgage tax exemption for the entire re-financing of the Cambridge Hotel and the Cambridge Guest House. Mr. Scale stated they are not asking for PILOT assistance on the expansion.

Mr. Taylor stated the subject is scheduled for the November meetings after the application has been reviewed by all.

Glens Falls Hospital – Closing on Bonds:

Mr. Morris reported the Glens Falls Hospital paid off their bonds through our Agency and refinanced through the Glens Falls LDC. The closing was completed recently.

Preliminary Budget for 2016:

Mrs. Mineconzo walked through her proposed budget for 2016. Noteworthy, she stated the computer expenses were higher this year due to the revision of the Agency’s website but expects them to be much lower next year. Accounting fees will be a little higher because of a checklist of additional procedures for the year end work that was reinstated and approved by the Executive Committee for every other year. Mr. LaFiura moved to approve the budget as presented with Mr. Lindsay seconding. All voted in favor of the budget by roll call vote.

Other Matters:

At Large Member Change:

Mr. Taylor reported Mr. Millett as the at-large member advised Mrs. Mineconzo it has become too difficult for him to attend the early morning meetings of the (IDA & CDC) Executive and Park Committees. He asked that he be replaced but will remain a regular Board Member at this time. Accordingly, Mr. Taylor as Chairman appointed Matt Simpson (of Warren County) as the replacement at-large member.

Lot Purchase:

Mr. Ferguson brought up the article in The Chronicle this week of a cheese factory and their plans for two lots in our Park. Mrs. Mineconzo spoke with the owner and advised her to get the application to the IDA soon if interested in property. The owner also advised Mrs. Mineconzo she is seeking assistance from the Agency and was advised about the second application. Mr. Lindsay informed everyone he had heard from the owner but she has not gone before the Town Planning Board yet.

RWS Manufacturing Culvert:

Mr. Lindsay informed everyone the Highway Department of Kingsbury is scheduled to take out the northern culvert at the RWS Manufacturing site, as the Agency requested, this Thursday.

There being no further business to discuss, Mr. Ferguson moved to adjourn the meeting with Mr. Kvocka seconding. The Chairman adjourned the IDA meeting at 4:25 pm.

Dated

Joseph LaFiura, Secretary

Counties of Warren & Washington Industrial Development Agency

Resolution No. 15-10
Adopted October 19, 2015

Introduced by Joseph LaFiura
who moved its adoption.

Seconded by John Kvocka

RESOLUTION AUTHORIZING A CONTRIBUTION TOWARDS THE COST OF A SURVEY FOR THE “GALUSHA” RIGHT-OF-WAY

RECITALS

1. The owner of the Galusha property in Phase I of the Airport Industrial Park agreed to, and has constructed, a roadway on a certain right-of-way connecting the Galusha property with Park Road. The roadway has been constructed in accordance with town requirements and the Town of Kingsbury has agreed to accept the right-of-way as a public road upon the receipt of a survey and a title insurance policy.
2. The owner of the Lewis Crane property has agreed to pay for the title insurance and contribute \$1,000.00 towards the cost of a survey, the total cost of which is \$2,200.00.
3. The Agency believes that it would be in the best interests of the Agency to have the “Galusha” right-of-way accepted by the Town of Kingsbury as a public road.

RESOLUTION

IT IS HEREBY RESOLVED, that the Agency agrees to contribute \$1,200.00 towards the cost of the survey of the “Galusha” right-of-way so that it can be accepted by the Town of Kingsbury as a public road.

This Resolution shall take effect immediately.

VOTING:	AYES	NAYS	ABSTAIN	ABSENT
Harold G. Taylor	1			
Bruce A. Ferguson	1			
Joseph P. LaFiura	1			
Louis Tessier	1			
John Millett, Sr.				1
James T. Lindsay	1			
Dave O'Brien	1			
John W. Weber	1			
John S. Kvocka	1			
Matthew Simpson	1			
TOTALS	9	0	0	1

Counties of Warren & Washington Industrial Development Agency

Resolution No. 15-11
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Seconded by Bruce Ferguson

**RESOLUTION TO SCHEDULE A PUBLIC HEARING RELATING TO THE TFC
ENTERPRISES, LLC PROJECT**

WHEREAS, TFC Enterprises, LLC, a limited liability company established pursuant to the laws of the State of New York, having an address of PO Box 4212, Queensbury, New York, 12804 (the "Company") has requested that the Agency provide financial assistance in the form of a payment of lieu of taxes, mortgage tax exemption and sales tax abatements regarding a construction project (the "Project") to consist of: (i) the acquisition of an interest in a certain commercial parcel or parcels of land located at 91 Glenwood Avenue, Town of Queensbury, County of Warren, State of New York (the "Land"); (ii) the construction and equipping of an existing 32,000+/- square foot commercial facility for the establishment of a recreational facility for children (the "Facility"); (iii) the acquisition and installation therein of certain furnishings and fixtures (the "Equipment" together with the Land and the Facility, collectively the "Project Facility") to be used in connection with the contemplated uses; and (iv) the lease of the Project Facility to the Company, all pursuant to Title 1 of Article 18-A of the General Municipal Law of the State of New York, Chapter 862 of the Laws of 1971 of the State of New York (collectively, the "Act"), as amended; and

WHEREAS, Chapters 356 and 357 of the Laws of 1993 require that prior to granting financial assistance of more than \$100,000.00 to any project, an IDA must (a) adopt a resolution describing the project and the financial assistance contemplated by the IDA with respect thereto, and (b) hold a public hearing in the city, town or village where the project proposes to locate upon at least ten (10) days published notice and, at the same time, provide notice of such hearing to the Chief Executive Officer of each affected taxing jurisdiction within which the project is located; and

WHEREAS, the Agency is in the process of reviewing and considering the Company's Application requesting the Agency to provide financial assistance for the proposed Project, which may include a sales tax abatement during the construction of the Facility, a mortgage tax exemption and a payment in lieu of taxes, all of which shall be consistent with the uniform tax exemption policy of the Agency.

NOW, THEREFORE, BE IT RESOLVED:

1. The Agency hereby schedules a public hearing pursuant to Article 18-A of the New York State General Municipal Law (the "Law") to be held by the Agency on Monday, the 16th day of November, 2016, at 10:00 a.m., local time, at the Queensbury Town Office Building, Supervisor's Conference Room, located at 742 Bay Road, Town of Queensbury, County of Warren, New York, 12804, in connection with the Proposed Project.

2. The Agency hereby authorizes the publication of a Notice of Public Hearing for the Proposed Project and in accordance with the Law and the Agency's policies and procedures.

3. This resolution shall take effect immediately.

AYES: 9
NAYS: 0
ABSENT: 1
ABSTAIN: 0