

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

5 Warren Street, Suite 210
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TO: **EXECUTIVE/PARK/GOVERNANCE COMMITTEE MEMBERS**
COUNTIES OF WARREN AND WASHINGTON
INDUSTRIAL DEVELOPMENT AGENCY

FROM: Bud Taylor, Chairman

DATE: April 29, 2016

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

Date: **Tuesday, May 10, 2016 at 8:30 am**

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

cc: **All WWIDA Members**
Robert C. Morris, Esquire (with attachments)
Kara I. Lais, Esquire (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/GOVERNANCE
COMMITTEE MEETING
Tuesday, May 10, 2016**

- Approval of April 11, 2016 Minutes

Park Committee:

1. Allen Forestry (Jarrett)
2. RWS Mfg – Pilot Termination Update

Executive/Governance Committee:

1. Big Bay Lodging update
2. ICC4 West Main – Update (Lais)
3. Price Chopper Ft. Edward – Update on closing (Lais)
4. Manchester Wood – Project Termination & Title Transfer
5. Kenny & Dittrich Amherst Update (Lais)
6. Bylaws Wording Revisions:
 - a. Quorum
 - b. Majority vote

Adjournment

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The **Executive/Park Committee** meeting of the Counties of Warren and Washington Industrial Development Agency was held on **Monday, April 11, 2016** at the offices of FitzGerald Morris Baker Firth PC, 16 Pearl Street, Glens Falls, NY. The following were:

Present:	Bud Taylor	Chairman
	Bruce Ferguson	Vice Chairman and Contracting Officer
	Joseph LaFiura	Secretary/Treasurer
	Matt Simpson	At Large Member

Also Present:	Kara I. Lais, Esquire	FitzGerald Morris Baker Firth, PC
	Tom Jarrett	Jarrett Engineers
	Bhavik Jariwala	Big Bay Lodging LLC
	Jack Kelley	Coldwell Banker
	Deborah Mineconzo	Office Administrator

The minutes were taken by the Office Administrator.

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

Minutes of prior Meeting: Upon motion by Mr. Simpson, seconded by Mr. Ferguson, the minutes of the March 15, 2016 Executive/Park Committee Meeting were unanimously approved by the Committee.

Park Committee:

Granger:

As informed by an email from Ross Cortese, Mr. Taylor said a Public Hearing is scheduled for April 20th at 7 pm for Brian Granger of BG Lenders. They are planning to purchase the former Northern Homes parcel and building in Phase I as presented to the Board in January. Mr. Taylor read a prepared draft letter to send to the Planning Board stating our Agency's approval of the intended plans for the site. The Committee unanimously approved sending the letter today signed by the Chairman.

RWS Manufacturing – Termination of PILOT Request:

Ms. Lais advised the Committee Eric Fortin of RWS Manufacturing has requested an early termination of their lease and consequently their PILOT with our Agency. She states they are doing some refinancing. They only have a couple years left on the PILOT. Ms. Lais will prepare a resolution accordingly for Board consideration at Monday's meeting.

Parcel near Galusha:

Mr. Ferguson reported he had spoken earlier with James Campagnone of Galusha and Sons regarding the vacant fifteen acre parcel adjacent to their current property. Galusha and Sons may possibly be interested in purchasing the parcel. Mrs. Mineconzo sent Mr. Campagnone a scanned copy of the Park area with the parcel outlined for them to view. Mr. Ferguson advised them our Agency has no firm asking price and if they are interested, they were encouraged by Mr. Ferguson to

make an offer for consideration. Mr. Ferguson added that Washington County doesn't seem to be interested in promoting the (large) parcel for a sale at this time.

Executive Committee:

Letter to Dr. Keller:

Mr. Taylor read a prepared draft letter, as requested by the Committee at an earlier meeting, to Dr. Keller. The letter reinforces the expectations of future timely PILOT payments. The Committee approved sending the letter.

New Project Application:

Mr. Taylor introduced Mr. Jariwala (new project application developer) and Mr. Kelley of Coldwell Banker to the Committee. Mr. Jariwala gave a summary of the project relating to the new application everyone received. The developer is seeking assistance with mortgage and sales tax relief along with a PILOT if possible. A long discussion ensued with several questions from the Committee. The Committee voiced some concerns about assisting with a PILOT and categorizing the project to fit current NYS regulations. Mr. Ferguson specifically pointed out our Agency did not assist with a PILOT on the Lake George Marriott because of public concerns. He also added the unwritten rule through the years with our Agency has been not to assist with competing projects. There are three possible hotel projects apparently coming to the Exit 18 area and consensus is we may be contacted by all of them. The Committee continued discussion on the subject after the presentation completed and the developer and Mr. Kelley left. The decision was to have the Board consider the scheduling of a Public Hearing to find out what the public thinks on the project. Mr. Taylor was asked to speak with Town and County officials about their thoughts on the projects coming to that area before the May Board Meeting. Mrs. Mineconzo will request Mr. Jariwala and Mr. Kelley to present the project and answer questions for the Board at Monday's meeting before approving the Public Hearing.

ICC4 West Main LLC:

Ms. Lais reported ICC4 West Main had planned to close last month. However, the closing has not been scheduled yet although all the documents are prepared and ready some of which were revised.

354 Broadway/Price Chopper Fort Edward – Update on Closing:

Ms. Lais informed everyone the closing for 354 Broadway/Price Chopper Fort Edward was originally scheduled last Friday but was cancelled by them. She added the closing is rescheduled for this Friday.

Kenny & Dittrich Amherst – Mortgage and Project Cost Changes:

Ms. Lais advised everyone that Kenny & Dittrich Amherst LLC is increasing their bank loan by \$2 million for their parking lot. They will get a mortgage tax exemption on the increased amount and the Committee agreed that our Agency should receive an additional administrative fee based on the increased project cost. The full Board will formally act on this at Monday's meeting.

Other Matters:

Mr. Taylor advised the Committee Morris Products emailed the Agency that construction on the new expansion is starting next week.

There being no further business, the Chairman adjourned the meeting at 9:35 am.

DATE

Joseph LaFiura, Sec/Treasurer

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Section 4. **Quorum.** At all meetings of the Agency, a majority of the members of the Agency shall constitute a quorum for the purpose of transacting business; provided that a smaller number may meet and adjourn to some other time or until the quorum is obtained.

Section 5. **Order of Business.** At the regular meetings of the Agency the following shall be the order of business:

1. Roll Call.
2. Reading and approval of the minutes of the previous meeting.
3. Bills and communications.
4. Report of the Treasurer.
5. Reports of Committees.
6. Unfinished business.
7. New business.
8. Adjournment.

All resolutions shall be in writing and shall be copied in a journal of the proceedings of the Agency.

Section 6. **Manner of Voting.** The majority of the membership shall be sufficient to pass any matter before the Agency, except when a greater number is required by these by-laws or by government law, rule or regulation. The voting to amend these by-laws and the voting on all matters requiring the expenditure of money, the issuance of bonds, the