

COUNTIES OF WARREN AND WASHINGTON INDUSTRIAL DEVELOPMENT AGENCY

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The **Executive/Park/Governance Committee** meeting of the Counties of Warren and Washington Industrial Development Agency was held on **Tuesday, May 10, 2016** at the offices of FitzGerald Morris Baker Firth PC, 16 Pearl Street, Glens Falls, NY. The following were:

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

<i>Also Present:</i>	Robert C. Morris, Esquire	FitzGerald Morris Baker Firth, PC
	Tom Jarrett	Jarrett Engineers
	Joe Brillig	Washington County Sewer District
	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. LaFiura, the minutes of the April 11, 2016 Executive/Park Committee Meeting were unanimously approved by the Committee.

Park Committee:

Allen Forestry:

Mr. Jarrett reported Jim Allen advised him the market conditions are poor at the current time. The Committee needs to decide if Mr. Allen should wait a couple months and see what the market does. Mr. Jarrett added that if the market does not improve, a delay of another year might be had. The Committee decided since there's no pressure to begin the bidding process, delay a month or two and leave the decision on bid timing to Mr. Allen.

RWS Manufacturing – Termination of PILOT:

Regarding the lease termination, Mr. Morris reported the Title for RWS Manufacturing property has been turned over to the developer.

Brillig – Washington Co. Sewer District:

Since Mr. Brillig was not due to arrive yet, Mr. Jarrett took the time to distribute maps of the Sewer District #1 parcel and review the history of the district. He answered several questions on the map including right-of-ways to various parcels.

Move to Executive Committee:

Big Bay Lodging Update:

Mr. Taylor reminded everyone the Public Hearing for the proposed Big Bay Lodging project is tomorrow at 10 am. Mr. Morris advised the committee he is drafting two different resolutions for

Board consideration at next Monday's Meeting in anticipation of the Board moving on the project. Concerns were voiced about PILOT benefits to this project and the need to be consistent since other hotel projects may be coming to our Agency in the future. Mr. Morris plans to have two different draft resolutions ready for Monday's Board Meeting.

ICC4 West Main Update:

Mr. Morris reported ICC4 West Main is preparing their financing. They may not seek assistance from the SBA.

Price Chopper Fort Edward – Update:

Mr. Morris reported the Price Chopper Fort Edward project closed recently.

Manchester Wood – Project Termination and Title Transfer

Mrs. Mineconzo informed the Committee the Manchester Wood project termination request came as the result of their restructuring recently of their financing. Their Office Manager asked if Title could be transferred now to them. Mr. Morris is preparing a resolution for their Lease Termination for approval at Monday's Board Meeting. Mr. Ferguson commented this project was a good type for our Agency.

Kenny & Dittrich Amherst – Update:

Mr. Morris reported Attorney Jon Lapper told him closing may be next week for Kenny & Dittrich Amherst LLC (the Marriott Lake George project).

Bylaws Wording Revisions (Quorum & Majority Vote):

Mr. Taylor addressed the Bylaws and possible recommendations to enhance the wording regarding the subjects of what constitutes a "Quorum" and a "Majority Vote". Mr. Morris explained it might be a good idea to be more specific on these subjects in the Bylaws. Mr. Morris, at Mr. Ferguson's request, will research the "Quorum" subject more thoroughly for our type of Agency by next month's Committee meeting.

Back to Park Committee:

Sewer District #1 – Joe Brillig:

Mr. Ferguson reached out to Mr. Brillig recently on the subject of purchasing the parcel which holds the sewer district plant in the IDA's Park. Mr. Brillig said the Commissioners are willing to sell it "but not for \$1.00". Mr. Brillig reviewed the current issues with Sewer District #1. The TV work was completed 1 ½ year ago and the estimate from the inspection crew was around \$600,000. Pipe lining work is necessary due to extensive calcification. If the district sells the parcel to the IDA, they will want money towards the costs. The district is applying for CFA money through Empire State Development hopefully by July. They would be interested in any monies to help fund the project, including a possible match of the CFA funds, from our IDA. Mr. Brillig informed the Committee they plan to restructure the rates to the district businesses with the possibility of a 50% increase in the future. The Committee made no decision on the subject.

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

DATE

Joseph LaFiura, Sec/Treasurer