

**COUNTIES OF WARREN AND WASHINGTON  
INDUSTRIAL DEVELOPMENT AGENCY (WWIDA)**

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

Tel. (518) 792-1312  
website: [www.warren-washingtonida.com](http://www.warren-washingtonida.com)

TO: Bruce Ferguson, Joseph LaFiura and Matt Simpson  
**Executive/Park Committee Members for the**  
**COUNTIES OF WARREN AND WASHINGTON**  
**INDUSTRIAL DEVELOPMENT AGENCY**

FROM: Bud Taylor, Chairman

DATE: August 9, 2017

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The **Executive/Park Committee** of the [Counties of Warren and Washington Industrial Development Agency](#) will hold their monthly meeting on:

Date: Wednesday, August 16, 2017 at **9:00 am**

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

cc: **All WWIDA/WWCDC Members**  
Robert C. Morris, Esquire (with attachments)  
Amanda Allen, Warren County Board Clerk (with agenda)  
Debra Prehoda, Washington County Board Clerk (with agenda)  
Maury Thompson, The Post Star (with agenda)

**Counties of Warren and Washington  
Industrial Development Agency**

**EXECUTIVE/PARK COMMITTEE MEETING  
AGENDA**

**Wednesday, August 16, 2017**

- Approval of IDA July 12, 2017 Minutes

**IDA Park Committee:**

1. Allen Forestry – bidding update (Jarrett)
2. Precision Stone – site plan Phase I (Jarrett)
3. Other Park Matters

**IDA Executive Committee:**

1. Greenwich Preservation Group-Update on retail info (Morris)
2. Aviation Hospitality LLC Update (Morris)
3. North Country Property Holdings
4. Destroying archive boxes
5. Office Administrator Replacement Status

Adjournment

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

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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 Wednesday, **July 12, 2017** at the offices of FitzGerald Morris Baker Firth PC, 16 Pearl Street, Glens Falls, NY. The following were:

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

|                      |                        |                                   |
|----------------------|------------------------|-----------------------------------|
| <b>Also Present:</b> | Robert Morris, Esquire | FitzGerald Morris Baker Firth, PC |
|                      | Tom Jarrett            | Jarrett Engineers                 |
|                      | Maury Thompson         | The Post Star                     |
|                      | William Wade           | Green Preservation Group          |
|                      | Ted Bearor             | Green Preservation Group          |
|                      | Sharon Reynolds        | Homefront Development Director    |
|                      | Deborah Mineconzo      | Office Administrator              |

The minutes were taken by the Office Administrator.

**Call to Order:** The Chairman called the meeting to order at 9:01 am.

**Minutes of prior Meeting:** Upon motion by Mr. Simpson, seconded by Mr. Ferguson, the minutes of the June 14, 2017 Executive/Park Committee Meeting were approved unanimously by the Committee.

## **Park Committee:**

### **Allen Forestry:**

Mr. Jarrett reported he's heard back from Jim Allen of Allen Forestry on the Phase II harvesting work. Mr. Allen advised him that as a result of all the rain recently, the ground in Phase II is very wet and Mr. Allen is postponing the harvest until September or October. He will initiate the bidding process sometime in August or early September. Mr. Jarrett also said Mr. Allen is going to reach out to RWS across the road also, as the Committee had requested at earlier meetings, to see if they are interested in purchasing any of the wood.

### **Precision Stone:**

Mr. Jarrett informed the Committee the site plan for the new location for Precision Stone in Phase I meets the Kingsbury town zoning and Park covenant requirements. However, their stormwater management plan, as required in our Covenants, needs work and he is waiting for their engineering firm to respond to Mr. Jarrett's noted concerns.

## **Executive Committee:**

### **New Application – Greenwich Preservation Group:**

Bill Wade, a Greenwich native, gave an overview of their project and their request for assistance in

the form of mortgage and sales tax exemptions and a PILOT from our IDA. He said they would be rehabing the building which held the former Wallie's Restaurant along with an abandoned (since 1984) historic building across the street. They already have a confirmed business tenant for the historic building. Mr. Wade stated the project will hopefully be a catalyst for a positive change in the Village of Greenwich. He added the "Wallie" building will be a mixed use project with a restaurant, distillery and year round farmers market. Mr. Wade informed the Committee they plan to repurpose the banquet room area in the former restaurant. The project is a recipient of two New York State Grants and they have two community banks working with them. Questions were also answered by Sharon Reynolds and Ted Bearor. Mr. Bearor informed the Committee he has extensive experience in the restaurant business.

Mr. Morris said it appears from the description and cost estimates that a great deal of the costs will be the establishment of the 120 seat restaurant and brew pub which is significantly *retail*, possibly over half the cost. That being the case, our Agency has to fit the retail aspect into a particular category as required by New York State. The category Mr. Morris thinks the retail possibly fits into is in providing a service not currently available in Greenwich. By the map, it does not look like the project site is in the former Empire Zone so the area is not considered highly distressed and the Greenwich area is not a tourism area. The other concern Bob Morris mentioned to the developers are whether the assessment would increase enough to make the Agency's assistance worthwhile for the project.

Mr. Morris informed the developer it will be up to the Board next to decide if they want to set up a Public Hearing for the project before the Agency does anything. Mr. Morris will follow up on obtaining information on this type of project and hopefully have more answers by the upcoming July 26<sup>th</sup> meeting. Mr. Ferguson suggested the developer get in touch with their Town to make sure they are on board with going along with all the requested tax exemptions. Mr. Morris recommended having the Town Supervisor and/or Village Mayor attend the hearing to share their support.

**Aviation Hospitality LLC & Board Meeting Date Change:**

Mr. Morris advised everyone Aviation Hospitality is still awaiting approval of their SEQR. Consequently, to accommodate the developer, the Agency Board agreed to postpone the July Board Meeting from July 17<sup>th</sup> to July 26<sup>th</sup>. An Inducement Resolution will be prepared for consideration on the 26<sup>th</sup>.

**Ray Terminals LLC:**

Mr. Morris informed the Committee that the Attorney for Ray Terminals, Justin Miller, is requesting an Agent Agreement at this time and Kara Lais is working on it. The developer is requesting only the Agent Agreement now so they can start buying equipment and materials with the Lease Agreement to follow later on. Only part of the Agency's administrative fee will be collected now with the balance to be received at the closing.

**Dewatering Plant Issue:**

No one showed any interest in the Dewatering Plant Issue and no discussion ensued on the subject.

**North Country Property Holdings:**

Mrs. Mineconzo informed everyone Dr. Keller advised her by email he would follow up with his lawyer about the letter requested from the Agency on his intentions with the referral center location. No further communication has been received as of this date.

**TRIBALS:**

Regarding our current TRIBALS, LLC project, Mr. Morris advised the Committee the building owner has changed. The Davidson's are totally out of the project. However, the new owners are thinking of bringing in a new LLC entity to replace the current one. Mr. Morris informed everyone if the new owners are going to bring in an entirely new LLC at the location, they'd need to advise us accordingly and get our approval. The needed new insurance coverage certificate has been received by the IDA's office.

**Other Matters - Office Administrator:**

Mr. Taylor informed the Committee the Office Administrator submitted her resignation by letter this morning. He read the letter to the Committee which asks that she be replaced by the end of her current contract date of September 14, 2017. At the request of the Committee she will type up an updated job description for them to use in seeking a replacement.

There being no other matters to discuss, Mr. Taylor adjourned the IDA Committee Meeting at 9:40 am.

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DATE

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Joseph LaFiura, Secretary/Treasurer

Not Yet Approved