

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

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The **Executive/Park Committee** meeting of the Counties of Warren and Washington Industrial Development Agency was held on Wednesday, **November 15, 2017** 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 and Park Chairman/Contracting Officer
	Joseph LaFiura	Secretary/Treasurer

Absent:	Matt Simpson	At-Large Member
	Tom Jarrett	Jarrett Engineers

Also Present:	Robert Morris, Esquire	FitzGerald Morris Baker Firth, PC
	Tami Blondo	Office Administrator
	Michael Goot	Post Star
	John Dowd	Smart Terra Care, LLC

The minutes were taken by the Office Administrator.

Call to Order: The Chairman called the meeting to order at 9:28 a.m.

Minutes of prior Meeting: Upon motion by Mr. LaFiura and second by Mr. Ferguson, the minutes of the October 11, 2017 Executive/Park Committee Meeting were approved unanimously by the Committee.

Park Committee:

Logging:

Mrs. Blondo indicated that per an email from Tom Jarrett, who was unable to attend today's meeting, logging is on-going. Mr. Ferguson will stop by the Park today to check on the progress of the logging.

North Country Property Holdings:

Mr. Morris indicated Kara Lais, Esq. has had communication with Dr. Keller who acknowledged that he owes the back taxes and has agreed to pay the back taxes on the vacant parcel that was not included in the PILOT. Mr. Morris indicated that we are awaiting a new lease from the company that owns the land. This new lease will be to a new tenant, a company that operates the Veterinarian practice. The new lease will replace the previous lease to the specialty practice that was part of the original project approved by the Agency. That practice is being terminated. The Agency will need to approve the lease to the new tenant and agree to keep the PILOT in place.

Other Park Matters:

Potential New Park Project:

Mr. John Dowd of Smart Terra Care, LLC presented a potential project to the Board for consideration. The potential project has an approximate value of \$12 million and would bring 20

They are looking for approximately 6 to 7 acres for the business. The project is an engineered biochar plant which utilizes sustainable biomass resources. The company's vision is to create sustainable solutions for present and future generations. Mr. Dowd was invited to present the project to the full Board on Monday, November 20, 2017.

No further Park Business.

Executive Committee:

Greenwich Preservation Group:

Mr. Morris indicated that Ms. Lais has been in contact with Dave Klingebiel, Esq. regarding the project and its status. Ms. Lais sent to Mr. Klingebiel what information the IDA was still awaiting for the project. Mr. Morris indicated that one of the items the Board was waiting information on was the SEQR determination. Mr. Ferguson indicated that Mr. Klingebiel had stated it was done. Mr. Morris stated that the information needs to be forwarded on to the IDA Board and that Ms. Lais will continue to follow-up with Mr. Klingebiel.

Mohawk Industrial Werks:

Mr. Morris indicated that it is likely the project will close by the end of the year. We have a signed agent agreement but it has not yet been signed by the contractor, V & H. The contractor is concerned with the date of the sales tax documents which cannot be dated prior to the date of the contract which was August 15, 2017. Further follow-up is needed to see where the project stands on moving forward.

Irving Tissue:

Mr. Morris indicated that Irving Tissue had contacted him as they are building a new facility in South Carolina and the bank would like to issue a second mortgage against the Fort Edward facility to assist with that financing. Consent would need to be given by the Board and at the next scheduled meeting a Resolution for this consent will be brought before the Board.

Ray Terminals:

Mr. Morris indicated that there was nothing new to report on the project. Mr. Ferguson indicated that construction had started on the project.

New Member:

Mr. LaFiura indicated that he will contact Ms. Sullivan to see if she is still interested in sitting on the Board and if she is, a recommendation will be made to Mr. Henneke to appoint her as a Washington County representative.

Renewal of Commercial/Liability Policy:

Mr. Taylor indicated that the policy has statutory increases to it, but that there are no additions or deletions to the current policy.

There being no other matters to discuss, Mr. Taylor adjourned the IDA Committee Meeting at 10:40 a.m.

11/20/17

DATE



Joseph LaFiura, Secretary/Treasurer