

**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 **December 18, 2017** at the Warren County Municipal Center in Lake George, NY, the following members were:

<i>PRESENT:</i>	Bud Taylor	Chairman
	Bruce Ferguson	Vice & Park Chairman/Contract. Officer
	Matt Simpson	At Large Member
	Craig Leggett	
	Dave O'Brien	
	Louis Tessier	
	John Weber	

<i>ABSENT:</i>	Joe LaFiura	Secretary/Treasurer
	Richard Moore	

<i>ALSO PRESENT:</i>	Robert Morris, Esq.	FitzGerald Morris Baker Firth, PC
	Tami Blondo	Office Administrator
	Ginny Sullivan	Prospective New Board Member

The minutes of the meeting were taken by Tami Blondo/Office Administrator. The Chairman called the meeting to order at 4:00pm. Attendance was taken by roll call and the needed quorum was confirmed by the Chairman.

The Chairman introduced our newest member, Ginny Sullivan. Awaiting appointment by Washington County.

Approval of minutes:

Mr. Tessier made a motion to approve the minutes of the November 20, 2017 Board Meeting minutes. Mr. Weber seconded the motion and all voted in favor of the motion by voice vote.

Accounts Payable:

Mr. Simpson moved to approve the accounts payables and Mr. Tessier seconded the motion. The motion was approved by roll call vote.

Unfinished Business:

Greenwich Preservation Group:

Mr. Ferguson contacted Greenwich Supervisor and also Ted Bearor to get a status update. Mr. Morris indicated that we do not yet have a signed agreement with Mr. Bearor for the project and his attorney should be contacting the Agency.

Mohawk Industrial Werks:

Mr. Morris indicated that the project closed as scheduled in November.

North Country Property Holdings:

Mr. Morris indicated that the Board is agreeable to substitute the Veterinary Practice for the Specialty Practice, but that the new lease has not yet been received from Dr. Keller so that a Resolution could be done for adoption by the Agency. The PILOT would remain in place. Mr. Leggett questioned about the two parcels and Mr. Morris explained that the assessor had combined the two parcels and then later uncombined them. There was an error as Dr. Keller had thought it was included in the PILOT but has since rectified the tax issue.

Park Business:

Logging:

Mr. Ferguson indicated that he didn't have any recent updates on the logging. Mrs. Blondo indicated that a second stumpage payment had been received and at least one more payment is expected within the week. Mr. Ferguson shared with the Board that the forester had been contacted by adjoining landowners to have logging done on their properties. The forester indicated that it would be the easiest and less disruptive to use the access and log landing that they developed for the IDA. Mr. Morris indicated that a written agreement should be done to include the type of insurance coverage needed, how long the project would be in place, hours of operation and not be open-ended, clean-up and road maintenance. Chairman Taylor indicated that we should be listed as named insured, not additional insured.

New Business:

RAN Entertainment/Skyzone:

Mrs. Blondo shared that she had received a telephone call from Mr. Saunders regarding a possible refund of Agency Fees paid as the project is coming in under budget. Mr. Saunders indicated that the project is about \$500,000 less than anticipated, which would result in approximately \$3700 refund to RAN Entertainment. Mr. Saunders indicated that the bank would get us the final numbers for the Board to review. Mr. Morris indicated that once those numbers are received, a Resolution would need to be done and approved by the Board. Chairman Taylor indicated that the policies and procedures should be amended to reflect a refund of fees would be given if a project comes in under budget as well as additional Agency fees charged if the project goes over budget. Mr. Morris indicated that we do collect the fees if the project is over budget.

2018 Final IDA Budget:

A motion was made by Mr. Ferguson to approve the IDA Budget for 2018. Mr. Simpson seconded the motion. By roll call vote the budget was approved.

Officer Considerations for 2018:

Chairman Taylor submitted and read into the minutes his letter of resignation as Chairman and Board Member effective February 26, 2018. Chairman Taylor indicated that the Executive Committee made the following recommendations: Matt Simpson for Chairman, Dave O'Brien for Vice Chairman/Park Chairman, and Joe LaFiura for Secretary/Treasurer. The Member-At-Large, should Mr. Simpson be elected Chairman, would be an appointed position by the Chairman. Chairman Taylor asked if there were any further

recommendations. No other recommendations were submitted. Nominations would take place by vote at the February annual meeting.

2018 Meeting Schedule:

A motion was made by Mr. Simpson to accept the schedule as proposed. Mr. Weber seconded the motion. Motion approved and passed as submitted.

NYS DEC Water Well Testing:

Chairman Taylor indicated that a letter was received offering, at no cost, no risk to the Agency, free water well testing at 27 Casey Road and 39 Casey Road for PFAS. Mr. Morris indicated that there are no wells on these properties as we are on Queensbury Town Water. Mr. Ferguson will follow-up with DEC regarding the letters.

No further business before the Board, the Chairman adjourned the meeting upon motion by Mr. Simpson and a second by Mr. Weber.

The meeting was adjourned at 4:26 pm.

1/17/18
Dated


Joseph LaFura, Secretary/Treasurer