

**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, **January 10, 2018** 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
<b>Absent:</b>	Matt Simpson	At Large Member
<b>Also Present:</b>	Kara Lais, Esquire	FitzGerald Morris Baker Firth, PC
	Tom Jarrett	Jarrett Engineers
	Dave O'Brien	
	Tami Blondo	Office Administrator

The minutes were taken by the Office Administrator.

**Call to Order:** The Chairman called the meeting to order at 9:03 a.m.

**Minutes of Prior Meeting:** Upon motion by Mr. LaFiura and second by Mr. Ferguson, the minutes of the December 13 2017 Executive/Park Committee Meeting were approved unanimously by the Committee.

Park Committee:

**Logging:**

Mr. Jarrett indicated that Mrs. Blondo had stated that three (3) progress payments had been received totaling \$11,916. Mr. Jarrett gave a draft Agreement to Kara for review for use of IDA lands from KB Logging for land use crossing to perform logging on adjoining property owned by neighbors to the Park.

Ross Cortese provided Mr. Jarrett with a draft proposal from Equustock (former RWS) to do an expansion at their current location. Mr. Jarrett indicated that he would review the proposal if the IDA would like him to do so. It was agreed that Mr. Jarrett should review the project before the Board proceeds with anything further.

No further Park Business.

Executive Committee:

**Project Inquiries:**

The Chairman indicated that it looks like 2018 will be a good year as we have had three (3) inquiries on prospective projects, one of which the Board will need to give guidance as it is a food service business. No new staff will be added, just a renovation project and are looking for sales tax exemption, but it is retail food. This is the project for Hannaford, Ms. Lais has spoken with the contact for the project. The property is located in a former Empire Zone. Mr. Ferguson indicated that it makes the project eligible. They will be submitting an application for the projection.

**2018 Meeting Dates:**

The Chairman indicated that Mr. O'Brien was at today's meeting as he had concerns with the times of the Executive Committee meetings. The times may not be at issue after further information may be given at a meeting later this week. There may be a need to move the time to an earlier time frame.

Mrs. Blondo indicated that the only change to the 2018 meeting schedule was the February 14, 2019 meeting.

**RAN Entertainment/Skyzone:**

Mrs. Blondo explained that we are still waiting for Mr. Saunders to submit the final numbers from the bank for the request to be reviewed.

**2018 Officer Nominations:**

The Chairman indicated that no changes were submitted. Matt Simpson will be the Chairman, Dave O'Brien would be Vice Chair and Park Chair, Joe LaFiura as Secretary/Treasurer. The Chairman indicated that the At-Large Member may be Craig Leggett.

**Bylaw Changes:**

The Chairman stated that discussions had been held in the past that there was a concern with the Executive Committee being the same for the Nominating Committee. The Chairman indicated the membership can nominate from the floor. There are no changes needed as agreed by the Board.

The Audit & Finance Committee bylaws change needs to include the language that the Chairman of the Board would be listed as an alternate. Ms. Lais indicated that notification would need to be done before the changes would be made.

Refund of Agency Fee When Project is Under Budget. Ms. Lais indicated that this should be a stand-alone policy and not a part of the Bylaws. Further review will be done for the February Executive Committee meeting.

**TRSB – Tax Issue:**

Ms. Lais indicated that she was in contact with Teri Ross at the Town of Queensbury and their lawyers regarding the issue. The 412-a was prepared but the Town does not have record of receiving it and FMBF is trying to find documentation that it was sent to them. Essentially what the Town is stating is that they were unaware of the PILOT and therefore the project would be required to pay the full school and town and county taxes for 2018. Ms. Lais said they are trying to get the matter resolved so it is retroactive and will apprise the Board as the issue moves forward.

**Greenwich Preservation Group:**

Ms. Lais indicated she will follow-up for further update.

**HF Park Properties – Temporary Easement:**

Ms. Lais indicated that she had reviewed the paperwork submitted by New York State DOT as it relates to the Temporary Easement and because the IDA was listed as a leaseholder at the time, approval needs to be given by the Agency. This is the result of an extension of the easement from 2014 to 2016 and would result in additional compensation of \$300. Morris indicated that he will need to review this and get back to the Board. We may need to sign the agreement as we are listed as the lease holder.

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

2/15/19

DATE



Joseph LaFitra, Secretary/Treasurer