

COUNTIES OF WARREN AND WASHINGTON  
INDUSTRIAL DEVELOPMENT AGENCY  
**SANDY HILL VISION LLC – SANDY HILL ARTS PROJECT**  
PUBLIC HEARING MINUTES  
March 12, 2019

Matthew Simpson, Chair of the Counties of Warren and Washington Industrial Development Agency (the "Agency"), called to order a duly noticed Public Hearing for the Sandy Hill Vision LLC – Sandy Hill Arts Project at 6:00p.m. on the 12<sup>th</sup> day of March, 2019 in the Village Hall Meeting Room located at 220 Main Street, Hudson Falls, New York.

**Present:**

Matt Simpson  
Dave O'Brien  
Bruce Ferguson  
Ginny Sullivan  
Travis Whitehead  
Mike Wild  
Tami Blondo  
Michael Brandi, Esq.  
Michael Goot  
Bill Nikas  
Richard Doyle  
John Barton  
Tim Lasarso  
Jane Havens  
Dan Washburn  
Steve Mattison  
Karen Mattison  
John Kingsley  
Kendall McKernon  
Robert Cook  
Patty Nicolls  
Joyce Shovah  
Dan Hogan  
Jim Gallagher  
Joelle Timms

**Representing:**

Chair, WWIDA/WWCDC  
Vice Chair, WWIDA/WWCDC  
Member, WWIDA/WWCDC  
Member, WWIDA/WWCDC  
Member, WWIDA/WWCDC  
Member, WWIDA/WWCDC  
Office Administrator, WWIDA/WWCDC  
Counsel for WWIDA/WWCDC  
Post Star  
Project Representative  
Self  
Mayor, Village of Hudson Falls  
Town of Kingsbury Resident  
Self  
Town of Kingsbury Resident  
Bee & Bramble  
Self  
Board Member Adirondack Folk School  
The McKernon Gallery  
Deputy Mayor, Village of Hudson Falls  
Kingsbury Democratic Committee  
Self  
Village of Hudson Falls Trustee  
Village of Hudson Falls Trustee  
Village of Hudson Falls Clothing Co.

Michael Brandi, Esq., read into the minutes the published statement [legal notice] describing the proposed project and financing.

Bill Nikas, Project Representative made a brief presentation describing the proposed project. Mr. Nikas shared that this is a 5-story, 24,000 square foot facility that the initial plans were to utilize the first and second floors for boutique space, art gallery, and restaurant space on the first floor and office space on the second floor. The third, fourth and fifth floors, after being

approached by the artisans would be turned in to an arts center with nine 12 x 12 units on the third and fourth floors for the artisans and the fifth floor being utilized as a display area and community function space.

Matthew Simpson, Chair opened the hearing for public comment. Chair Simpson read into the record an email received from Ellen Brayman, Clerk/Treasurer for the Village of Hudson Falls stating that the Hudson Falls Board of Trustees adopted a resolution at the Board meeting on March 11, 2019 unanimously supporting the Sandy Hill Vision LLC – Sandy Hill Arts Project and their application for assistance through the WWIDA. Ms. Brayman’s email further stated that the Board Members planned to attend the Public Hearing to show their support of the project. Chair Simpson stated that comment would be limited to five minutes per speaker and asked that each speaker identify themselves and where they reside.

John Barton, Mayor of the Village of Hudson Falls spoke in support of the project stating that the Trustees of the Village of Hudson Falls voted unanimously in support of this project. Mayor Barton indicated that Mr. Nikas has brought the building back to life and is a great project for the village. Mayor Barton stated that he reviewed the IDA’s criteria and feels that this project falls within those guidelines. Mayor Barton stated that he would appreciate the Agency’s support of the project.

John Kingsley, Professional Wood Turner, Sculptor, Computer Scientist and Board Member/Instructor at Adirondack Folk School spoke in support of the project.

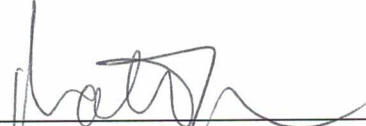
Tim Lasarso, a resident of Steffan Drive in Hudson Falls spoke in support of the project stated that this has been a dilapidated building for many years. Mr. Lasarso stated he felt the Agency had set a precedent to help projects like this as they had provided assistance to Evergreen Building that Peter Hoffman had revived.

Patty Nichols, a resident of Notre Dame Street in Kingsbury spoke in support of the project. Ms. Nichols referenced an article that was recently either in the Chronicle or the Post-Star, she was unsure which one, regarding PILOT programs and how they work. She found that to be helpful and educational and feels that this building deserves a second renaissance. Ms. Nichols stated that she felt that perhaps the Agency could educate those individuals within the Town who do not understand how PILOTS work so that they could support this project.

Steve Mattison, a resident of Argyle and representative of Bee & Bramble spoke in support of the project and the value it would add to the Village of Hudson Falls.

There being no further comments from the public and no further comments from those in attendance, Matthew Simpson, Chair closed the hearing at 6:10 p.m.

Dated: 3/18/19

  
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Matthew J. Simpson, Chair