

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

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A special meeting of the **Board of Directors** of the Counties of Warren and Washington Industrial Development Agency and Civic Development Corporation was held on Wednesday, December 4th, 2019 at the Washington County Municipal Center in Fort Edward, New York at 4:00 p.m. The following were:

|                        |                  |                     |
|------------------------|------------------|---------------------|
| <b><i>PRESENT:</i></b> | Dave O'Brien     | Chairman            |
|                        | Craig Leggett    | Vice Chairman       |
|                        | Brian Campbell   | Park Chair          |
|                        | Michael Bittel   | Secretary/Treasurer |
|                        | Ginny Sullivan   | Member              |
|                        | Nick Caimano     | Member              |
|                        | Mike Wild        | Member              |
|                        | Travis Whitehead | Member              |
|                        | Matt Simpson     | Member              |
|                        | Bruce Ferguson   | Member              |

***The following were also present:***

|  |                                      |
|--|--------------------------------------|
| Kara Lais, Esq. (via phone conference) | FitzGerald Morris Baker Firth, PC    |
| Gwen Craig                             | Post Star                            |
| Al Nolette                             | Washington County Treasurer          |
| Bob Henke                              | Argyle Town Supervisor               |
| Lester Losaw                           | Incoming Fort Edward Town Supervisor |
| Laurie LaFond                          | Public                               |
| Katy DeGroot                           | Public                               |
| Carol Kuhr                             | Self                                 |
| Laura Chadwick                         | Washington County Tax Director       |
| Dave Cutler                            | Fort Edward Resident                 |
| Terry Middleton                        | Town of Fort Edward                  |
| Zach Middleton                         | Fort Edward Planning Board Member    |
| Matt Fuller                            | Public                               |
| Laura Oswald                           | Washington County EDC                |
| Jack Kelley                            | Coldwell Banker Commercial           |

Minutes were taken by: Alie White, Office Administrator

The meeting of the Board of Directors was called to order by Chair O'Brien at 4:00 p.m.

Mr. Caimano moved to put the inducement resolution to approve sales tax relief and PILOT for WL Plastics on the floor and Mr. Simpson seconded.

Mr. Whitehead commented on the Public Hearing and the Public's concern about this project's transparency and lack of environmental information.

Mr. Bittel commented the IDA Public Hearing was one of many steps of the project as a whole and more meetings by the Town of Fort Edward will be in the future. He also reminded the board this special meeting was to vote on the sales tax exemption and PILOT.

Mr. Ferguson and Mr. Caimano expressed concern over the timing of this resolution prior to project approval.

Mr. O'Brien stated this resolution is a two-step process as WL Plastics is seeking sales tax exemption prior to 2020 and the actual closing, which would be closer to February 2020. Mr. O'Brien also noted that a guarantee will be in place where sales tax would be reimbursed to New York State should the closing not happen. Mr. O'Brien commented that the IDA has handled a few projects this way in the past.

The motion was carried by unanimous roll call vote.

Mr. O'Brien introduced Mr. Kelley to speak in reference to IDA potential of developing the balance of the dewatering facility.

Mr. Kelley stated there will be 50+ acres remaining at the dewatering facility and C.T. Male has done a considerable amount of work on the property. After he, Mr. O'Brien, and Mr. Jarrett met with environment officials, it was suggested a basic phase one environmental assessment be done, noting a copy of the proposal from C.T. Male Associates had been distributed prior to this meeting. Also distributed prior to the meeting was a property due diligence check list provided by Mr. Jarrett.

Mr. Kelley recommended the board members to authorize Mr. O'Brien to negotiate a contract for review and include the due diligence items, noting how valuable the property is with rail access, being shovel-ready, and warehousing availability.

Mr. O'Brien added there have been a number of studies and tests done by DEC and EPA and also noted if the IDA takes the property over it would become tax exempt until it's sold.

Mr. Whitehead stated there is currently no defined access to property and there was no time constraint for voting on a resolution during this meeting until more investigation is done, adding his concern of the IDA possibly purchasing undesirable property.

Mr. Wild noted concern of the maintenance costs of owning the property and how the town and county felt about taking the property off the tax roll.

Mr. Ferguson commented that a tour should be made available to the Board and public to view the property. Mr. Middleton stated he would check with insurance to see if that was possible and would get back to Mr. O'Brien.

Mr. Caimano made a motion to negotiate a contract for acquisition of the property to be able to start the process of gathering information and Mr. Campbell seconded and the motion carried as follows:

| <b>VOTING:</b>   | <b>AYES</b> | <b>NAYS</b> | <b>ABSTAIN</b> | <b>ABSENT</b> |
|------------------|-------------|-------------|----------------|---------------|
| Matt Simpson     | X           |             |                |               |
| Dave O'Brien     | X           |             |                |               |
| Michael Bittel   | X           |             |                |               |
| Craig Leggett    | X           |             |                |               |
| Bruce Ferguson   | X           |             |                |               |
| Ginny Sullivan   | X           |             |                |               |
| Nick Caimano     | X           |             |                |               |
| Mike Wild        | X           |             |                |               |
| Travis Whitehead |             | X           |                |               |
| Brian Campbell   | X           |             |                |               |
| <b>TOTALS</b>    | <b>9</b>    | <b>1</b>    |                |               |

Mr. O'Brien stated that information will be discussed at the next Board meeting on December 16<sup>th</sup>.

Mr. O'Brien appointed Lester Losaw, current Treasurer of Cambridge and Fort Edward Supervisor Elect as the WWIDA/WWCDC CEO/CFO; whose main duties are to review financial statements and certify the annual PARIS report.

Mr. Losaw stated he has experience in QuickBooks and has eighteen years municipal accounting experience.

There being no further business, Chair O'Brien adjourned the meeting at 5:06 p.m.