

**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 Monday, February 10, 2020 the Washington County Municipal Center in Fort Edward, New York at 4:00 p.m. The following were:

<i>PRESENT:</i>	Dave O'Brien	Chairman
	Craig Leggett	Vice Chairman
	Brian Campbell	Park Chair
	Michael Bittel	Secretary/Treasurer
	Ginny Sullivan	Member
	Nick Caimano	Member
	Mike Wild (via phone)	Member
	Matt Simpson	Member
	Bruce Ferguson	Member
	Lester Losaw	CEO/CFO

The following were also present:

Kara Lais, Esq.	FitzGerald Morris Baker Firth, PC
Al Nolette	Washington County Treasurer
Lester Losaw	Fort Edward Town Supervisor
Katy DeGroot	Public
Laura Oswald	Washington County EDC
Mark Wescott	
William Lapann	
Philip A. Berke	
Travis Whitehead	

Minutes were taken by: Alie Weaver, Office Administrator

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

Ms. Oswald explained there are several sources of funding that could potentially work to rebuild the bridge:

URI funding – New York State funding that does not come from state taxes. It consists of fees and fines collected from banks in the past so the way they're handled and administered are different as there's no specific match amount prescribed. This application is currently in the process of being completed for potential submission, requesting for the current estimated cost of constructing the bridge including demolition at 1.3 million.

Northern Borders – Federally funded that goes through the regional planning board for up to half a million dollars with a requirement of a 20% from Washington County. Application is due in May.

Build Grants – are not out yet however there are two possibilities:

The build grant is a local regional grant with a minimum ask of one million dollars with normally a 20% match, however based on poverty rates, Washington County could be eligible to request up to 100% funding.

The Infra Grant is more for large nationally transformative projects with a minimum ask of five million. This is still an option due to the intermodal aspects of the property.

USEDA – is another federal grant as economic development vs. an infrastructure grant. An economic development grant requires a project beneficiary in terms of who's creating the jobs and how many are you creating, which the infrastructure grants don't require. This application would be due in September. EDA representatives have toured the dewatering site and particularly liked the fact that Fort Edward is in an opportunity zone. The award ceiling on the EDA grant is 1.5 million with a 50/50 match however it's possible to match an EDC grant with a URI or Northern Borders grant.

The EDC cannot touch infrastructure that is not owned by a local municipality.

Mr. Bittel asked if there was the ability to include maintenance of the land as part of funding.

Ms. Oswald stating there is the initial 1.3 million for demolition and reconstruction of the bridge, \$20,000 investment that the IDA has to make to move power over and anything else specific to getting the bridge completed with also being included. Also, the cost of acquisition of the parcels that have to be turned over to the entity owning the road. The value of that donation will be the match demonstrating the public private partnership.

Mr. O'Brien apologized for not being able to post the special meeting announcement and agenda on the IDA website stating there were issues uploading information to the website. There is a meeting with the website developer tomorrow to assess the issue. Open meetings law states to post meeting information on the website if available and it was not available.

Mr. Berke voiced concerns over the past due taxes on the property, access to the property and delay in foreclosure.

Mr. Whitehead noted the FELPDC was granted tax exemption yet was found in non-compliance with the ABO. He also stated attorney/client privilege is not a valid purpose to go into executive session and read section H of the Public Officers Law, however adjourning the meeting was acceptable.

Mr. O'Brien stated for clarification that there would be no action taken today.

Katy DeGroot stated her opinion of tax evasion from WCC.

Mr. Nolette stated the FELPDC was formed under section 1411 of the not for profit law. He also stated the property was not eligible for foreclosure until January 2, 2021 at the earliest and specified FELPDC had paid 2017 and 2018 past due taxes by March 31st and kept out of foreclosure.

Ms. Lais recommended the IDA special meeting be adjourned to begin an informal attorney/client privilege meeting.

Mr. Bittel made a motion to adjourn and Mr. Caimano seconded and all voice-voted in favor.

Mr. O'Brien adjourned the meeting at 4:42.