

COUNTIES OF WARREN AND WASHINGTON
INDUSTRIAL DEVELOPMENT AGENCY

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The September Board Meeting for Warren Washington Industrial Development Agency was held on Monday, September 20, 2021 at the Washington County Municipal Building and via Zoom. The following were:

<i>PRESENT:</i>	Dave O'Brien	Chairman
	Ginny Sullivan	Member
	Dan Bruno	Member
	Nick Caimano	Member
	Craig Leggett	Vice Chairman
	Mike Grasso	Member
	Mary King	Member

<i>ABSENT:</i>	Mike Wild	At-Large Member
	Brian Campbell	Park Chair
	Michael Bittel	Sec/Treasurer

The following were also present:

	Kara Lais, Esq.	FitzGerald Morris Baker Firth, PC
	Michael Ostrander	Executive Director
	James Griffith	Supervisor of White Creek
	Lester Losaw	WWIDA CEO
	Tim Lorito	879 Route 22, LLC
	Zach Middleton	FELPDC
	Craig Darby	CBRE
	Neal Orsini	FELPDC
Minutes were taken by:		Alie Weaver, Office Administrator

August Minutes: Mr. Caimano made a motion to accept the August Board meeting minutes and Mr. Bruno seconded. All voted in favor by voice vote.

Accounts Payable: Mr. O'Brien reiterated that the Weston & Sampson payable is reimbursable by the National Grid and USDA grants.

Mr. Caimano made a motion to accept the August accounts payables and Mr. Bruno seconded. All voted in favor by roll call vote.

Executive Director Report: Mr. Ostrander reported the following information/updates:

- The sales and marketing committee met last week to discuss a variety of ways to highlight and expand the IDA footprint
- Introductory meetings took place with Senator Stec, Assemblywoman Woerner, Assemblyman Simpson, and Sabastian Lanthier, the Director of Economic Development of Quebec, and several realtors
- Upcoming meeting with the Deputy Director of the New York State Economic Development Council
- Hosted a tour of the Industrial Park to a potential customer
- Hosted a tour of the dewatering facility with Mr. Craig Darby from CBRE

- Assisted Mr. Lorito with the IDA project application
- Upcoming conference with Warren County Economic Development Corporation to discuss issues related to housing availability in Warren County

Old Business:

Weston & Sampson Update – Mr. Leggett stated the Weston & Sampson submitted their final report within the required timeframe and it is available for anyone to review.

CHPE/TDI Project Update – Mr. O’Brien stated that the CHPE/TDI project proposal got approved by the New York State Energy Research and Development Authority. He stated that it will produce \$189 million in guaranteed revenue to Washington County, seven towns, and five school districts. He noted that the WWIDA will receive \$4 million to provide economic development.

ICC4 Non-Payment of PILOT – Mr. O’Brien stated that this project continues to be late on their 2021 Village Taxes and has not received any communication from the president of the company. He reiterated that recapture will begin on October 1st should payment not be received by September 30th.

Delineation Update – Mr. O’Brien stated that NCES completed the final revision and will now be surveyed for the metes and bounds. He also stated that Mr. Connell is expecting this to be completed before he retires at the end of this year.

Transfer Grant – Mr. O’Brien stated that a resolution was provided to the members that allows the WWIDA to accept \$118,000 from WWDCD via a grant.

Mr. Bruno made a motion to accept this resolution and Mr. Caimano seconded. All voted in favor by roll call vote.

New Business:

879 Route 22 LLC Application – Mr. O’Brien introduced Mr. Tim Lorito to present his potential project. Mr. Lorito stated that he will soon be closing on property located in White Creek, NY with the intention utilizing it for the purpose of cultivating and processing cannabis for recreational use.

He stated that New York State is currently working on by-laws for retail, cultivation, and processing of cannabis with the expectation of license applications to be accepted in January 2022 and licensing permits granted in March 2022.

Mr. Lorito stated that construction and preparation for this potential business will need to start prior to the completion of New York State’s by-laws for the ability to start producing in 2022. He also stated that the specific criteria for this project may change to be in accordance with these state by-laws once they have been established.

Mr. Griffith stated this property is zoned as industrial and appreciates this opportunity to create jobs in the community and increase the value of the property.

It was noted that the New York State laws are currently in place; by-laws from the Cannabis Control Board are currently being shaped for municipalities.

Mr. Caimano made a motion to approve the resolution to accept the application and Mr. Bruno seconded. The motion was passed with the following votes:

Member	Yes	No	Abstain	Absent
Craig Leggett	x			
Michael Bittel				x
Brian Campbell				x
Mike Grasso	x			
Ginny Sullivan	x			
Mike Wild				x
Dan Bruno	x			
Mary King	x			
Nick Caimano		x		
Dave O'Brien	x			
Total	6	1	0	3

Craig Darby/Marketing – Mr. O’Brien stated that the dewatering facility property is currently is in the process of being transferred from the FELPDC to the WWIDA and is looking into marketing the site. He introduced Mr. Craig Darby from CBRE to discuss possible marketing strategies.

Mr. Darby noted that CBRE is the largest real estate company in the world and has an SBG group that focuses on clients with specialty needs and that the rail access would be the main marketing focus.

Mr. O’Brien stated that the WWIDA will not have a direct agreement with CBRE as the members of FELPDC will meet with CBRE and adopt an agreement.

WWIDA Recess – After a brief recess and Executive Session to discuss personnel, Mr. Bruno made a motion to increase the WWIDA Office Administrator’s hourly rate to \$25 per hour. Mr. Grasso seconded, and all voted in favor by roll call vote.

Adjournment – There be no other business to discuss, Mr. O’Brien adjourned the September IDA Board Meeting.