

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

5 Warren Street, Suite 210
Glens Falls, New York 12801

Tel. (518) 792-1312
Warren-WashingtonIDA.com

The Executive Park Meeting for Warren Washington Industrial Development Agency was held on Wednesday, February 8, 2023 at 9:00 at 68 Warren Street, Glens Falls NY. The following Executive Members were:

PRESENT:	Dave O'Brien	Chairman
	Mike Wild	Member At-Large
	Dan Bruno	Park Chair
	Tim Robinson	Sec/Treasurer

The following were also present:

Kara Lais, Esq.	FitzGerald Morris Baker Firth, PC
Chuck Barton	CEO
Craig Leggett	Vice Chair (via Zoom)
Ginny Sullivan	Member (via Zoom)
Nick Caimano	Member (via Zoom)
Juan Gonzales	Member
John Zukowski	Emminger Newton Pigeon Magyar, Inc. (via Zoom)
Bob Holmes	Jarrett Engineering
Carson Weinand	CVE Solar (via Zoom)
Rene Piccarreto	Emminger Newton Pigeon Magyar, Inc. (via Zoom)
<i>Minutes were taken by:</i> Alie Weaver	Office Administrator

Roll call was taken and a quorum was confirmed.

Approval of Minutes: Mr. Wild made a motion to approve the January 4th, 2023 IDA Executive Park meeting minutes and Mr. Wild seconded. All voted in favor by voice vote.

Canalside Master Plan Update: Mr. Bruno stated that, after review and discussion, the technical services change order #4 has been signed with LaBella. Plans are under way to schedule a community informational meeting for the public to discuss the Canalside updates. He noted that the next meeting with LaBella is scheduled for February 15th. Mr. Bruno also noted that the grant funding this engineering study will expire in September.

Mr. O'Brien stated that the executed contract has been received from HUD for \$950,000 to apply to the second part of this engineering phase.

Mr. Barton listed the participating parties in these discussions for the Canalside infrastructure engineering study include LaBella, Jarrett Engineering, Washington County Sewer District, Lake George-Lake Champlain Regional Planning Board, Village of Fort Edward, and the Town of Fort Edward.

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Mr. Holmes stated that the implementation of water and sewer monitoring should start by the end of February before the spring thaw. He also stated that the IDA should start discussions on buy-in and shared costs of the separation project with the Sewer District.

Solar Discussion: Mr. Barton introduced Mr. Piccarreto and Mr. Zukowski from Emminger Newton Pigeon Magyar, Inc. (ENPM), who specialize in property assessments and appraisals for solar fields.

Mr. Zukowski stated that New York State has an agenda for bringing power and refurbishing electrical requirements statewide to reduce the carbon footprint. He listed the three values as being field location, type of panels, and battery back-up storage. Some other considerations in achieving a solar farm appraisal include analyzing the market for power in that area, the competitive supply and demand in that area's grid and the tax credits, grants, and incentives available, which is then compared to the dollar value of building and material costs.

Discussion ensued on the different types of solar projects and how they differ when appraising the tax credits/incentives and grants, as well as investors, developers, financing, and ownership changes.

Mr. Piccarreto offered a website that listed all of the tax incentives available at dsireusa.com. He stated that at least 50% of the projects they have worked on were not through an IDA.

Discussion then ensued on the Megawatt sizes of solar projects, community solar projects, power purchase agreements, and the New York State's solar appraisal model.

Mr. Zukowski recommended the initial three values when appraising the CVE Solar project to allow negotiation leverage between the assessor model and the incentive values.

Canalside Kiewit Update: Mr. O'Brien stated that CHPE will be exercising their option to lease at Canalside effective March 1st.

Mr. Barton stated that another group associated with Kiewit is interested in renting some outside space at Canalside as well.

Other: Mr. Robinson stated that an appraisal through EMPN should be required for the CVE Solar project. Discussion ensued on whether the developer should cover this cost.

Mr. O'Brien stated that a public hearing for CVE cannot be scheduled until more information is received by EMPN.

Mr. Wild suggested that incentives for solar projects should be decided at the town level or have the IDA adopt a generic incentive formula that all the taxing jurisdictions find acceptable versus having the IDA evaluate each solar project individually to present to each of the taxing jurisdictions involved.

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Discussion ensued regarding setting standards on solar projects for IDA consideration.

Referring to the Airport Industrial Park, Mr. Holmes stated that jurisdictional determination for Lots 4 and 5 is still undetermined by the Army Corps of Engineers at this time and a new contact has been established since Mr. Connell's retirement at the ACoE, where the vacant lot hybrid jurisdictional determinations have been resubmitted to this new contact.

Adjournment: There being no further business, Mr. O'Brien adjourned the February Executive Park meeting at 10:15 am.