

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

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The August Board Meeting for Warren Washington Industrial Development Agency was held on Monday, August 16, 2021 at the Warren County Municipal Building and via Zoom. The following were:

PRESENT:

Dave O'Brien	Chairman
Ginny Sullivan	Member
Dan Bruno	Member
Nick Caimano	Member
Craig Leggett	Vice Chairman
Mike Grasso	Member
Mary King	Member

ABSENT:

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
Bruce Ferguson	CEO
Michael Ostrander	Executive Director
Josh Bagnato	Vice President of TDI
Todd Singer	CFO of TDI
Minutes were taken by:	Alie Weaver, Office Administrator

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

Accounts Payable: Mr. Leggett made a motion to accept the accounts payable and Mr. Caimano seconded. All voted in favor by roll call vote.

Park Business:

Delineation Update - Mr. O'Brien reiterated that logging the available lots in the industrial park created more wetlands and stated that Mr. Connell from the US Army Corps of Engineers expressed concern over these wetlands being disturbed in the future.

Mr. Leggett made a motion to approve the resolution to forego further logging in the industrial park without the written consent of the Army Corps of Engineers. Mr. Grasso seconded, and all voted in favor by voice vote.

Further discussion ensued regarding the remaining lots with mitigation possibilities. Mr. O'Brien stated that a meeting with Jarrett Engineers and NCES is scheduled to determine the best options and have mapping produced.

Old Business:

CHPE/TDI Update – Mr. Bagnato stated that Transmission Developers, Inc. is attempting to build a 339-mile HVDC transmission line from Quebec to Queens, noting that this project has been in development for a decade. The state is currently evaluating this proposal, along with four other competing proposals, and a decision is expected in September. Construction would start in 2022 if their proposal is accepted.

Mr. Caimano made a motion to approve the resolution to authorize execution of documents in connection for the CHPE LLC project and Mr. Bruno seconded. All voted in favor by roll call.

Weston & Sampson Update – Mr. O'Brien stated that Weston & Sampson is getting ready to prepare their final report. The National Grid grant will be reimbursing the IDA for the remainder of this reporting.

ICC4 Non-Payment of PILOT – Mr. O'Brien stated that this project is continuously past due on their PILOT tax payments. He noted that several attempts to contact them has been made.

Ms. Lais stated that the IDA can put this project in default and terminate their PILOT program. She stated that they have not been agreeable with any suggestions regarding timely payments.

Mr. Caimano expressed concern regarding the public relations aspect of the IDA letting this lack of payments continue.

Mr. O'Brien suggest that Ms. Lais draft a letter to ICC4 demanding 2021 Village and School taxes be paid by September 30th or the IDA will immediately terminate the PILOT and begin the recapture process.

Mr. Caimano made a motion to formulate a resolution to have Ms. Lais draw up this correspondence as discussed and deliver to ICC4. Mr. Bruno seconded, and all voted in favor by roll call vote.

New Business:

Adirondack Winery Resolution – Ms. Lais stated that Adirondack Winery closed on their project at the end of July but due to Covid-related issues the construction has been delayed. They have requested to extend their sales tax exemption until April 1, 2022.

Mr. Caimano made a motion to approve the resolution to extend Adirondack Winery's sales tax exemption and Mr. Leggett seconded. The motion passed with the following roll call vote:

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	0	1	3

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

The IDA has officially moved offices and welcomed the members to stop by.

The IDA has become a member of the Greenwich Chamber of Commerce.

A Sales and Marketing Committee meeting will be scheduled after the Labor Day weekend.

He is continuing to meet with local commercial financial institutions; he has met with three so far and has five more scheduled.

There is a UTAP review meeting scheduled later this week to continue efforts in providing concise policy structure.

He will be attending the state of the housing meeting at SUNY Adirondack.

He also thanked the members for sharing their ideas and connections to improve the networking process.

Adjournment – There be no other business to discuss, Mr. Caimano made a motion to adjourn the IDA August Board meeting and Mr. Bruno seconded. All voted in favor by voice vote.