

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

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

Tel. (518) 792-1312
www.warren-washingtonida.com

A special meeting of the Counties of Warren and Washington Industrial Development Agency was held on Monday, February 1, 2021 via Zoom at 3:30 p.m. The following were:

PRESENT:	Dave O'Brien	Chairman
	Brian Campbell	Park Chair
	Nick Caimano	Member
	Craig Leggett	Vice Chairman
	Mike Wild	Member
	Michael Bittel	Sec/Treasurer
	Dan Bruno	Member
	Ginny Sullivan	Member

ABSENT:	Mike Grasso	Member
	Bruce Ferguson	Member

The following were also present:

	Kara Lais, Esq.	FitzGerald Morris Baker Firth, PC
	Lester Losaw	CEO/CFO
	James Griffith	Supervisor White Creek
<i>Minutes were taken by:</i>	Alie Weaver	Office Administrator

Roll call was taken and a quorum was confirmed.

Review of Real Estate Appraisal Contract

Mr. O'Brien stated that commercial real estate appraisals are needed for lots to be sold in the Industrial Park. A quote from Mr. Gallacher had been received and sent to all the board members for review; the total was for \$3,000.

Mr. Leggett made a motion to approve this quote and Ms. Sullivan seconded. All vote in favor by voice vote.

Town of Fort Edward Parcel Reconveyance

Mr. O'Brien stated that the IDA has received the Town of Fort Edward's resolution authorizing conveyance of real property to the IDA and this was sent to all the board members for review.

Mr. Campbell made a motion to accept this resolution and Mr. Bruno seconded. All voted in favor by voice vote.

Updates on Current Projects

Ms. Lais stated that once the WCC documents are signed and delivered to the IDA and confirmation of paid taxes are certified, the mylar and documents will be able to be filed and WCC's reconveyance will be on record as well.

Ms. Lais stated that the Nolan Propane fully-executed contract was received last week. January 27th will start the 60-day window to do inspection contingencies and the 6-month window to receive municipal approval.

Ms. Lais stated that Fowler Square has closed on the sales tax portion of their project and one-half of the administrative fee has been paid to the IDA. There's no determination yet as to when they will close on the straight-lease transaction and file for the PILOT.

Ms. Lais stated the KDBF/Etain is projected to close within the next two weeks. It will need to be closed before March 1st for the PILOT to go on record.

Ms. Lais stated that at this time it's unclear if Adirondack Winery will have their financing in place before March 1st. The option of doing a secondary closing was presented to them and she is awaiting a response.

Ms. Lais stated that Boats by George is still in negotiations and do not have a projected schedule yet but will keep us updated.

Executive Session

Mr. Caimano made a motion to do into Executive Session to discuss potential acquisition and Mr. Bittel seconded. All voted in favor by voice vote.

Adjournment

Post Executive Session, there being no further business, Mr. Leggett made a motion to adjourn and Mr. Bruno seconded. All voted in favor by voice vote.

EDWARD J GALLACHER, CCIM
Commercial Real Estate Appraiser
42 Genesee St, Suite #2
New Hartford, NY 13413
(315) 733-9310

January 26, 2021

David O'Brien, Chair
Warren-Washington County IDA
5 Warren St, Glens Falls, NY 12801

RE: Market Value Appraisals of the Ten (10) parcels located in Town of Kingsbury, Washington County identified as follows:

Parcel #: 137.-2-1.4
137.-2-1-20
137.-2-1-21
137.-2-1-22
137.-2-1-23
137.-2-1-24
137.-2-1-25
137.-2-1-26
137.-2-1-27
137.-2-1-36

Dear Mr O'Brien

Pursuant to your request, I am submitting an appraisal fee quote for Market Value appraisals of the above captioned parcels. The appraisals will be developed as a narrative report and will comply with the reporting options set forth under Standards Rule 2 of the Uniform Standards of Professional Appraisal Practice.

The intended use of the appraisal report is to provide the client, Warren-Washington County IDA, with an estimate of the market value in connection with potential sales of the ten parcels.

The date of value will be the inspection date, unless a different date is requested. The properties will be valued as if offered in the open market for a reasonable time in which to find a buyer. For the purpose of estimating the market value, I will assume the property is available at the Highest and Best Use, free and clear of all liens and encumbrances.

Delivery of the completed preliminary reports will be approximately 30-45 days following authorization to proceed.

RE: Market Value Appraisals of the Ten (10) parcels located in Town of Kingsbury, Washington County identified as follows:

Parcel #: 137.-2-1.4
137. -2-1-20
137.-2-1-21
137.-2-1-22
137.-2-1-23
137.-2-1-24
137.-2-1-25
137.-2-1-26
137.-2-1-27
137.-2-1-36

The proposed fee for the ten (10) appraisals is as follows:

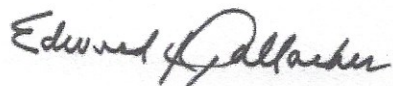
The appraisal report with one parcel will be \$1,200. Each additional parcel will add \$200 to the fee. So, the total fee of appraising the ten parcels will be \$3,000.

This fee quote assumes that all ten market valuations will be included in one report.

Upon your review, please sign below and return the letter to me. A scanned or faxed document will suffice. If you have any questions, please give me a call.

I appreciate that you considered me for these assignments.

Respectfully Submitted,



Edward J. Gallacher, CCIM

NYS Certified General Appraiser (ID # 46-21039)

Email: ccim@egall.net / Fax #: 315.292.1306 / Office #: 315.733.9310

Accepted

Warren-Washington County IDA

By:

Authorized Signature

Title

Date

RESOLUTION NUMBER 26 OF 2020

MOTION BY COUNCILMAN FISHER

SECONDED BY COUNCILWOMAN MULLEN

**RESOLUTION AUTHORIZING CONVEYANCE OF
REAL PROPERTY TO COUNTIES OF WARREN AND WASHINGTON
INDUSTRIAL DEVELOPMENT AGENCY**

WHEREAS, the Town of Fort Edward owns a parcel of real property located near the former General Electric "dewatering facility" and which is identified as tax map parcel 163.-2-19.1; and

WHEREAS, due to a mapping/description error that apparently occurred when the Town acquired the property, a small portion of the property includes the roadway that provides access to the facility; and

WHEREAS, the Counties of Warren and Washington Industrial Development Agency ("IDA") has offered to obtain and consolidate all the parcels used for access to such facility in an effort to effectively market the real property formerly used as the facility to a private developer; and

WHEREAS, to assist in consolidation and marketing, the Town could convey an approximately 0.06 acre portion of the parcel it owns ("Parcel"), as described in Schedule A attached hereto, to the IDA as part of such access; and

WHEREAS, the Parcel is not needed for Town purposes apart from the efforts by the IDA to market the former facility; and

WHEREAS, the Town wishes to convey the Parcel to the IDA to enable the IDA to market the property effectively by providing access to the former dewatering facility;

**NOW, THEREFORE, BE IT RESOLVED BY THE TOWN BOARD OF THE
TOWN OF FORT EDWARD, WASHINGTON COUNTY, NEW YORK, AS FOLLOWS:**

1. The Town Board hereby determines that the property is of no value to the Town.

2. The Town Board determines that conveyance of the Parcel to the Counties of Warren and Washington Industrial Development Agency for a nominal sum for the purpose of establishing access to the former dewatering facility to enable the IDA to market the real property provides the most benefit to the Town.
3. The Town Board hereby authorizes the conveyance of the Parcel to the Counties of Warren and Washington Industrial Development Agency.
4. The Town Supervisor is hereby authorized and directed to execute and deliver such instruments and documents as may be necessary in connection with the conveyance of the Parcel to the IDA.
5. The Town Supervisor, Town Clerk, and Town Counsel are hereby authorized and directed to take any and all actions necessary in connection with the conveyance of the Parcel to the IDA.
6. This Resolution is adopted subject to permissive referendum pursuant to Article 7 of Town Law and shall not take effect until such time as provided therein. The Town Clerk is hereby authorized and directed to publish and post the notice required for Resolutions subject to permissive referendum.

Duly adopted this 14th day of December, 2020 by the following vote:

AYES : 5

NOES : 0

ABSENT : 0

N:\Clients\FORT EDWARD, Town of\RESOLUTION TO CONVEY to IDA.doc