

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

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The Executive Park Meeting for Warren Washington Industrial Development Agency was held on Wednesday, April 6, 2022 at 9:00 am via Zoom. The following were:

***PRESENT:***

Dave O'Brien	Chairman
Michael Bittel	Secretary/Treasurer
Dan Bruno	Member At-Large
Craig Leggett	Vice Chair
Mike Wild	Member At-Large

***The following were also present:***

Kara Lais, Esq.	FitzGerald Morris Baker Firth, PC
Brian Campbell	IDA Member
Mary King	IDA Member
Nick Caimano	IDA Member
Chuck Barton	IDA Member
Mike Ostrander	Executive Director
Tom Jarrett	Jarrett Engineers
Bob Holmes	Jarrett Engineers
Mike Grasso	Sun Valley Apartments LLC
Richard Askew	Sun Valley Apartments LLC
Tim Robinson	IDA CFO
Minutes were taken by: Alie Weaver	Office Administrator

Roll call was taken and a quorum was confirmed.

**Park Business**

**Potential Project Updates** – Mr. O'Brien that there are no updates on potential projects.

**Delineation Update** – Mr. Holmes stated that NCES is working on an exception for the small piece of wetland on Lot 5 and they hope to get this completed by the end of the week.

**IDA Executive Committee**

**Approval of Minutes** – Mr. Leggett made a motion to approve the March 9, 2022 WWIDA Executive Park meeting minutes and Mr. Bruno seconded. Mr. Wild abstained while all others approved by voice vote.



**Executive Director's Report** – Mr. Ostrander reported the following activities:

- Attended the ARCC mixer at the Cool Insuring Arena
- Met with Mr. Nolan, Supervisor of Greenwich
- Met with two interested parties who responded to the RFP for Canalside Energy Park land maintenance
- Met with John Behan from Behan Planning and Design
- Attended the J. Walter Juckett Award dinner
- Met with Warren County EDC to discuss collaboration efforts
- Noted the LinkedIn media posts have been successful
- Noted that the IDA will be holding a small business and entrepreneur event on April 29th in Salem

### **Ongoing Business**

**Canalside Energy Park** – Mr. Bruno stated that LaBella is proceeding with reviewing options for water and sewer.

### **New Business**

**Sun Valley Apartments** – Mr. Askew stated that he and his partner, Michael Grasso, are starting a project in Lake George consisting of 39 apartments within 5 separate buildings. He noted that these apartments are intended to be year-round with annual lease agreements.

Mr. Wild expressed concern regarding the subletting of these apartments for weekly or monthly vacation rentals. Mr. Askew stated that a property management company will be responsible for vetting tenants and lease management and would be willing to include verbiage in the IDA lease agreement prohibiting subleasing apartments.

Mr. O'Brien stated that the application will be reviewed and presented at the next Board meeting.

**Election of Park Chair** – Mr. Leggett nominated Mr. Bruno as the IDA/CDC Executive Park Chair and Mr. Bittel seconded. There being no other nominations presented, all voted in favor by roll call vote, with Mr. Bruno abstaining.

**Misc.** – Mr. O'Brien stated that April 16<sup>th</sup> is the current deadline for virtual open meetings and suggested the start of hybrid meetings.

After some discussion about possibilities of any future legislative decisions on virtual open meetings, it was decided to possibly participate in hybrid meetings.

Mr. Leggett inquired about the Etain sale and how that affects the PILOT.

Ms. Lais stated that the KDBF is not in default for the project to be sold however the IDA needs to consent for the benefits to continue if no changes will be made to the project as originally approved.

After some discussion, Mr. O'Brien stated that a Special Meeting will be scheduled for further discussion with all parties involved.

**Executive Session and Adjournment** – Mr. Bruno made a motion to go into Executive Session to discuss contract negotiations and Mr. Leggett seconded. All voted in favor by voice vote.

Mr. O'Brien stated that no action will be taken, and the meeting will be adjourned out of the Executive Session.