

COUNTIES OF WARREN AND WASHINGTON
INDUSTRIAL DEVELOPMENT AGENCY

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A special meeting of the Counties of Warren and Washington Industrial Development Agency was held on Wednesday, August 2, 2023 at 9:00 AM at 68 Warren Street, Glens Falls.

The following were:

PRESENT:	Dave O'Brien	Chair
	Nick Caimano	Member
	Dan Bruno	Park Chair
	Juan Gonzales	Member
	Tim Robinson	Sec/Treasurer
	Brian Campbell	Member
	Ginny Sullivan	Member
	Chuck Barton	CEO

ABSENT:	Mary King	Member
	Craig Leggett	Vice Chair
	Mark Smith	Member

The following were also present:

Kara Lais, Esq.	FitzGerald Morris Baker Firth, PC
Bob Holmes	RU Holmes Engineers, LLC.

Minutes were taken by:	Alie Weaver	WWIDA Office Administrator
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Roll call was taken, and a quorum was confirmed.

Canalside Master Plan Update – Mr. Bruno stated that LaBella has completed all their field investigations and the water design report is currently under way with the detail engineering final report due by the end of September.

New Leaf Update – Mr. Barton provided a map of the proposed new area that New Leaf Solar is looking to purchase for their solar farm in the Airport Industrial Park.

Mr. O'Brien expressed concern over selling these lots as they are the only viable lots left in Phase II of the Park.

Mr. Barton stated that this would become income property with a lease arrangement.

Canalside Landscaper Position – Mr. Barton stated that Everett Scully has been hired by the IDA for landscaping maintenance at the Canalside Energy Park. He noted that landscaping equipment is currently being researched and has requested the Board to approve an allowance for a gently used mower. Three quotes have been received so far for \$10,000 (new), \$6,500, and \$2,500.

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Mr. Bruno made a motion to approve up to \$5,000 for a mower that will be in good working order and Mr. Gonzales seconded with all others voting in favor.

Canalside Access Road – Mr. O’Brien stated that a meeting will be held with the Village of Fort Edward, Canal Corp, and the Department of Public Works from Washington County, Fort Edward Village and Town of Fort Edward to discuss the need for security guards and traffic controls in an effort to eliminate the creation of an access road during the bridge replacement.

Boats by George Storage – Mr. Barton provided a map of the last available lot in Phase I of the Airport Industrial Park, consisting of approximately 4 to 5 buildable acres. He noted that Boats by George is interested in purchasing this property for indoor and outdoor boat storage, in addition to purchasing the adjoining dormant parcel owned by the Washington County Sewer District.

Executive Session – Mr. Bruno made a motion to go into Executive Session to discuss a proposed acquisition, sale or lease of real property that could substantially affect the value if discussed publicly. Mr. Gonzales seconded, and all others voted in favor.

Adjournment – Mr. Bruno made a motion to exit the Executive Session with no action items and Mr. Gonzales seconded with all others voting in favor.

There being no further business to discuss, Mr. O’Brien adjourned the August 2nd IDA Special Meeting at 10:33 AM.