

COUNTIES OF WARREN AND WASHINGTON
INDUSTRIAL DEVELOPMENT AGENCY

5 Warren Street, Suite 210

Glens Falls, New York 12801

Tel. (518) 792-1312

The August Board Meeting for Warren Washington Industrial Development Agency was held on Monday, August 14, 2023 at the Washington County Municipal Building, 383 Broadway in Fort Edward at 4:00 pm. The following were:

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

ABSENT:	Mary King	Member
	Mark Smith	Member

The following were also present:

Minutes were taken by:	Kara Lais, Esq.	FitzGerald Morris Baker Firth, PC
	Alie Weaver	Office Administrator

Attendance was taken by roll call and quorum was confirmed.

Previous Meeting Minutes: Mr. Caimano made a motion to approve the July 2023 Board Meeting Minutes and the August 2nd, 2023 IDA Special Meeting Minutes and Mr. Bruno seconded. All voted in favor by voice vote.

Accounts Payables and Financial Analysis: Mr. Robinson reviewed the August payables, balance sheet and annual comparison income statement.

Mr. Gonzales made a motion to approve the July payables and financial reports with Mr. Leggett seconding the motion. All voted in favor by roll call vote.

Master Plan Update – Mr. Bruno stated that their last meeting with LaBella was on August 9th and noted that all of the field investigations have been completed and they are waiting for Shippo to sign off on the water tank storage, as mandated by Fort Edward. He also noted that the request for the release of HUD funds will go out on the 18th and a complete set of the preliminary plans, including water design, will be available for review at the end of August.

COUNTIES OF WARREN AND WASHINGTON
INDUSTRIAL DEVELOPMENT AGENCY

Canalside Projects, Tenant Activity – Mr. Barton noted that the IDA is currently working with the contractor that will be relocating the fence and installing the slide gate. They are awaiting Canal Corp’s feedback on the submitted permit application.

Mr. Barton stated that landscaping equipment has been purchased and Mr. Scully has begun work on the landscape maintenance for overgrowth removal.

Staff Report – Mr. Barton listed his recent activities, which included:

- Site tour for Boats by George, who is looking for property to store boats
- Attended the ribbon cutting ceremony for the Adirondack Labyrinth in Johnsburg
- Attended the open house at Harris Airport in Fort Ann
- Had a meeting with Boralex Solar to explain the IDA’s new solar policy
- Attended the Lake George Housing Committee meeting
- Attended a video conference call with the EDC and a company that is interested in relocating to this area

Mr. Barton stated SMS Rail Service, Inc. is looking to grow their business and has invited him to visit their facility in New Jersey to gain a better understanding of their operations. They have requested the IDA to sign a non-disclosure agreement.

Mr. Bruno made a motion to approve Mr. Barton to sign the NDA on behalf of the IDA, Mr. Campbell seconded with all voting in favor by voice vote.

Native Development Updates – Mr. O’Brien stated that the Native Development Public Hearing was held prior to this Board Meeting where the Queensbury Supervisor and Town Assessor were present and looking for clarification of the PILOT process.

New Leaf Lease Update – Mr. Barton stated that are no updates.

Website Update – Mr. Barton stated that new website programming is under way with the expectation of going live in the next few weeks.

New Business – Mr. Lais stated that Boats by George is doing some additional financing with TD Bank to complete the Prospect Mountain Venture project. She noted that the total project cost has gone up \$300,000 plus they would like an additional \$1.5 million included for mortgage tax exemption totaling up to \$18,750.

Mr. Leggett made a motion to approve the resolution authorizing the mortgage increase and corresponding mortgage tax exemption. Mr. Bruno seconded, and all voted in favor by roll call vote.

Educational Moment – Ms. Lais chose the topic of Procurement Policies. She stated that all IDA’s are required to report any procurement over \$5,000. The IDA is bound by law for competitive bidding on purchases over \$20,000 or public works that are over \$35,000. She suggested the WWIDA review alignment between procurement reporting requirements and procurement policies.

COUNTIES OF WARREN AND WASHINGTON
INDUSTRIAL DEVELOPMENT AGENCY

Public Comments – There were no public comments.

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. Caimano seconded, and all others voted in favor.

Mr. O'Brien stated that the August IDA Board meeting will be adjourning out of Executive Session with no action.

Adjournment – There being no further business to discuss, Mr. O'Brien adjourned the August IDA Board meeting at 5:25 pm.