

**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, December 8, 2021 via Zoom. The following were:

PRESENT:	Dave O'Brien	Chairman
	Michael Bittel	Secretary/Treasurer
	Mike Wild	Member At-Large
ABSENT:	Brian Campbell	Park Chair/At-Large
	Craig Leggett	Vice Chair

The following were also present:

	Kara Lais, Esq.	FitzGerald Morris Baker Firth, PC
	Mike Grasso	Member
	Tom Jarrett	Jarrett Engineers
	Bob Holmes	Jarrett Engineers
	Mary King	Member
	Nick Caimano	Member
	Mike Ostrander	Executive Director
Minutes were taken by:	Alie Weaver	Office Administrator

Roll call was taken and a quorum was confirmed.

Park Business

Potential Project Updates – Mr. Ostrander stated Brookfield are in the final stages of completing their application and plan on submitting it soon. After some discussion, it was noted that Brookfield is working with Mr. Gross and this would be considered a triple-net lease.

Delineation Update – Mr. O'Brien stated that the AG is in possession of the transfer documents for the Canalside Energy Park and he has reached out to Ms. Woerner to hopefully quicken this process with AG as there is only one document to be signed for the court to finish the transfer.

Mr. Holmes stated that the metes and bounds are being scribed by the surveyor and should be received by end of next week. He also stated that North Country Ecological Services are reviewing some details in which Mr. Connell requested.

IDA Executive Committee

Mr. O'Brien reminded the members that in 2022, the Executive Park Committee members will switch from 3 Washington County/2 Warren County members to 2 Washington County/3 Warren County members for the next two years.

Approval of Minutes – Mr. Bittel made a motion approve the November 3rd Executive Park meeting minutes and Mr. Wild approved. All voted in favor by voice vote.

Executive Director's Report – Mr. Ostrander stated that he has been meeting with potential clients and builders, meeting with communication firms regarding IDA marketing, collaborating with ARCC and Warren County EDC to discuss benefits to the area, and discussions with Echostat regarding a possible designation of a bio-economy development opportunity zone for Fort Edward with a potential grant opportunity to cover the application cost.

By-Law Changes – Mr. O'Brien stated that the by-law changes have been sent to the members for review and will also be sent to the full board for further review. He also noted that there are on-going discussions regarding policy and UTEP changes.

Fowler Litigation – Mr. O'Brien stated oral arguments are scheduled for the afternoon regarding Fowler Square.

RFQ Review Team – Mr. O'Brien stated that the RFQ deadline for wastewater management at the Canalside Energy Park is December 10th. He stated that an RFQ review committee will be formed to include Mr. Jarrett, Mr. Bruno, Mr. Brillling and Ms. Gilles.

Change in Fee Structure – Mr. O'Brien stated that the IDA has the capability to approve sales and mortgage tax abatements without a PILOT agreement in place and plans to discuss adding this to the UTEP policy.

Etain, LLC – Ms. Lais stated the Etain project costs have increased from their original estimate of 7 million dollars to 11 million dollars. Representatives from Etain have requested an increase and extension of the sales tax exemption as well as a mortgage tax exemption for the additional amount. She also stated that an additional public hearing will need to be scheduled due to the amount of increase. Mr. Bittel made a motion to set the public hearing for December 20th at 3:45 and Mr. Wild seconded. All voted in favor by voice vote.

TDI – Mr. O'Brien stated that the TDI construction costs have increased from 285 million dollars to 418 million dollars. He also stated that the prorated payments will increase about 44% and he will be sending the recalculations once completed. This increase also calls for a second public hearing to be determined at a later time.

Mr. O'Brien noted that some discrepancies in the term sheet will be discussed with TDI later this week.

Executive Session and Adjournment – Mr. Bittel made a motion to go into Executive Session to discuss the sale of real property and Mr. Wild seconded and all voted in favor by vote voice.

Mr. O'Brien stated that no action will be needed, and the meeting will adjourn immediately following Executive Session.

