

**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, January 5, 2021 at 9:00am via Zoom. The following were:

<b>PRESENT:</b>	Dave O'Brien	Chairman
	Michael Bittel	Secretary/Treasurer
	Craig Leggett	Vice Chair

<b>ABSENT:</b>	Brian Campbell	Park Chair/At-Large
	Mike Wild	Member At-Large

*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
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 that the Bucks County Biscotti company is in the process of getting planning board approval and there's an interested party in possibly purchasing lot 32 for a warehouse-type building. He also stated that Brookfield Energy is in the process of making some application adjustments. Mr. Ostrander noted that Fort William Henry has submitted an application for IDA review.

**Delineation Update** – Mr. O'Brien stated that Mr. Connell from the Army Corps of Engineers has approved the changes made to the Industrial Park's remaining lots. Ms. Lais and Jarrett Engineers are in the process of completing the mylars and the deed restrictions are requested to be filed within thirty days.

Mr. Holmes stated that merging lots will be at the IDA's discretion. He also stated that there is a quarter-acre of aggregate in several locations as flagged unprotected wetlands, explaining that this allows the IDA to move forward with a new nationwide permit to fill in certain areas to facilitate access to the property.

Mr. Jarrett noted that the unusable lots would have to be written out of the district to alleviate water and fire charges currently being paid by the IDA.

## IDA Executive Committee

**Approval of Minutes** – There were not enough members eligible for approval of the December Executive Park meeting minutes as Mr. Leggett had not attended that meeting. This item will be moved to the February meeting.

**Executive Director's Report** – Mr. Ostrander stated that, in addition to what he already mentioned during the potential project updates, he spoke with Senator Stec's legislative director discussing bill S1634 requiring fees charged by municipal IDA's to match the fees charged by county IDA's with the legislature setting the rates. He noted that he will update the members as more information becomes available.

Mr. Ostrander reminded the members that he will be attending the Economic Development Conference as it is currently scheduled to take place January 18<sup>th</sup>-20<sup>th</sup>.

Mr. Ostrander also stated that some meetings have been set up with local developers with one developer interested in a potential mixed-use project in Queensbury. He noted that he has met with representatives of National Grid to discuss the Canalside Energy Park's substation and infrastructure needs.

Mr. Ostrander encouraged the members to submit letters of support for the CHPE/TDI transmission line to the public service commission.

Mr. Bittel stated that the Adirondack Regional Chamber will be writing letters of support this week.

**UTAP Changes** – Mr. O'Brien stated that he is in the process of making changes based on member's input and will send them out for review when completed.

**Fowler Litigation** – Mr. O'Brien stated that the litigation transcripts have been received and a decision is still pending.

**Transfer of Canalside Energy Park** – Ms. Lais stated that the documents have been drafted and are under review and Mr. O'Conner is working on the title portion. Mr. O'Brien stated that the revised insurance policy will be in place before the original expiration date of January 19<sup>th</sup>.

Mr. O'Brien stated that Mr. Ostrander has been working on listing the substation on Ebay for sale, a new bank account will be created to accommodate any possible transactions. He noted that only public utility would be eligible for becoming a dealer in electricity.

Mr. Bittel made a motion to move this item to the full board and Mr. Leggett seconded. All voted in favor by roll call vote.

**TDI Update** – Mr. O'Brien stated that a meeting has been scheduled on Friday with Mr. Scott to review the paperwork.

**RFQ Review Team** – Mr. O'Brien stated that the wastewater RFQ committee will be meeting to review the four applicants with the decided two to be scheduled for interviews.

**Executive Park 2022 Office Nomination** - Mr. O'Brien stated that the Executive Park Chair, Vice Chair, and Secretary/Treasurer positions are up for nominations for 2022.

Mr. Bittel suggested added this item to the full board agenda and Mr. Leggett concurred.

**Adjournment** – Mr. O'Brien stated that there be no further business, he adjourned the January IDA Executive Park meeting at 9:33am.