

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

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The June Board Meeting for Warren Washington Industrial Development Agency was held on Tuesday, June 20, 2023 at the Washington County Municipal Building, 383 Broadway in Fort Edward at 4:00 pm. The following were:

<i>PRESENT:</i>	Dave O'Brien	Chair
	Mark Smith	Member
	Juan Gonzales	Member
	Ginny Sullivan	Member
	Tim Robinson	Sec/Treasurer
	Brian Campbell	Member
	Mary King	Member
	Nick Caimano	Member
	Dan Bruno	Park Chair

<i>ABSENT:</i>	Craig Leggett	Vice Chair
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The following were also present:

Kara Lais, Esq.	FitzGerald Morris Baker Firth, PC
Chuck Barton	CEO
Mike Wild	Warren County Supervisor

<i>Minutes were taken by:</i>	Alie Weaver	Office Administrator
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Attendance was taken by roll call and quorum was confirmed.

Mr. O'Brien introduced and welcomed Mr. Mark Smith, Supervisor of Johnsburg, as the newest member of the Warren Washington IDA and CDC Board.

May 2023 Minutes: Mr. Caimano made a motion to approve the May 2023 Board Meeting Minutes and Mr. Campbell seconded. All voted in favor by voice vote.

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

Mr. Gonzales made a motion to approve the June payables and Mr. Bruno seconded. All voted in favor by roll call vote.

Mr. Caimano made a motion to approve the financial reports and Mr. Bruno seconded. All voted in favor by voice vote.

Mr. O'Brien stated that the IDA will be applying for the FAST NY grant with up to four million dollars to apply to Canalside Energy Park's sewer and water installation.

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Master Plan Update – Mr. Bruno reviewed LaBella’s timeline of tasks and noted that several are behind schedule.

Various discussions ensued on LaBella’s staff shortages, alternate entryways into the park, the possibility of a water tank, and the lack of sewage at Canalside Park.

Authorization of Labella’s Phase B - Mr. O’Brien stated the authorization for LaBella’s Phase B was included in the meeting packets. After more discussion of the timeliness for Phase B, Mr. Gonzales made a motion to approve the authorization and Mr. Campbell seconded with all approving by voice vote.

Gate Replacement – Mr. O’Brien stated that Canal Corp. requested that the gate to block the wharf area be moved 100 feet.

Mr. Barton stated that an RFQ for a new gate was sent out in March with the cost being approximately \$19,000 due to prevailing wages, best materials, and a sliding gate. He noted that another RFQ will be sent for quotes on relocating the existing gate as a cheaper alternative.

Mr. Caimano made a motion to approve up to \$19,000 pending the receipt of the new RFQ bids and Mr. Campbell seconded with all voting in favor by voice vote.

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

- Attended the ARCC mixer at Adirondack Winery
- Attended the New York State Economic Development Council Annual Meeting
- Met with a potential applicant regarding cannabis production
- Attended the Village of Fort Edward Board Meeting on behalf of the Canalside Energy Park
- Met with a local realtor to discuss IDA incentives
- Met with the Town of Lake George to discuss IDA initiatives
- Attended the LaBella biweekly meeting
- Met with a local bank to discuss IDA initiatives
- Attended the Warren Washington Strategic Economic Alliance meeting to discuss workforce housing
- Phone meeting with a local business owner looking to develop workforce housing in Greenwich
- Gave a tour of the Airport Industrial Park to a potential client
- Attended the ARCC mixer at the Sagamore
- Attended the EDC Warren County Forum regarding workforce-related issues
- Met with BlackDog to discuss the IDA website
- Attended the Fort William Henry Carriage House opening

Mr. Barton stated that the IDA has received an application for assistance from Native Development today and it will be on the July Board Meeting’s agenda for review and acceptance. He noted that he will be working on the finding statement for review prior to the meeting and this will be shared with the taxing jurisdictions as well.

New Leaf Lease Update – Mr. Barton stated that the Army Corps of Engineers are not allowing New Leaf Energy to install a solar farm on the Airport Industrial Park’s lots consisting mostly of wetlands. New Leaf is currently considering other lots in the Park for their solar farm.

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Website Update – Mr. Bartons stated that BlackDog presented their most recent updates with the new pages for the IDA website and collected feedback from himself, Mrs. Weaver, and Mr. O’Brien.

MOU Bridge – Mr. O’Brien reiterated that working with the County for the bridge replacement reduces the local share from 20% to 5% and noted that the County Board approved Lead Agency for the bridge replacement on Friday. Administration and cash-flow will be done by the County and the 5% share will be approximately \$100,000. Mr. O’Brien stated that it’s unclear when the construction bid will take place and it could be between two months to nine months for the approval, with the start of construction to be between 2025 and 2026.

Educational Moment – Ms. Lais chose the topic of the Authorities Budget Office (ABO) for this month’s educational moment. She explained that the ABO is the IDA’s New York State governing agency and is responsible for public authorities’ accountability and transparency. The ABO overlooks New York State’s IDAs, CDCs, LDCs, EDCs, Tobacco Securitization Corporations, New York City Transportation, and any other public authority. The WWIDA reports to the ABO on an annual basis through the Public Authorities Reporting Information System (PARIS) collecting all transactions for current projects, finances, property assets, Board Member information, policies and procedures, and job counts.

Public Comments – There were no public comments.

Executive Session – Mr. Bruno made a motion to go into Executive Session to discuss negotiations leading to potential acquisition or disposition of property. Mr. Caimano seconded, and all voted in favor by voice vote. Mr. O’Brien stated that the June IDA Board meeting will adjourn out of Executive Session with no further actions.

Adjournment – There being no further business to discuss, Mr. O’Brien adjourned the June IDA Board meeting at 5:08 pm.