

COUNTIES OF WARREN AND WASHINGTON
INDUSTRIAL DEVELOPMENT AGENCY

5 Warren Street, Suite 210
Glens Falls, New York 12801

Tel. (518) 792-1312
www.warren-washingtonida.com

A special meeting of the Counties of Warren and Washington Industrial Development Agency was held on Thursday, March 30, 2023 at 4:15 PM at the Washington County Municipal Building located at 383 Broadway, Fort Edward and via Zoom.

The following were:

PRESENT:	Dave O'Brien	Chair
	Nick Caimano	Member
	Dan Bruno	Park Chair
	Juan Gonzales	Member
	Tim Robinson	Member
	Brian Campbell	Member
	Mike Wild	Member
	Mary King	Member
	Ginny Sullivan	Member
	Craig Leggett	Vice Chair

The following were also present:

Kara Lais, Esq.	FitzGerald Morris Baker Firth, PC
Chuck Barton	WWIDA CEO
Dan Ward	Hudson Falls School District Superintendent
Mark Bessen	Argyle Central School Superintendent
Richard DeMaillie	Fort Edward School District Superintendent

Minutes were taken by: Alie Weaver WWIDA Office Administrator

Roll call was taken, and a quorum was confirmed.

Hyde Collection bond maturity date extension – Ms. Lais stated that the Hyde Collection had a bond issuance in 2013 and the maturity date is April 1, 2023. During COVID, the Hyde Collection received deferred payments from Glens Falls National Bank and currently have a lump sum of \$45,000 due on April 1st. They are asking that the maturity date be extended from April 1st to August 1st to continue their regular payments until this debt is satisfied.

Brian Campbell made a motion to approve the resolution extending the maturity date and Craig Leggett seconded. All voted in favor by voice vote.

COUNTIES OF WARREN AND WASHINGTON
INDUSTRIAL DEVELOPMENT AGENCY

2022 Audit Report Review – Mr. Robinson stated that the audited final financial statement and reports for 2022 were included in the meeting packets for review.

After a brief review of the reports and with no questions from the board, Brian Campbell made a motion to approve the audit's findings and Mary King seconded. With Ms. Sullivan abstaining, all others voted in favor by voice vote.

Proposed UTEP – discussion on comments and amendments – Mr. O'Brien presented a compilation of responses and comments from the 57 taxing jurisdictions regarding the IDA's proposed UTEP changes. He noted that Washington County responded, along with 4 towns, 5 schools, and 0 villages in that county. Warren county did not respond, as well as no towns or villages but 3 schools in Warren County did respond and Mr. O'Brien noted that Glens Falls Schools fall under the Glens Falls IDA purview.

Mr. O'Brien noted that there are currently 23 active projects in Warren County with 673 full time equivalent jobs reported for 2022. There are currently 10 active projects in Washington County with 284 full time equivalent jobs reported for 2022.

He pointed out that the original job commitments at the application level totaled 640 and 957 were reported for 2022, with a few projects that have not yet been reported.

He then read aloud the enabling statute of the IDA and described the IDA's purpose and accomplishments as well as the processes for determining project viability, noting the desired involvement of taxing jurisdictions prior to project approval.

Mr. Campbell further explained the PILOT's formula and function, and how it affects the community.

Mr. O'Brien stated that the Washington County Board of Supervisors passed a resolution instructing the Washington County appointed members of the IDA to ensure that the IDA's UTEP and other exemption policies contain a provision that any abatement or exemption require the affirmative consent of any taxing entity whose revenues or operations will be affected prior to that tax abatement or exemption being granted. Also, such proposal will be accompanied by an analysis of the expected return on investment for that exemption and ensure close and continued communication and cooperation with all municipalities and taxing entities within the IDA's jurisdiction.

Upon discussion of this resolution, Mr. O'Brien and Mr. Wild both stated that this would delay projects.

Mr. Barton stated that this resolution requires at least four boards to approve a project versus one board. He noted that after the IDA Board accepts an application, the involved taxing jurisdictions will receive notice of the application, a copy of the application along with the finding statement, and an opportunity to comment.

Mr. Campbell suggested reaching out to the involved taxing jurisdictions prior to the IDA Board acceptance of an application.

Mr. Wild questioned the necessity of voting to accept this Washington County's resolution at this meeting and Mr. Campbell stated that the Washington County Board of Supervisors are currently holding up the Marchashelli Funds for the bridge until the UTEP has been completed, thus addressing their resolution and other concerns could be amended into the UTEP.

COUNTIES OF WARREN AND WASHINGTON
INDUSTRIAL DEVELOPMENT AGENCY

Ms. Sullivan verified that the municipalities retain the option of requesting their participation on the “opt-out” list.

Mr. Campbell made a motion to bring the approval of the Washington County Resolution to the floor for vote and Mr. Wild seconded. The IDA Board members voted as follows:

Member	Yes	No	Abstain	Absent
Craig Leggett		x		
Brian Campbell	x			
Tim Robinson		x		
Ginny Sullivan		x		
Mike Wild		x		
Dan Bruno		x		
Juan Gonzales	x			
Mary King		x		
Nick Caimano		x		
Dave O'Brien	x			
Total	3	7	0	0

Mr. O'Brien stated that 3 taxing jurisdictions requested that the IDA not grant any tax abatements to residential apartments unless requested by the taxing jurisdictions.

Mr. Barton stated that the IDA currently has 3 active housing projects and believes that a negative impact on the community would stem from the IDA no longer offering incentives to housing projects.

Mr. Campbell stated that housing projects should be considered case-by-case where a blanket housing policy would not fit the community's needs.

Mr. Wild stated that work-force housing should not refer to apartments alone.

Mr. Barton stated that housing projects in any jurisdiction would need to be approved by their Planning Board, Zoning Board and possibly the APA and DEC prior to IDA support.

Mr. Campbell made a motion to bring the approval of halting IDA consideration of residential housing unless requested by the taxing jurisdiction to the floor for vote and Mr. Wild seconded. All members declined this approval by roll call vote.

Mr. O'Brien stated that the same 3 taxing jurisdictions requested that future UTEP changes be required to be approved by all taxing jurisdictions.

Mr. O'Brien expressed concern on the number of approvals needed even for a simple UTEP change and noted that receiving 59 approvals for every change would be a hard feat.

Mr. Leggett stated that the communities should have some trust in the IDA Board to ensure sound decisions when making changes to the UTEP.

COUNTIES OF WARREN AND WASHINGTON
INDUSTRIAL DEVELOPMENT AGENCY

Ms. Lais clarified that the IDA does not need the taxing jurisdictions to approve changes in their UTEP, however substantial changes require notification to all of the taxing jurisdictions for input, but their approval is not necessary.

Mr. Bruno made a motion to adopt the UTEP policy as presented and Mr. Campbell seconded. All voted in favor by roll call vote.

Policy Manual – Mr. O'Brien stated that the original IDA policy manual included the UTEP. With the UTEP now as a stand-alone policy, Mr. Bruno made a motion to approve the IDA policy manual without the UTEP included and Mr. Campbell seconded. All voted in favor by voice vote.

Other – Mr. O'Brien stated that CHPE is requesting to lease an additional six acres of Canalside Energy Park at the same terms as their current lease. Mr. Barton noted that this area does not include a building. Mr. Leggett made a motion to approve this lease and Mr. Campbell seconded with all voting in favor by voice vote.

Adjournment - There being no further business to discuss, Mr. O'Brien adjourned the March 30th IDA Special Meeting at 5:35 pm.

	SCHOOLS									TOWNS					COUNTY	
COMMENT	Argyle	Fort Edward	Greenwich	Hartford	Hudson Falls	Queensbury	Lake George	Whitehall		Easton	Kingsbury	Granville	Hartford	Washco	TOTAL	
TITLE: Directing and Instructing Washington County Appointed Members of the Counties of Warren and Washington Industrial Development Agency Regarding Procedures For Tax Exemptions Granted by the Agency RESOLVED, that the Board of Supervisors directs and instructs its appointed members to the Counties of Warren and Washington Industrial Development Agency to ensure that any IDA UTEP or other policy that provides for tax abatement or exemption require the affirmative consent of any taxing entity whose revenues or operations will be affected prior to that tax abatement or exemption being granted															YES	
CDC contain same terminology as A4															YES	
Cost Benefit Analysis (ROI)															YES	
The List of towns who have requested to be on the Approval of PILOT by Towns be maintained and that the towns are required to take into account the school and village needs.	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES		12	
No limits on comments								YES		YES					3	
Reestablish solar policy requiring approval of taxing jurisdictions	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES		12	
No tax abatements to residential apartments unless requested by taxing jurisdiction								YES		YES					3	
Any deviation require approval of taxing jurisdiction except for pilots less than standard								YES		YES					3	
Future UTEP changes required to be approved by all taxing jurisdictions					YES			YES		YES					3	

		Number of Projects	FTE Projected	Actual 2021	Actual 2022
Warren County		23	478	494	673 *
Washington County		10	162	270	284 *
Total		33	640	764	957
* Data still being collected for 2022 and some projects have not yet begun for reporting purposes					
Number of Projects in each town					
Warren			Washington County		
Chestertown		1	Cambridge	1	
Glens Falls		1	Fort Ann	1	
Hague		1	Fort Edward	1	
Lake George		4	Greenwich	1	
Queensbury		16	Hampton	1	
			Kingsbury	3	
			White Creek	2	