

COUNTIES OF WARREN AND WASHINGTON
INDUSTRIAL DEVELOPMENT AGENCY

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

Tel. (518) 792-1312
Warren-WashingtonIDA.com

The Executive Park Meeting for Warren Washington Industrial Development Agency was held on Wednesday, March 9, 2022 at 9:00 am via Zoom. The following were:

PRESENT:	Dave O'Brien	Chairman
	Michael Bittel	Secretary/Treasurer
	Dan Bruno	Member At-Large
	Craig Leggett	Vice Chair

ABSENT:	Mike Wild	Member At-Large
----------------	-----------	-----------------

The following were also present:

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

Roll call was taken and a quorum was confirmed.

Park Business

Potential Project Updates – Mr. O'Brien stated that there is a company interested in purchasing the entire Canalside Energy Park and there is also steel company interested in the rail.

Mr. O'Brien stated that the NBRC's Notice to Proceed was received and the IDA is eligible for \$600,000 to apply towards engineering sewer and water design at the Canalside Energy Park. He noted that the engineering committee will soon be working on the Scope of Work for LaBella. He also noted that NBRC waived the match for this grant.

Mr. Ostrander stated that Hilltop Construction and Silbert Holdings are still in the process of purchasing their lots. He also stated that the pad lock to the gate by the Canal Corp building has been changed and the IDA office has a key should anyone need it. He noted that BOCES was due to start CDL training at the Canalside Energy Park on February 28th.

Delineation Update – Mr. Holmes stated that he is in correspondence with Hilltop Construction regarding the unrestricted wetland area on lot 5. He noted that the total area of potential disturbance falls below the quarter-acre threshold for the DEC. He also noted that he will be working with NCES on the permitting process to be able to fill and/or redirect some wetland areas.

IDA Executive Committee

Approval of Minutes – Mr. Bittel made a motion to approve the February 2, 2022 WWIDA Executive Park meeting minutes and Mr. Leggett seconded. All voted in favor by voice vote.

Executive Director's Report – Mr. Ostrander stated that discussions have been under way with many business leaders and that there are potential projects in Granville, Lake George, and Queensbury. He also stated that the EDC Conference was held last week and was well-attended by elected officials as well as representatives of IDAs throughout New York State. He noted that he would be happy to discuss any of the topics that were covered at the conference should anyone desire further information. Mr. Ostrander stated that he is in the process of reaching out to local elected officials to discuss hosting IDA forums.

Braen Quarry – Mr. O'Brien stated that a proposed term sheet was sent out and will be meeting with Mr. Braen soon for further discussion on the possible wharf usage.

Hour Electric – Mr. O'Brien stated that Hour Electric is interested in renting a building located in the Canalside Energy Park on a month-to-month basis for \$3,000 per month. He noted that the ABO requires a 90-day notice for this activity, and he will be contacting Hour Electric regarding this requirement. He also noted that CBRE is working on a semi-appraisal to document the justifiable rental fee, as required by the ABO.

Adjournment - There be no further business, Mr. O'Brien adjourned the March IDA Executive Park meeting at 9:24 am.