

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

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The May Board Meeting for Warren Washington Industrial Development Agency was held on Wednesday, May 17, 2023 at the Lake George Town Hall, 20 Old Post Road in Lake George at 4:29 pm. The following were:

<b><i>PRESENT:</i></b>	Dave O'Brien	Chair
	Mike Wild	Member
	Juan Gonzales	Member
	Ginny Sullivan	Member
	Tim Robinson	Sec/Treasurer
	Brian Campbell	Member
	Mary King	Member
	Nick Caimano	Member

<b><i>ABSENT:</i></b>	Dan Bruno	Park Chair
	Craig Leggett	Vice Chair

***The following were also present:***

Kara Lais, Esq.	FitzGerald Morris Baker Firth, PC	
Chuck Barton	CEO	
Andrew Brodie	Yankee Marine Group, LLC	
Robin Cooper	Albany Business Review	
A. Joe Scott, Esq.	Hodgson Russ, LLP	
<b><i>Minutes were taken by:</i></b>	Alie Weaver	Office Administrator

Attendance was taken by roll call and quorum was confirmed.

**April 2023 Minutes:** Mr. Gonzales made a motion to approve the April 2023 Board Meeting Minutes and Mrs. Sullivan seconded. All voted in favor by voice vote.

Mr. Campbell made a motion to approve the May 3rd Special Meeting Minutes and Mr. Caimano seconded with all voting in favor by voice vote.

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

Mr. O'Brien stated that CHPE has signed a new lease agreement adding six acres, which increases their lease payment by \$9,600.

Mr. Campbell made a motion to approve the May payables and financial reports and Mr. Gonzales seconded. All voted in favor by roll call vote.

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**Yankee Marine Project** – Immediately following the adjournment of the Yankee Marine public hearing, Mr. O'Brien asked Mr. Brodie what his plans are should the IDA not approve his project for assistance.

Mr. Brodie stated that he would continue to use his property as shrink-wrapped outside boat storage, limiting any boat maintenance or repairs from November through April. He noted that the cost of this project has risen 40% from the time he purchased the land in comparison to the current material and labor costs as well as rising interest rates.

Discussion ensued on incremental storage capacity and how it reflects the cost benefit analysis and Mr. Brodie's ten-year projection, specifically concerning sales tax.

Mr. Barton gave an estimated determination of \$919,000 in generated sales tax from this project.

Mr. O'Brien noted that the applicable taxing jurisdictions were notified of Yankee Marine Group's application and of the meetings that included discussion of this project.

Mr. Campbell made a motion to approve the Yankee Marine Project resolution and Mr. Robinson seconded. All voted in favor by roll call vote.

**Master Plan Update** – Mr. Barton stated that public notifications have started for NEPA including tribal, wetlands, NYS DEC species, historical preservation, and archeological consultations. He noted that most major tasks are on schedule but there are pending issues that could disrupt the schedule.

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

- Held two bank meetings to discuss IDA initiatives, including bonding opportunities
- met with the Executive Director of the Greenwich Chamber of Commerce
- toured various manufacturing facilities in the Greater Greenwich area
- attended the Greater Greenwich Annual Dinner
- provided a tour of Canalside to an interested party
- toured the former Morcon site in White Creek
- met with a potential customer
- met with SMS Rail and WCC to discuss rail operations
- attended the Lake George Workforce Housing Committee meeting
- presented at the Southern Adirondack Realtors Association
- ongoing meetings with two future applicants

Mr. Wild noted the large number of short-term rentals around Lake George having a negative impact on workforce housing and suggested incentivizing to encourage workforce housing.

Mr. Barton stated that the WWIDA supports workforce housing projects and encouraged Mr. Wild to send potential applicants to the WWIDA for assistance.

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**New Leaf Lease Update** – Mr. Barton stated that the lease agreement is ready to be signed with New Leaf Energy. He noted that this is to lease land at the Airport Industrial Park and that no investment tax incentives are involved.

Mr. O’Brien stated that a resolution was included in the meeting packets that proposes a variance in the Phase II Covenants and Restrictions to include language for authorized solar use.

Mr. Campbell made a motion to approve this resolution and Mr. Wild seconded with all voting in favor by voice vote.

**Website Update Logo and Messaging** – Mr. Barton stated that the new WWIDA logo has been chosen and provided in the meeting packets. The website has been mapped out and data is currently being populated for the web developers.

**CVE Resolution** – Mr. O’Brien stated that a resolution was included in the meeting packets to rescind the CVE Solar Resolution No. 22-35 from December 12, 2022, which had approved financial assistance.

Mr. Gonzales made a motion to approve this resolution and Mr. Campbell seconded with all voting in favor by roll call vote.

**Other** - Mr. Wild suggested that the Board consider temporary withdrawal of mortgage tax exemptions in an effort to help defray the cost of Warren County’s merger with CDTA. He noted that state statute dictates ¼ of 1% of mortgage tax proceeds go to the regional transportation authority once merged.

Ms. Lais stated that the IDA may need to ensure this ¼ gets paid regardless of mortgage tax exemption being granted. She will contact Warren County Counsel for clarification and report back to the IDA.

**Public Comments** – There were no public comments.

Mr. O’Brien stated that Mr. Geraghty has accepted Mr. Wild’s resignation from WWIDA, and this is his last meeting. He thanked Mr. Wild for his efforts and contributions over the years.

**Adjournment** – There being no further business to discuss, Mr. O’Brien adjourned the May IDA Board meeting at 5:26 pm.