

**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, October 5, 2022 at 9:00 at 68 Warren Street, Glens Falls NY. The following were:

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| PRESENT: | Dave O'Brien | Chairman |
| | Mike Wild | Member At-Large |
| | Dan Bruno | Park Chair |

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| ABSENT: | Brian Campbell | Sec/Treasurer |
| | Craig Leggett | Vice Chair |

The following were also present:

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| Kara Lais, Esq. | FitzGerald Morris Baker Firth, PC |
| Bob Holmes | Jarrett Engineers |
| Chuck Barton | CEO |
| Juan Gonzales | IDA Member |

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| <i>Minutes were taken by:</i> Alie Weaver | Office Administrator |
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Roll call was taken and a quorum was confirmed.

Airport Industrial Park

Delineation Update – Mr. Holmes stated that he has no updates on the hybrid jurisdictional determination for Lots 4 and 5 or the preliminary jurisdictional determination for the remainder of the vacant lots.

New Leaf Solar Update – Mr. Barton stated that New Leaf Solar will be sending a draft lease agreement for the IDA to review.

Merging of Lots – Mr. O'Brien stated that the Kingsbury assessor suggested merging the wetland lots. Discussion ensued as to whether solar arrays could be put on forever wild property and established that further research needed to be done.

Misc. – Mr. Barton stated that DEC is requesting waterflow information on a parcel from Phase I due to contamination. He noted that the IDA is assisting the DEC as a courtesy as the IDA no longer owns the property in Phase I.

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IDA Executive Committee

Approval of Minutes – A quorum of members that attended the September Executive Park meeting was not present, approval of the September minutes was tabled.

CEO Updates – Mr. Barton stated the following:

- Met with North Warren Chamber of Commerce and discussed staffing and workforce housing concerns.
- Met Mr. McCarthy and discussed ideas for financial reporting.
- Had lunch with Mr. Ostrander as it was his last day at the IDA.
- Conference call with a potential client from Lake George.
- Met with a business owner interested in workforce housing in the Lake George area and plans to continue discussions with them regarding a 485b.
- Toured Washington County Fairgrounds, the Village of Cambridge, and the Village of Salem with Ed Hummel, the Senior Representative of the US Economic Development Administration.
- Continuing the one-on-one Board Member meetings.
- Met with representatives of the West Mountain Development Project to discuss their project updates and plan to meet again in December.
- Met with National Grid to discuss the solar landscape.
- Researching possible incentives available for a plasma collection facility looking to purchase the old Aldi building.
- The promotional video created by Behan Communications will be ready to view by the October Board Meeting.
- Further discussions with CVE Solar and the Town of Queensbury regarding the possibility of a 487b.
- Will be meeting with John Davison to tour a Vermont Rail System in Burlington.

CVE Solar Application Review – Mr. O'Brien stated that there is a meeting with CVE Solar tomorrow for further discussion.

Adirondack Winery – Mr. O'Brien stated that Adirondack Winery is refinancing and are looking for IDA approval to do so. Mr. Wild made a motion to approve the refinance and Mr. Bruno seconded. All voted in favor by voice vote.

Canalside Energy Park

Engineering Updates – Mr. Bruno stated that a meeting will be held in the afternoon with LaBella to further review the sanitary sewer plans. He suggested setting up a meeting with National Grid to discuss electric and gas service distribution to the park.

Mr. O'Brien stated that a water tower may need to be supplied for the park to provide continuous flow and for fire safety. He also stated that meter installation is being researched to provide shared power expenses with lease clients.

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Potential Leases – Mr. Barton stated that the following updates on potential leases:

- The tank transloading prospect is no longer interested in the site.
- Ideal Dairy originally requested 3 months for corn storage but then requested 12 months, which interferes with the TDI/CHPE lease, so their request was denied.
- SMS Rail expressed interest in auto ramp activity, a meeting is scheduled for tomorrow to discuss further.
- The Canadian company interested in pulp/log distribution is in the process of trying to receive the rail support needed.
- TDI/CHPE has requested more time before committing to the laydown lease. They have requested two 3-month options; one option for \$3,000 per quarter and then the same for another quarter if a decision for the lease has not been made yet.

Mr. Wild asked if there were any companies interested in purchasing parcels in the Canalside Park vs. leasing. Mr. O'Brien stated that one malting distribution company is interested in 10-12 acres for silos but until sewer is available, there will be little serious interest in the site for permanent companies.

Mr. O'Brien stated that the IDA has received permit access to Canalside Park from East Street.

Adjournment – There being no other business items for discussion, Mr. O'Brien adjourned the October Executive Park meeting at 9:38 am.