

**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, September 7, 2022 at 9:00 am via Zoom. The following were:

<b>PRESENT:</b>	Dave O'Brien	Chairman
	Dan Bruno	Park Chair
	Craig Leggett	Vice Chair
	Brian Campbell	Sec/Treasurer
<b>ABSENT:</b>	Mike Wild	Member At-Large

*The following were also present:*

Kara Lais, Esq.	FitzGerald Morris Baker Firth, PC
Mike Ostrander	Executive Director
Bob Holmes	Jarrett Engineers
Chuck Barton	IDA Member
Mary King	IDA Member
Tim Robinson	IDA CFO
Nick Caimano	IDA Member

*Minutes were taken by:* Alie Weaver                      Office Administrator

Roll call was taken and a quorum was confirmed.

**Airport Industrial Park**

**Potential Project Updates** – Mr. Barton stated that New Leaf Energy has expressed interest in approximately twenty acres of wetland property in the Airport Industrial Park to install solar arrays. A countered proposal to their letter of intent has been sent to Mr. Nolan and the IDA is currently waiting a response.

Mr. O'Brien stated that the non-binding letter of intent is required for New Leaf Energy to reserve space on the substation.

**Delineation Update** – Mr. Holmes stated that the hybrid jurisdictional determination for Lots 4 and 5 and the preliminary jurisdictional determination for the remainder of the property are still being reviewed by the Army Corps of Engineers.

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**Merging of Lots** – Mr. O’Brien suggested which lots in the Airport Industrial Park should be merged due to wetland areas. After a brief discussion, it was concluded that a map showing the suggested merged lots will be provided at the next Board meeting for further discussion.

**IDA Executive Committee**

**Approval of Minutes** – Mr. Campbell made a motion to approve the July 6th, 2022 WWIDA Executive Park Meeting minutes and Mr. Bruno seconded. All voted in favor by voice vote.

**Executive Director’s Report** – Mr. Ostrander stated that he has no new updates on the parks as he has been helping Mr. Barton acclimate in his new position.

**CEO Updates** – Mr. Barton stated that he is day seven into the new CEO position and has been training with the IDA staff and Mr. O’Brien and he is planning on meeting with the Board members, economic development organizations, elected officials and business leaders.

He noted that he will also be working with Ms. Lais and Mr. O’Brien on IDA policy updates as well as drafting a solar policy for the Board’s consideration.

**CVE Solar Application Review** - Mr. O’Brien stated that Mr. Weinand has requested that the Board re-review his application and this item will be added to the September Board meeting agenda.

**Canalside Energy Park**

**Engineering Updates** - Mr. Bruno had no updates on Labella’s progress for their wastewater management and water supply proposal although a meeting with them is scheduled for September 14<sup>th</sup>.

**Potential Leases** – Mr. Barton stated that a company from Quebec is interested in leasing a portion of the Canalside Energy Park for pulp and log distribution and hopes that further discussions will ensue.

Mr. O’Brien stated that Champlain Hudson Power Express has received the IDA’s counteroffer of \$1,700 per acre monthly for leasing in the Canalside Energy Park. He also stated that the appraisals for these areas have been requested.

On a separate note, Mr. O’Brien stated that financing is in place for the transmission line and installation plans to start in November.

**Misc** - Mr. O’Brien stated that there will be access from East Street into the Canalside Energy Park although Canal Corp requires the fence to be moved from one side of the road to the other side to keep the wharf area isolated. He also stated that the IDA will have up to a year to move the fence.

**Adjournment** – There being no other business items for discussion, Mr. O’Brien adjourned the September Executive Park meeting at 9:10 am.

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