

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

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

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The Executive Park Meeting for Warren Washington Industrial Development Agency was held on Wednesday, September 6th, 2023 at 9:00 at 68 Warren Street, Glens Falls NY. The following members were:

<b><i>PRESENT:</i></b>	Dave O'Brien	Chair
	Craig Leggett	Vice Chair
	Tim Robinson	Sec/Treasurer
	Juan Gonzales	At-Large
	Dan Bruno	Park Chair
	Chuck Barton	CEO

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

Kara Lais, Esq.	FitzGerald Morris Baker Firth, PC
Mark Smith	Member
Bob Holmes	RU Holmes Engineering
<b><i>Minutes were taken by:</i></b> Alie Weaver	Office Administrator

Roll call was taken and a quorum was confirmed.

**Approval of Minutes:** Mr. Bruno made a motion to approve the June 7th, 2023 IDA Executive Park meeting minutes and Mr. Leggett seconded. All voted in favor by voice vote.

**Canalside Master Plan Update:** Mr. Bruno stated that the preliminary Water/Wastewater Basis of Design Report from LaBella was expected to be ready by September 1<sup>st</sup> but has not received it yet.

He noted that the IDA is considering a 400,000-gallon water tank that the Village of Fort Edward has offered.

Mr. Bruno also stated that he will be assisting Mr. Holmes with the Request for Proposal on final plans for the construction and the RFPs will not go out until the IDA receives approval from the FAST NY grant program. He estimated the construction costs to be around \$3 million.

Discussion ensued on the advantages and disadvantages of having a different engineering company hired for the construction phase.

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**New Leaf Update:** Mr. Barton stated that the Phase II deed restrictions for solar farms on wetlands are currently hindering progress on New Leaf's interest in installing a solar farm in the Airport Industrial Park.

Ms. Lais stated that the Army Corps of Engineers is referring to the original deed restrictions, versus the revised deed restrictions, as there is no language stating that the revised version supersedes the original. She also stated that the restricted property may include the entirety of each lot, versus just the wetland portion of the lots.

Mr. Holmes stated that the survey map and written descriptions of the delineation specify the wetland portions only.

Mr. O'Brien stated that the ACOE has a new engineer researching these lots and is currently reviewing the former engineer's data and will be in contact with the IDA when more information is available.

Discussion ensued on the usage options of the undeveloped lots in Phase II.

**Boats by George Update:** Mr. Holmes provided a preliminary site evaluation map of parcel #137.-2-23 in Phase II that Mr. Pensel of Boast by George is interested in purchasing for outdoor boat storage.

Discussion ensued on the map's wetland areas and options of usage. It was decided to have a conversation with Mr. Pensel regarding the site evaluation for his feedback.

**Adjournment:** There being no further business, Mr. O'Brien adjourned the September Executive Park meeting at 9:49 AM.