

COUNTIES OF WARREN AND WASHINGTON INDUSTRIAL DEVELOPMENT AGENCY

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The **Executive/Park Committee** meeting of the Counties of Warren and Washington Industrial Development Agency was held on Wednesday, January 16, 2019 at the offices of FitzGerald Morris Baker Firth PC, 68 Warren Street, Glens Falls, NY. The following were:

Present:	Matt Simpson	Chairman
	Joseph LaFiura	Secretary/Treasurer
	Dave O'Brien	Vice Chairman/Park Chairman
	Craig Leggett	At-Large Member (arrived late)
Also Present:	Kara Lais, Esq.	FitzGerald Morris Baker Firth PC
	Michael Brandi, Esq.	FitzGerald Morris Baker Firth PC
	Tom Jarrett	Jarrett Engineers
	Tami Blondo	Office Administrator
	Travis Whitehead	WWIDA and WWCDC Board Member
	Mike Wild	WWIDA and WWCDC Board Member
	Mike Bittel	CEO/CFO of WWIDA and WWCDC
	Michael Goot	Post Star

The minutes were taken by the Office Administrator.

Call to Order: The Chairman called the meeting to order at 11:00 a.m. Roll call was taken to establish a quorum.

Minutes of Prior Meeting: Upon motion by Mr. O'Brien and second by Mr. LaFiura, the minutes of the November 14, 2018 Executive/Park Committee Meeting were approved unanimously by the Committee.

Park Committee:

Park – Logging Contract Renewal: Mr. Jarrett stated that he spoke with Mr. Allen regarding the review of the previous agreement and the bond requirement and therefore will not be utilizing Agency property to cross onto the other property he is logging. Mr. Allen indicated to Mr. Jarrett that he felt the logging area was cleaned up and the Agency does not agree. Mr. Jarrett will iron out the matter with the forester, Mr. Allen and get back to the Agency.

DNG Recycling: Park Chairman O'Brien reported that realtor Jack Kelley is working with DNG Recycling as they still have an interest in the Park. No further information is available at this time.

Hartman Hill Firewood: Park Chairman O'Brien stated that the project is still interested in pursuing a lot purchase within the Park and will be moving forward but that there is no other information at this time.

Equustock: Park Chairman O'Brien indicated that Equustock is waiting on air quality calculations from their attorney and are still interested in pursuing lot purchase pending the outcome of those results. No other information available at this time.

Scott Kubricky: Mr. Kubricky contacted the Agency with an interest of purchasing a lot and that he wanted to fast-track the process. Jack Kelley spoke with Mr. Kubricky and explained that the process cannot be fast tracked and that he should consider that timing. Mr. Kubricky will get back to the Agency once he has

thought the situation over more.

Park Chairman O'Brien indicated that there is a prospective project that may be interested in purchasing lots and installing buildings for lease on those lots. Mr. Kelley was going to follow-up with the project to get further details and provide same to the Agency. No further information was available.

There was no further business to discuss regarding the Park.

Executive Committee:

Officer Nominations for 2019: Upon a motion by Mr. O'Brien and a second by Mr. LaFiura it was recommended that the previously presented slate of officers be forwarded to the Board for consideration. Roll call vote was taken and the motion was carried. The previously presented slate of officers was Matt Simpson, Chairman; Dave O'Brien, Vice Chairman; Joe LaFiura, Secretary/Treasurer; and Brian Campbell, Park Chairman. Discussion was held that the At Large Member was an appointed position and appointed by the Chairman.

Tax Abatement Policy: Mr. Bittel indicated that the working group was still working out wording in the document and will provide the Committee with a proposed update by the next meeting.

Annual Project Survey Reports: Mr. Bittel stated that he is working with Mr. Whitehead on the report and will get back to the Board shortly.

Sexual Harassment Training: Training will be done at the March Board Meeting.

NEW BUSINESS – Potential Project Presentation: Mr. William Nikas submitted his application for consideration. The application and cost benefit analysis were presented to the full Board and legal counsel for review. The members of the Executive Committee had questions and concerns with some of the information in the application which would require further clarification from Mr. Nikas. The information with questions is relating to financing, jobs created/retained, type/length of PILOT he is looking for. The Town of Kingsbury would need to approve the project as they have opted-out of the PILOT program. Mr. O'Brien was going to follow-up with Mr. Nikas. No decisions were made on the project and it will be discussed in more detail at the full board meeting on January 22, 2019.

Other Business:

Mr. Whitehead asked what the process was for selling a lot in the Park with no request for benefits and why or why not it couldn't be fast-tracked. Mr. Brandi explained that the lot would need to be sold at fair market value and if it was going to be sold at fair market value a 90-day notice would be required. The lot would require an appraisal. The Board could act upon the sale by Resolution if the lot was being sold at fair market value. Mr. O'Brien made a motion that the lots be sold at \$25,000 per usable acre and then withdrew his motion. Further clarification is needed on the actual cost per usable acre.

There being no other matters to discuss, a motion was made by Mr. LaFiura and seconded by Mr. O'Brien to the adjourn the meeting. Chairman Simpson adjourned the IDA Committee Meeting at 12:05 p.m.

2/6/19
DATE


Joseph LaFiura, Secretary/Treasurer