

## **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, **June 14, 2017** at the offices of FitzGerald Morris Baker Firth PC, 16 Pearl Street, Glens Falls, NY. The following were:

<b>Present:</b>	Bud Taylor	Chairman
	Bruce Ferguson	Vice and Park Chairman/Contracting Officer
	Joseph LaFiura	Secretary/Treasurer
	Matt Simpson	At Large Member

<b>Also Present:</b>	Robert Morris, Esquire	FitzGerald Morris Baker Firth, PC
	Tom Jarrett	Jarrett Engineers
	James Keller, DVM	North Country Property Holdings
	John Davidson	D.A. Collins
	Michael O'Connor, Esq.	Rep for Dewatering Plant Ft. Edward
	Deborah Mineconzo	Office Administrator

The minutes were taken by the Office Administrator.

**Call to Order:** The Chairman called the meeting to order at 8:55 am.

**Minutes of prior Meeting:** Upon motion by Mr. Ferguson, seconded by Mr. Simpson, the minutes of the May 10, 2017 Executive/Park Committee Meeting were approved unanimously by the Committee.

### **Park Committee:**

#### **Allen Forestry:**

Mr. Jarrett reported he has not received further communication from Jim Allen on the requested bidding since his (June 6<sup>th</sup>) email. As soon as he hears more, he'll advise further. The plan is to harvest the Phase II area this summer as approved by the Agency.

### **Move to Executive Committee:**

At 9:00 am, Mr. Simpson moved to go to Executive Session before meeting with Dr. Keller regarding possible legal concerns with his project. Mr. LaFiura seconded the motion and the Executive Session began. After approximately ten minutes Mr. Simpson moved to come out of Executive Session and Mr. LaFiura seconded the motion. No decisions were made during the session.

### **North Country Property Holdings:**

Dr. Keller joined the meeting and Mr. Taylor asked Mr. Morris to explain the issues the Agency has regarding his Agreement and changes at the project site. Mr. Morris stated the Agreement of a few years ago with our Agency was for a new specialty business (North Country Veterinarian Referral Center) to be the tenant in the renovated building owned by North Country Property Holdings. The Referral Center received a sales tax exemption on their (equipment) purchases and the related North Country Property Holdings received sales tax and mortgage tax exemptions along with a PILOT.

The specialty business was hoping to bring in an estimated twenty new jobs. Consequently, the Agency agreed to take on the new project. However, according to Dr. Keller, the specialty practice hasn't worked out as planned. He informed the Committee the specialty practice has sustained financial losses and over the last two years, his general practice (Countryside Vets) has lent support to the specialty practice. It has become difficult to find specialists to cover the referral center practice and only two presently remain plus a rehab certified specialist. Also, area practices have not referred the expected number of cases. Since Countryside Vets has been very successful and is growing, Dr. Keller decided to move his general practice into the North Country Property Holdings building. He does plan to retain the specialty practice and hopefully grow it but as an addition to his general practice under "Countryside Veterinary Medical Group". He added that as his general practice continues to expand, he'll add more support help and doctors thereby increasing the job count over the coming years. North Country Property Holdings will retain ownership of the building. Mr. Morris advised Dr. Keller, given the details of his Agency Agreement, the Agency could choose to terminate the Lease Agreement and recapture all tax savings received from the two companies (North Country Veterinarian Referral Center and North Country Property Holdings). Mr. Morris has requested Dr. Keller submit a formal letter to the Agency stating his intentions and requests with North Country Property Holdings and the North Country Vet Referral Center for the Board's consideration.

#### **Other Matters - Michael O'Connor, Esquire:**

Attorney O'Connor came before the Committee to see if there's any Agency interest in taking ownership from (current owners) WCC of the dewatering plant's two parcels in Fort Edward making the plant site tax exempt. The idea was pitched to the Agency a couple years ago but now there is a developer interested in purchasing significant acreage on the dewatering site. This potential developer, expected to bring up to 200 jobs to the area, is waiting first to see if they are awarded a bid for MTA cars. The properties are a complicated issue and Mr. O'Connor went over several issues with maps he distributed. Mr. O'Connor informed everyone a current pending legal issue involves GE's request for a refund on a portion of the real property taxes paid over an eight year period. At the time there was a high assessment of \$78 million on the property. The other request from Mr. O'Connor is the Agency's consideration for a 10 year PILOT for the possible new project on site.

The Committee responded that a formal application would have to be submitted for a PILOT for consideration on any new project. No support for assuming ownership from WCC was voiced during the meeting. Mr. O'Connor said they tried to work with the Washington Co. LDC but they had received a legal opinion that a joint venture would not be tax exempt. Before departing the meeting, Mr. Ferguson stated we're an industrial agency and he would be interested in taking on a new project that would benefit Washington County.

#### **Educational Topics on IDA for Board Meetings:**

Mr. Taylor confirmed an educational topic should be given by Bob Morris near the end of the Agency meeting. It was decided Mr. Morris would address the subject of procedures followed with new projects.

#### **Aviation Hospitality LLC:**

Mr. Morris informed the Committee if all outstanding items are ready, an Inducement Resolution will be prepared for consideration on the Aviation Hospitality project for the upcoming Board Meeting. The Public Hearing will be at 10 am the morning of the Board Meeting.

#### **Ray Terminals LLC:**

Mr. Morris reminded everyone the Public Hearing for Ray Terminals is this Friday at 11 am in Hampton. An Inducement Resolution will be prepared for consideration at the Board Meeting on Monday.

**Park Ad via Washington Co. LDC:**

Mrs. Mineconzo advised everyone the Washington County LDC has an ad contract with the Glens Falls Business Journal. They offered to put our requested ad in for three consecutive months, per Mr. Ferguson's request at the last meeting. However, the LDC contract is for black and white ads. For color, there's a \$125.00 additional fee. Mr. Taylor requested the color ad and possible additional fee to the Agency recently.

**Back to Park Committee:**

**Precision Stone Site Plan:**

It was decided that Mr. Jarrett should review the received Kingsbury Site Plan for Precision Stone to confirm its compliance with the Town and our Park Covenants in Phase I.

There being no other matters to discuss, Mr. Taylor adjourned the IDA Committee Meeting at 10:25 am.

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DATE

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Joseph LaFiura, Secretary/Treasurer