

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, October 12, 2016** at the offices of FitzGerald Morris Baker Firth PC, 16 Pearl Street, Glens Falls, NY. The following were:

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

Also Present:	Robert C. Morris, Esquire	FitzGerald Morris Baker Firth, PC
	Tom Jarrett	Jarrett Engineers PLLC
	Bill Brandt	Mohawk Industrial Werks LLC
	Greg Eppich	Mohawk Industrial Werks LLC
	Deborah Mineconzo	Office Administrator

The minutes were taken by the Office Administrator.

Call to Order: Bud Taylor called the meeting to order at 8:58 am.

Minutes of prior Meeting: Upon motion by Mr. Simpson, seconded by Mr. LaFiura, the minutes of the September 14, 2016 Executive/Park Committee Meeting were unanimously approved by the Committee.

Park Committee:

Culvert near RWS Manufacturing:

Mr. Jarrett said there's been no action by the Town of Kingsbury regarding the removal of the culvert near the RWS Manufacturing site as yet. If the Town doesn't address it before winter it will most likely be done in the Spring. Mr. Jarrett added that removal of the rocks from Lot #4 would involve a fee from the Town's Highway Department. The rocks are not visible from the road and the Chairman suggested letting the future purchaser of the lot deal with the matter. No further discussion on the rocks ensued.

Executive Committee:

Presentation by Developer of New Application:

Mr. Brandt, owner of Mohawk Industrial Werks LLC, gave a brief overview of his company and the assistance he is seeking from our Agency. He has a deposit on property in Carey Industrial Park contingent with him receiving approval of a PILOT from our Agency. He currently leases space in Oneida County and wants to move the business to Warren County by building a 12,000 sq. foot facility. The facility would primarily be used as a warehouse for parts and equipment assembling with some office space and a display showcasing a pit bully on site. The number of full time jobs at the location would be 6-8, three locating from the present location, with the possibility of additional part time people in the future. The company is the provider and servicer of snow grooming

equipment in this territory which includes many nearby ski areas. The Company has an exclusive with ORTA and is one of only two companies servicing this territory. Mr. Brandt lives in Hadley and wants to be nearer to his hometown area. Also, sales tax in the Oneida County area is much higher whereas Warren County is one of the lowest in the State.

After several questions were answered for the members, Mr. Morris confirmed that his company could qualify for the Agency's 100% tax abatement for five years and 50% tax abatement for the next five years if approved by the Board. Mr. Brandt also is seeking sales tax and mortgage tax relief. Because the benefits given the developer would exceed \$100,000, Mr. Morris advised the developer a Public Hearing would be necessary. Mr. Simpson moved to put the matter before the full Board at Monday's meeting. Mr. LaFiura seconded and all were in favor of the motion. If the Public Hearing resolution was approved, Mr. Morris informed the developer the Public Hearing would be scheduled for November before the next (November) Board Meeting. An Inducement Resolution would be considered after the hearing at the November 21st Board Meeting. Members of the Committee thought it would be a very good project for the Agency.

TRSB Enterprises (RockSport):

Mr. Morris advised everyone they are still awaiting some information that the bank requested for the TRSB Enterprises project closing. An end of the month closing is anticipated at this point.

87 Stays, LLC – Update:

Mr. Morris informed the Committee he's been "back and forth" in communication with Jon Lapper, Attorney for the 87 Stays, LLC project at Exit 18. He added there is still no confirmation of an added partner to the LLC.

Big Bay Lodging, LLC Update:

Mr. Morris said there's been no further word from the developer of Big Bay Lodging.

Orientation of Board Members:

A time for the orientation of the newest three board members is ready to be set up by Mr. Morris. Mrs. Mineconzo confirmed that Mr. Simpson and Mr. Leggett had their Board Training by NYS and Mr. Moore has his training scheduled for this month. After confirmation is received regarding Mr. Moore, all three will be ready for their orientation.

Budget 2017:

Mr. Taylor brought up the draft Budget for 2017. He reported that after his (and Bob Morris's) meeting with Associates of Glens Falls, he believes the additional umbrella policy needed to cover our liability with projects may add \$4,000 to our annual premium. Accordingly, the Committee asked to have the liability insurance amount increased by \$4,000. With the change made, Mr. LaFiura moved to put the budget before the Board for approval at Monday's meeting with Mr. Simpson seconding. All were in favor of the motion.

School Tax PILOT Invoices:

Mrs. Mineconzo advised everyone the payments were received on all the school tax PILOT projects though some complications arose near the deadline with two projects.

Kenny & Dittrich – Extension of Sales Tax:

Mr. Morris reported the Marriott LG project had not completed the construction of the planned banquet room and restaurant area before opening recently. They plan to complete this next year and are asking for an extension of time with the sales tax exemption for the rest of the construction. Mr.

Morris will prepare a resolution for Monday's meeting after he receives further details from the developer.

RFP YE Audit Services:

Mrs. Mineconzo informed everyone three proposals were received as a result of our RFP for YE Audit Services for 2016. The Audit & Finance Committee is scheduled to review them at their meeting on Monday at 3:30 pm. They will then advise the Board accordingly of their recommendation at the 4:00 pm meeting immediately following.

Mr. LaFiura moved to adjourn the IDA Committee Meeting with Mr. Ferguson seconding. The Chairman adjourned the meeting at 10:00 am.

DATE

Joseph LaFiura, Secretary/Treasurer