

## **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 **Tuesday, September 15, 2015** 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 Chairman, Park Chairman
	Joseph LaFiura	Secretary/Treasurer
<b>Absent:</b>	John Millett, Sr.	At Large Member
<b>Also Present:</b>	Robert C. Morris, Esq.	FitzGerald Morris Baker Firth, PC
	Tom Jarrett	Jarrett Engineers PLLC
	Matt Simpson	WWIDA Board Member
	Deborah Mineconzo	Office Administrator

The minutes were taken by the Office Administrator.

**Call to Order:** Bud Taylor called the meeting to order at 8:28 am.

**Minutes of prior Meeting:** Upon motion by Mr. Ferguson, seconded by Mr. LaFiura, the minutes of the August 11, 2015 Executive/Park Committee Meeting were unanimously approved by the Committee.

### **PARK COMMITTEE:**

#### **Allen Forestry Update:**

Mr. Jarrett was advised by Jim Allen that he did not bid the project as it is too late for this summer season. Mr. Jarrett suggested waiting until next summer rather than consider work this winter. By waiting until next summer, more of the spreading invasives would be killed. The Committee decided to have Mr. Jarrett contact Mr. Allen the first of 2016 to initiate the matter earlier for next summer.

#### **RWS Manufacturing Letter:**

Mr. Ferguson advised the Committee Mr. Student of RWS has been calling frequently about their needed letter stating all site issues are resolved. Mr. Ferguson voiced his continued concerns with the runoff at the plant site. Due to the small amount of rain the last couple months, Mr. Jarrett stated the situation has been hard to evaluate. There was discussion about the small size and thinly placed added new trees on the northern border. The size of them does not meet the original specifications in their agreement with our Agency several years ago. Mr. Jarrett also recommended the temporary (third) entrance road and culvert be removed. Mr. Jarrett will send his list of recommendations to Mr. Morris. The Committee has asked that Mr. Morris send a letter of remaining Agency concerns to RWS Manufacturing accordingly.

### **R/O/W Galusha Update:**

Mr. Morris reported he talked with the Town Attorney on the continuing R/O/W matter in Phase I near Lewis Crane/Galusha. Mr. Morris advised the group the Town insists on Title Insurance and a new survey due to the current laws. Mr. Morris received a quote for an updated survey from Van Dusen and Steves. However, after much discussion, Mr. Morris was asked to obtain more quotes for the needed survey for further discussion at the next Committee meeting.

### **Executive Committee:**

#### **Boats by George:**

Mr. Morris reported the closing for the Boats by George project occurred and the Agency received their fee. The Committee decided they want to place a banner at the site and asked the Administrator to order a fourth banner for use at the upcoming Price Chopper Fort Edward project.

#### **354 Broadway/Price Chopper Project Update:**

Mr. Morris reported a signed Preliminary Agreement for the 354 Broadway/Price Chopper project has not yet been received. Consequently, the sales tax exemption forms cannot be issued yet. The developer doesn't appear to be in a rush since construction won't be starting until next year. Mr. Morris informed the members the required security deposit has been received from Price Chopper.

#### **Website Upload:**

There were no additional comments or requested changes by the Committee for the new website design. Consequently, Mr. Taylor gave approval for the administrator to have the new website uploaded.

Mr. Ferguson moved to go into Executive Session for personnel discussion with Mr. LaFiura seconding. At 9:17 am, Mr. Ferguson moved to come out of Executive Session with Mr. LaFiura seconding again. Mr. Taylor stated no action was taken.

#### **Annual Evaluation - Administrator**

Regarding the Administrator's evaluation, Mr. Taylor stated the Committee was pleased with her work and how she handles things for the Agency. He said the Committee is recommending an increase of \$1.00 per hour effective with her new employment year starting September 15, 2015 (today). In addition, given her many years of employment with the Agency, they are recommending an additional paid week's (four days) vacation per year. Mr. LaFiura moved to have the full Board consider the recommendations for final approval at Monday's meeting. Mr. Ferguson seconded the motion and all approved it. Mrs. Mineconzo was pleased with the recommendations and thanked the Committee.

#### **Other Matters:**

##### **Upstate Initiative:**

Mr. Taylor reported NYS has a new economic development strategy. They are labeling the plan the "Upstate Revitalization Initiative". The State plans to inject \$1.5 billion into the economy by holding a "competition" between the many state economic regions. The state will consider plans submitted from the regions. Three regions will each be awarded \$500 million for development in their area. Our Agency is in the Capital District region. Several economic development organizations in our region are hoping to establish a plan with the assistance of a special consultant and are contributing money towards the costs involved.

After much discussion, the Committee decided to have the Board consider contributing \$5,000 towards our region's plan. Mr. Taylor, at the Committee's request, will invite Ed Bartholomew of the Warren Co. EDC to present more details on the initiative at Monday's meeting so the Board can make an informed decision before considering approval of the \$5,000 payment.

**Glens Falls Hospital Bonds:**

Mr. Morris reported the hospital is obtaining new bonding at this time through the Glens Falls IDA rather than our Agency. Consequently, the hospital will pay off the outstanding bonds through our Agency dating back to 2003. Mr. Morris has received the prepared forms for the Chairman's signatures for the termination of the current bonds.

There being no further business, Mr. Ferguson moved to adjourn the meeting. Mr. LaFiura seconded and the Chairman adjourned the meeting at 9:22 am.

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**DATE**

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**Joseph LaFiura, Sec/Treasurer**