

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

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The September Board Meeting for Warren Washington Industrial Development Agency was held on Monday, September 21, 2020 at the Washington County Municipal Center and via Zoom from 4:07 – 4:39 p.m. The following were:

PRESENT:	Dave O'Brien	Chairman
	Craig Leggett	Vice Chairman
	Ginny Sullivan	Member
	Bruce Ferguson	Member
	Dan Bruno	Member
	Lester Losaw	CFO
	Nick Caimano	Member
	Mike Wild	At-Large Member

ABSENT:	Michael Bittel	Sec/Treasurer
	Brian Campbell	Park Chair

The following were also present:

Kara Lais, Esq.	FitzGerald Morris Baker Firth, PC
Al Nolette	Washington County Treasurer
Dennis Kelly	Kingsbury Resident
Minutes were taken by:	Alie Weaver, Office Administrator

August Minutes: Mr. Bruno made a motion to approve the August 18th, 2020 IDA Board Meeting minutes and Mr. Caimano seconded. All voted in favor by voice vote.

Payables: Mr. Leggett made a motion to approve the IDA August payables and Mr. Caimano seconded. All voted in favor by roll call.

Potential Project: Mr. O'Brien stated that the assessed values had not been received yet so the KDBF Ventures presentation has been postponed.

Park Business Updates: Mr. O'Brien addressed Mr. Kelly's concerns from the previous Board meeting by stating that Nolan Propane will be putting a building with an office on Lot 3 along with their field distribution system. Based on the industry type, they are not eligible for an IDA PILOT, but are eligible for a 485B from the town. There is no job requirement to purchase a lot in the Industrial Park. In respect to any potential usage for Solar projects in the park there is no capacity for any area substation to take any additional power. Re-delineation has been done and is awaiting mapping to re-establish the wetlands currently in the Industrial Park. Mr. Nolan would also like to speak directly with Mr. Kelly regarding his concerns.

Recapture Update: Mrs. Weaver stated there was nothing new to update.

Parcels containing the road acquisition update: Mr. O'Brien stated that WCC has committed to transferring the three pieces of property to the IDA in January. He also stated the IDA received the \$600,000 NBRC grant to help reconstruct the bridge although the total estimated cost is 1.1 million and a septic study will cost \$400,000. The IDA is currently in the process of applying for a \$600,000 EDA grant, although they require a pre-engineering report.

Mr. Bruno made a motion to send out RFP's for the pre-engineering report and Mr. Grasso seconded and all voted in favor by voice vote.

Mr. O'Brien stated Beth Gilles and Laura Oswald will be preparing the RFP to send out.

Mr. O'Brien also stated that the IDA received a \$125,000 grant from the USDA to apply toward a marketing study for the dewatering site although a \$25,000 match is required. A decision to use this grant will have to be made by March 2021.

Mr. Grasso made a motion to accept the USDA grant and Mr. Bruno seconded. All voted in favor by voice vote.

Sales and Marketing: Mr. O'Brien stated that a productive Sales and Marketing meeting was held with members that included Ms. Sullivan, Mr. Bruno, Mr. Grasso, Mr. Caimano and himself.

He noted Mr. Caimano will start contacting leads.

Mr. Bruno stated that they intend to streamline the white paper and distribute it to interested parties such as bankers and the Warren and Washington EDC's. He stated there was also discussion on printing brochures.

Mr. Grasso also noted that the white paper and brochure should be sent to CPA's, lawyers, bankers and new projects to educate potential clients who may be interested in abatements.

Mr. O'Brien stated it's also important to maintain current companies with assisting in expansion.

Misc.: Ms. Lais stated that the IDA's policy indicates that the IDA is able to waive job requirements in depressed areas like opportunity zones and former empire zones.

Mr. O'Brien stated that the entire town of Fort Edward is an opportunity zone and former empire zone and Hudson Falls is a former empire zone, including the entire Industrial Park.

Mr. Wild suggested meeting with the interim President of the Warren County EDC in hopes working together and Mr. O'Brien agreed that it would be a good idea.

Pictures for website: Mrs. Weaver suggested adding member's pictures to their contact information on the WWIDA website. All the members present agreed and will be sending Mrs. Weaver a picture of themselves to add to the website.

Adjournment: There being no other business, Mr. Grasso made a motion to adjourn, Mr. Caimano seconded and all voted in favor by voice vote.