

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

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The Executive Park Meeting for Warren Washington Industrial Development Agency was held on Wednesday, September 8, 2021 at 68 Warren Street, Glens Falls NY and via Zoom. The following were:

PRESENT:	Dave O'Brien	Chairman
	Brian Campbell	Park Chair/At-Large
	Michael Bittel	Secretary/Treasurer
	Mike Wild	Member At-Large

ABSENT:	Craig Leggett	Vice Chair
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The following were also present:

	Kara Lais, Esq.	FitzGerald Morris Baker Firth, PC
	Bob Holmes	Jarrett Engineers
	Tom Jarrett	Jarrett Engineers
	Dan Bruno	Member
	Mary King	Member
	Tim Lorito	879 Route 22, LLC.
Minutes were taken by:	Alie Weaver	Office Administrator

Roll call was taken and a quorum was confirmed.

Park Business

Potential Project Updates – Mr. O'Brien stated that Nolan Propane has had their project approved by the Kingsbury Planning Board and should be closing soon.

He noted that there is a company from Pennsylvania expressing interest purchasing a lot in the industrial park. Mr. Jarrett also noted that he referred this company to a different engineering firm for consultation to avoid conflict of interest

Delineation Update – Mr. Holmes stated that he is currently waiting for NCES's mark-ups and has started identifying areas that can possibly be preserved.

IDA Executive Committee

Approval of August Minutes – Mr. Bittel made a motion to accept the August 4th, 2021 IDA Executive Park meeting minutes and Mr. Wild seconded. All voted in favor by voice vote.

TDI Update – Mr. O’Brien stated the TDI/CHPE will receive notice as to whether their project has been approved or not by mid-to-late September.

UTAP policy – Mr. O’Brien stated that Ms. Lais is currently working on a draft to update the UTAP policy to conform to newer economic models. Mr. O’Brien also stated that the opt-outs will be eliminated in the revised policy as there is no requirement to keep them.

Fowler Litigation – Mr. O’Brien stated that the IDA response is due by the 23rd of September. Mr. O’Brien noted that the IDA has been FOILED for information regarding Fowler Square by Queensbury’s counsel.

Executive Director Report – Mr. Ostrander stated that there is a Sales and Marketing Committee meeting scheduled for September 13th at 4:00 pm at the IDA office.

He also stated that he has met with state representatives over the course of the last couple weeks, including Assemblyman Simpson, Assemblywoman Woerner, Senator Stec and the Lake George Chamber of Commerce Executive Director.

Potential Application - Mr. O’Brien stated that the IDA has received a potential application regarding the vacant Morcon facility located in White Creek.

Mr. Tim Lorito was in attendance via teleconference and gave a brief overview of his project with plans to purchase the vacant Morcon facility for the cultivation and processing of cannabis. He stated that this project will create between 15 and 30 full time employees, depending on the canopy size that they are granted.

Mr. Lorito also stated that it is difficult to calculate accurate project costs without knowing the canopy size they will be granted. He stated that he is from New York and currently operates a ten thousand square foot indoor canopy in Oregon.

He also noted that COVID is causing drastic delays in materials and construction so many growers are starting construction prior to New York State license approvals and before the bylaws and regulations are decided.

Application acceptance is scheduled for January 2022 for March 2022 approvals.

Mr. Wild expressed concern of Mr. Lorito having to reimburse any benefits received if Mr. Lorito’s New York State license application is not approved.

Mr. O’Brien stated that the application will be presented at the September Board meeting on the 20th and invited Mr. Lorito to attend for further discussion.

Boats by George – Mr. O’Brien stated that the Boats by George/Forum project has changed the costs from their original application that had been previously approved by the board.

Ms. Lais stated that a formal amended application will need to be submitted and a second Public Hearing will need to be scheduled due to the public benefits also changing.

Mr. Bittel stated that a letter also be submitted to the IDA by Mr. Pensel outlining the changes.

Adjournment – There being no further business to discuss, Mr. O’Brien adjourned the September IDA Executive Park meeting.

