

COUNTIES OF WARREN AND WASHINGTON
INDUSTRIAL DEVELOPMENT AGENCY

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The January Board Meeting for Warren Washington Industrial Development Agency was held on Tuesday, January 16, 2024 at the Warren County Municipal Building in Lake George at 4:00 pm. The following were:

PRESENT:	Dave O'Brien	Chair
	Juan Gonzales	Member
	Ginny Sullivan	Member
	Brian Campbell	Member
	Tim Robinson	Sec/Treasurer
	Nick Caimano	Member
	Dan Bruno	Member
	Chuck Barton	CEO

ABSENT:	Mark Smith	Member
	Craig Leggett	Member
	Tricia Rogers	Member

The following were also present:

	Kara Lais, Esq.	FitzGerald Morris Baker Firth, PC
	John Taflan	Warren County Administrator
Minutes were taken by:	Alie Weaver	Office Administrator

Attendance was taken by roll call and quorum was confirmed.

Approval of Previous Meeting Minutes: Mr. Caimano made a motion to approve the December 18, 2023 Board Meeting Minutes and Mr. Bruno seconded. All voted in favor by voice vote.

Accounts Payables and Financial Analysis: Mr. Robinson reviewed the January payables, balance sheet and annual comparison income statement.

Mr. Robinson made a motion to approve the January payables with Mr. Caimano seconding the motion. All voted in favor by roll call vote.

Master Plan Update – Ms. Lais asked the Board if there were timelines and documents available breaking down the entities and their responsibilities regarding Phase II of the Canalside engineering.

Discussion ensued regarding whether the firm awarded would be responsible for the collaboration of entities and when the sewer district would initiate hook up and billing.

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Canalside Projects, Tenant Activity – Mr. Barton stated that SMS Rail has reported more grain shipments. They are expecting to ship out ten to fifteen truckloads per week.

Mr. Barton also stated that CBRE is working with two parties that are interested in portions of Canalside.

FAST NY – Mr. O'Brien stated that the required documentation has been submitted and a response is expected in April of May.

Board Evaluations – Mrs. Weaver stated that seven board evaluations have been submitted.

Nominations – Mr. O'Brien stated that the proposed officers for 2024 are as follows:

Juan Gonzales as Chair

Dave O'Brien as Vice Chair

Tim Robinson as Secretary/Treasurer

Staff Report – Mr. Barton listed his recent activities, which included:

- Toured the new Yankee Marina boat storage site, he noted that one facility has been constructed and the second will begin construction in the spring

- Attended the Lake George Downtown Revitalization Initiative, where Governor Hochul announced the \$10 million grant award

- Met with a business looking to construct a brewery on County Line Road

- Met with a developer looking to construct a hotel

- Participated in the Workforce Housing Project in conjunction with the Downtown Revitalization Initiative

- Met with Associates of Glens Falls to discuss Canalside Energy Park's insurance coverage. He noted that the premium decreased \$254 due to occupancy in one of the buildings.

- Met with a representative for Camoin Associates who is conducting an industrial park feasibility study for White Creek

- Met with a local business who is considering two major developments

- Met with a local equipment manufacturer who is planning an expansion

- Provided a Canalside tour to a Washington County business considering expansion

- Attended a meeting with a Washington County site owner who is considering expansion in the aviation services

- Attended a Zoom meeting with a businessperson exploring technology expansion in Saratoga, Warren, and Washington counties

- Attended a meeting for the Queensbury Comprehensive Plan development

- Met with Queensbury business owners who are exploring a workforce housing project

- Met with a lead of a local amusement park who is considering some expansions

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He noted that there are five draft applications in progress, eight applications in the works but not submitted, thirteen entities exploring applications and sixteen applications that are inactive.

Educational Moment – Mr. O’Brien stated that two educational sessions have been scheduled for February 6th and March 5th to be held at FMBF on 68 Warren Street.

Public Comments – There were no public comments.

Executive Session and Adjournment: Mr. Bruno made a motion to go into Executive Session to discuss contractual negotiations and Mr. Caimano seconded. Mr. O’Brien noted that the meeting will adjourn out of the Executive Session with no action. All voted in favor by voice vote.