

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

5 Warren Street, Suite 210    Glens Falls, New York 12801    Tel. (518) 792-1312

The May 1<sup>st</sup> Special Board Meeting for Warren Washington Industrial Development Agency was held on Wednesday, May 1, 2024 at the FMBF Offices at 68 Warren Street in Glens Falls at 4:00 pm. The following were:

<b>PRESENT:</b>	Juan Gonzales	Chair
	Tim Robinson	Vice Chair/Treasurer
	Dave O'Brien	Secretary
	Craig Leggett	Member
	Brian Campbell	Member
	John Taflan	Member
	Ginny Sullivan	Member
	Dan Bruno	Park Chair
	Chuck Barton	CEO

<b>ABSENT:</b>	Tricia Rogers	Member
	Nick Caimano	Member

***The following were also present:***

Kara Lais, Esq.	FitzGerald Morris Baker Firth, PC
Bill Smith	Applicant, Everything Under Foot
Paul Sciocchetti	Partner, Sciocchetti Taber, PLLC
Julie Dean	Associate, Sciocchetti Taber, PLLC

<b>Minutes were taken by:</b>	Alie Weaver	Office Administrator
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Attendance was taken by roll call and quorum was confirmed.

**Everything Under Foot Inducement Resolution** – Mr. Bill Smith, owner of 188 Main Street and Everything Under Foot flooring company, stated that he is looking to renovate the second and third floors of the building, which are currently unused. His plans are to build ten apartments consisting of six one-bedroom apartments measuring approximately 1,000 square feet and four efficiencies measuring approximately five hundred square feet. Mr. Smith stated that the NY Restore grant of \$600,000 will be reimbursed after completion of the project.

He is asking for sales tax and mortgage tax exemptions from the WWIDA to help offset construction costs.

Mrs. Weaver stated that the total renovation cost is estimated at \$1,825,000. The State and County sales tax based on \$704,790 of goods and services estimates a savings of \$49,335 and the mortgage amount of \$1,750,000 estimates a savings of \$21,875. Community benefits include this project being in line with the Village of Hudson Falls' Comprehensive Plan of downtown renovation, providing housing opportunities, and residential development benefiting surrounding businesses.

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Mr. Gonzales stated that there were no public comments at the Public Hearing.

Ms. Lais requested to approve the resolution as “Everything Under Foot LLC or its assigns,” in the event that a new LLC is established for the project.

Mr. Bruno made a motion to approve the project and Mr. Taflan seconded. With Mr. Robinson abstaining, all others voted in favor by roll call vote.

**Afrim Adirondack Dome Application Acceptance Resolution** – Mr. Barton stated that WWIDA received an application for assistance from Afrim Sports, Inc. and 326 Serman Avenue Associates, LLC. to support the purchase and further development of the Adirondack Dome off Sherman Ave in Queensbury. He noted that they are requesting property tax exemption from incremental property improvements and base property taxes, which is a deviation from WWIDA’s Uniform Tax Exemption Policy.

Due to this deviation, Mr. Barton stated that approval has been informally received from the Town of Queensbury and Afrim Sports also met with the Queensbury School District, who have no concern with the requested deviation. Formal approval is expected at the Queensbury Town Board meeting on May 6<sup>th</sup>.

Ms. Lais stated that both counties will need to consent for commencement with this project due to the special-use retail component, therefore the only action that can be taken today is approval of the application and authorization to schedule a public hearing.

Mr. Sciocchetti stated that Afrim Sports, Inc. has been in the sports facilities industry for decades in the Capital region, noting multiple successful facilities that are currently owned and operated by them. Immediate renovation of the Adirondack Dome would include replacement of the batting cages to install fields, an expanded food and retail area, and the installation of an outdoor artificial turf field. While a portion of the funding is SBA, the PILOT deviation is necessary to keep operation costs down and secure commercial funding. He noted that this facility creates a use for the community that the community cannot provide and the increase of activity for surrounding businesses as well as increased occupancy tax with the facility’s operation. He also noted that the current owner is more interested in a buyer who is looking to maintain the Dome than selling the property for other purposes.

Ms. Lais stated that the deviation consists of fixed tax amounts annually for ten years. These amounts are not based on the assessment or improvements, they are a prorated formula based on current tax rates.

Mr. Barton explained that the formula includes 14% of the assessed value taxes plus the incremental investment of \$550,000. The Special District taxes will remain at 100%. A fixed tax amount of \$5,000 will be paid in years 1-3, \$10,000 paid in years 4-5, \$15,000 paid in years 6-7, \$20,000 paid in years 8-9, and \$25,000 paid in year 10. This creates an estimated property tax benefit of \$234,540 over the 10-year PILOT. The State and County sales tax abatement is an estimated benefit of \$40,250. The mortgage tax abatement based off the non-SBA loan is an estimated benefit of \$13,969.

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Mr. Barton stated that the community benefits of this project include the support of the regional sports and recreation services for people of all ages, generate approximately 5 construction jobs with \$150,000 of construction materials sourced in Warren County, support approximately 8 full-time equivalent employment positions, generate non-local visitor spending of at least \$800,000 per year, generate non-local visitor sales and occupancy tax of at least \$37,000 per year, and generate additional sales tax of \$7,000 per year based upon Dome merchandise and food sales. The estimated PILOT payments will produce an estimate \$130,000. Over ten years, the estimated cost of all the tax incentives is \$288,759 and the estimated benefit to the community is \$11.5 million.

Mr. Campbell made a motion to approve the resolution, accepting the application and authorizing a public hearing. Mr. Bruno seconded, and all voted in favor by voice vote.

**Other** - Mr. O'Brien announced his resignation from the WWIDA, he offered his services as an advisor or consultant, if needed. He thanked the Board for their support throughout the years. Mr. O'Brien in turn received gratitude from the Board for his years of service.

**Public Comments** – There were no public comments.

**Adjournment:** There being no further business to discuss, Mr. Campbell moved to adjourn and Mr. Taflan seconded with all others voting in favor by voice vote. The May IDA Board meeting was adjourned at 5:05 pm.