

Counties of Warren and Washington Industrial Development Agency and Counties of Warren and Washington Civic Development Corporation

**AGENDA and ANNOUNCEMENT EXECUTIVE/PARK COMMITTEE**

July 3rd, 2024 at 9:00 am  
Offices of FMBF 68 Warren Street, Glens Falls  
This meeting will also be live streamed via YouTube; Warren Washington IDA

Call to Order, Roll Call and Quorum Confirmation

Approval of Minutes of the June 5th, 2024 IDA Executive Park Meeting

Report of Committees

Canalside Park Chair Updates  
Canalside Maintenance Updates  
Canalside Prospects Updates  
Airport Industrial Park Updates

Ongoing Business

FASTNY Updates  
Everything Under Foot Closing Update  
326 Sherman Avenue Assoc., LLC. Update

New Business

Canalside Neighbor Request

Other

Public Comments

Executive Session

Adjourn

\*There are no items to discuss for the CDC Executive Park

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

5 Warren Street, Suite 210  
Glens Falls, New York 12801

Tel. (518) 792-1312  
Warren-WashingtonIDA.com

The Executive Park Meeting for Warren Washington Industrial Development Agency was held on Wednesday, June 5, 2024 at 9:00 am at 68 Warren Street, Glens Falls NY. The following members were:

<b>PRESENT:</b>	Juan Gonzales	Chair
	Tim Robinson	Vice Chair/Treasurer
	Dan Bruno	Park Chair
	Chuck Barton	CEO
 Absent:	 John Taflan	 At-Large Member (Zoom)

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

Kara Lais, Esq.	FitzGerald Morris Baker Firth, PC
Alice Fox	WWIDA Social Media Intern
Bob Holmes	RU Holmes Engineering
Dave O'Brien	Supervisor, Town of Hampton
Jessica Leerkes	Economic Development Coordinator, LGLCRPB

<b><i>Minutes were taken by:</i></b>	Alie Weaver	Office Administrator
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Roll call was taken and a quorum was confirmed.

**Approval of Minutes:** Mr. Robinson made a motion to approve the April 3, 2024 IDA Executive Park meeting minutes and Mr. Bruno seconded. All voted in favor by voice vote.

**Canalside Master Plan Updates:** Mr. Bruno stated that WWIDA received one proposal regarding the Canalside Energy Park Engineering Phase II project.

**Canalside Prospects Update:** Mr. Barton stated that Kiewit has started using bin #1 for soil storage while equipment is being installed for bins #2 and #3 prior to usage. A start date has not been scheduled for the use of those bins at this point.

Mr. Barton stated that Kiewit supplied a diagram for the proposed trench training area. He and Mr. Bruno will visit the site to review the plans.

**Canalside Maintenance:** Mr. Barton stated that Canalside's tower meter fuse repair and maintenance is scheduled to be performed by National Grid tomorrow, if weather permits. The power will be out approximately from 7:30 am to noon and the tenants have been notified. He noted that, at the same time as repair, Hour Electric will be assessing the electrical system.

Mr. Barton stated that the transfer of ownership of the tower to National Grid is currently in the legal process and there are no new updates.

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**Airport Industrial Park Updates:** Mrs. Weaver stated that the Colomb lots sale and the BHB Management lot 32 sale have both closed and funding has been received.

Mr. Gonzales stated that the Town of Kingsbury Assessor confirmed that Lot A's Zoning cannot be changed from Industrial/Commercial as it is located in an Industrial Park. She also confirmed that changing the usage code will not affect the value.

Ms. Lais stated that the WWIDA can challenge the assessment with comparable wetland area assessments in the future.

Mr. Barton stated that options are being explored to divest Lot A. He is in contact with The Wetland Trust and has also reached out to Lake George Land Conservancy and Grassland Bird Trust.

Mr. O'Brien stated that the capital costs for the sewer slip lining will increase next year, thus increasing the vacant lot sewer expenses.

Mrs. Weaver stated that she reached out to Washington County Sewer District for clarification on the impending rise in capital costs.

Mr. Barton stated that an entity interested in purchasing property located at the end of Ferguson Lane has an engineering firm under contract to develop a conceptual plan for their project. He also stated that OBECs Holding has put their application on hold upon the understanding that WWIDA requires proof of plans and due diligence at the time of sale contract consideration.

**FASTNY Update:** Mr. Gonzales stated that Empire State Development approved the documents and payments submitted for the Grant Disbursement Agreement and WWIDA is ready to move toward execution phase. He noted a strategy meeting is scheduled with the Regional Planning Board next week.

Mr. Gonzales stated that a meeting was held with Glens Falls Nation Bank regarding options for funding the grant and updates will be provided to the Board as they become available. He also stated that updates on LaBella's progress regarding Canalside's flow monitoring analysis will also be discussed as they become available. He noted Mr. Guillet from LaBella will be invited to the June Board meeting to discuss the project progression.

**Everything Under Foot Closing Update:** Ms. Lais stated that there are no updates on the closing at this time.

**326 Sherman Avenue Assoc., LLC. Update:** Ms. Lais stated that the Warren County Finance Committee referred this project resolution to the full Board scheduled to meet on June 21<sup>st</sup>. The Washington County Finance Committee meeting is scheduled for June 13<sup>th</sup> and their Board meeting is scheduled for June 21<sup>st</sup>.

Ms. Lais stated that Afrim's attorney authorized her to prepare the IDA documents as they are trying to coordinate a closing for the end of June.



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**Executive Committee/Secretary Nomination:** Mr. Gonzales stated Tricia Rogers has volunteered to take over the role of Secretary for the WWIDA and WWCDC Boards. Mr. Bruno made a motion to nominate Tricia Rogers as Secretary and Mr. Robinson seconded. All voted in favor by voice vote. This nomination will be pushed to the full Board for consideration.

Mrs. Weaver stated that Mr. Nolan has received Washington County's appointment to the WWIDA and WWCDC Boards, and Warren County will be reviewing this appointment at their June 21<sup>st</sup> Board meeting.

**Canalside Neighbor Request:** Mr. Barton stated a neighbor in close proximity to Canalside Energy Park has expressed concern regarding the future view of the park from their property and has requested the WWIDA to provide tree screening on their property.

It was decided to delay action until development of the park has been established and then reassess the request.

**Executive Session:** Ms. Lais stated that an Executive Session will be entered to discuss matters leading to a particular person or corporation in connection with the Canalside project engineering RFP. No action will be taken out of Executive Session.

**Adjournment:** There being no further business to discuss, the meeting was adjourned at 9:28 am.



**From:** Chuck Barton (WWIDA) <chuckbarton@warren-washingtonida.com>  
**Sent:** Tuesday, June 25, 2024 10:52 AM  
**To:** Alie Weaver (WWIDA)  
**Cc:** 'Juan Gonzales (WWIDA)'; Dan Bruno  
**Subject:** FW: Gillis Residence Trees

Alie – Please included this email string in the Executive & Park Committee July 3<sup>rd</sup> meeting package:

Executive & Park Committee Members,

As you may recall from our June 5<sup>th</sup> Committee meeting, we evaluated Therese Gillis' request to plant trees on her property to further reduce visibility to the Canalside Energy Park. The Committee decided to take no action and wait until the nature of future Canalside site activity is understood. This was communicated to Therese Gillis. She responded with the request for the topic to be presented again because trees take time to grow (email highlighted in yellow below).

I visited Therese Gillis' residence on June 24<sup>th</sup> to learn more about the tree request and take pictures for the Committee. Therese would like 8 Norway Spruce trees, approximately ~8 feet tall to be planted between existing ~20 feet Norway Spruce trees and the road. The total cost would be roughly \$10,000. Please see pictures below for discussion at our upcoming Committee meeting.

Thanks,

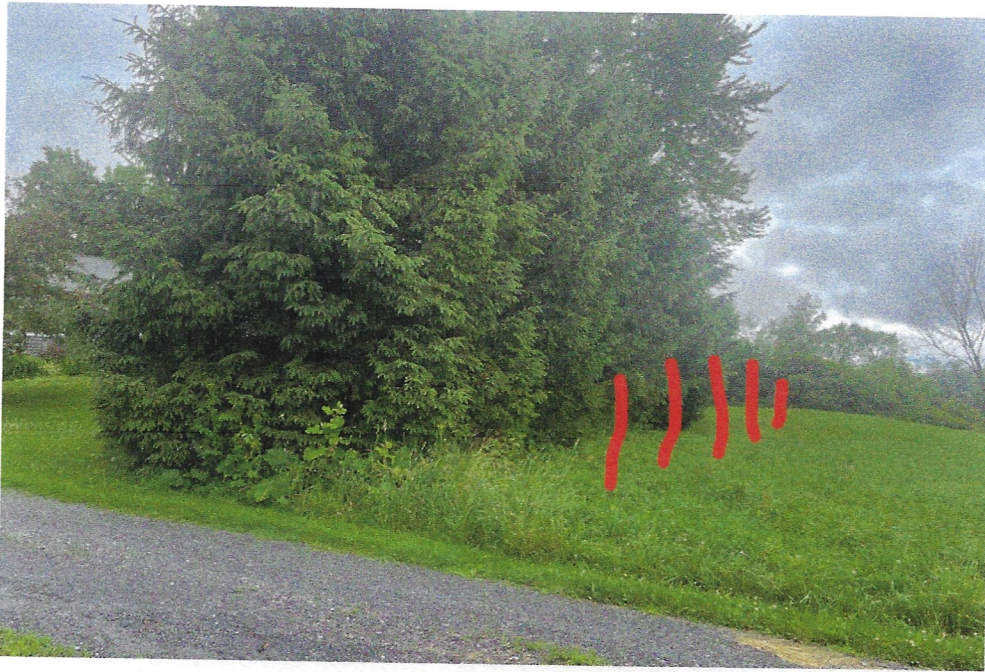
Chuck

Picture 1 - View from beginning of driveway. House on the other side of the ~20 ft Norway Spruces. Canalside Park "in back of camera". Red marks indicate proposed location of 8 new Norway Spruces.



Picture 2 – Right side of driveway with 5 new Norway Spruces.





Picture 3 – Left side of driveway with 5 new Norway Spruces.



Picture 4 – View from Norway Spruces looking towards Canalside Energy Park (East Road at bottom of hill).





Picture 5 – View of the ~20 ft Norway Spruces from the house towards Canalside Energy Park. Drive on right.



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**From:** THERESE GILLIS <tgillis@verizon.net>  
**Sent:** Monday, June 10, 2024 11:29 AM  
**To:** Chuck Barton (WWIDA) <chuckbarton@warren-washingtonida.com>  
**Subject:** Re: Gillis Residence Trees

Thank you...  
Sent from my iPhone



On Jun 10, 2024, at 10:42 AM, Chuck Barton (WWIDA) <[chuckbarton@warren-washingtonida.com](mailto:chuckbarton@warren-washingtonida.com)> wrote:

Good morning Therese,

Sure, I will update the Committee.

As for the bridge detour, the McFarland Johnson team is collecting additional traffic information and should be providing an update within the month.

Kind regards,

Chuck

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**From:** THERESE GILLIS <[tlgillis@verizon.net](mailto:tlgillis@verizon.net)>  
**Sent:** Friday, June 7, 2024 4:57 PM  
**To:** Chuck Barton (WWIDA) <[chuckbarton@warren-washingtonida.com](mailto:chuckbarton@warren-washingtonida.com)>  
**Subject:** Re: Gillis Residence Trees

Thank you for the consideration... problem being that it takes a long time to grow a tree .... Presently I have a birdseye view of any activity on the site 7 months out of 12. As soon as the leaves fall and before they come back on again at the end of May. I would appreciate if it could be presented again . Once again... keep in touch . Juan never got back to me with info regarding bridge detour.. how is that moving forward?  
Sent from my iPhone

On Jun 7, 2024, at 3:47 PM, Chuck Barton (WWIDA) <[chuckbarton@warren-washingtonida.com](mailto:chuckbarton@warren-washingtonida.com)> wrote:

Hello Therese,

The WWIDA Executive/Parks Committee discussed your email request.

Since the future use of the site is not yet known, the Committee believes the request should be re-evaluated once the nature of site activity is understood. Accordingly, we will keep your request on file.

Kind regards,

Chuck

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**From:** Chuck Barton (WWIDA) <[ChuckBarton@warren-washingtonida.com](mailto:ChuckBarton@warren-washingtonida.com)>  
**Sent:** Tuesday, May 14, 2024 5:02 PM

**To:** 'Therese Gillis' <[tlgillis@verizon.net](mailto:tlgillis@verizon.net)>

**Subject:** RE: Gillis Residence Trees

Hello Therese. Thank you for your email. I will share with the WWIDA Parks Committee and get back to you in shortly thereafter. Our next Committee meeting is June 5<sup>th</sup>. Kind regards, Chuck

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**From:** Therese Gillis <[tlgillis@verizon.net](mailto:tlgillis@verizon.net)>

**Sent:** Tuesday, May 14, 2024 4:40 PM

**To:** Chuck Barton (WWIDA) <[chuckbarton@warren-washingtonida.com](mailto:chuckbarton@warren-washingtonida.com)>

**Subject:** Gillis Residence Trees

May 15,2024

Good Afternoon Chuck-Sorry this has taken so long to get back to you..... This is a follow up to our conversation on April 25,2024. My residence, as you are aware of, lies in close proximity to Canalside Energy Park here in Fort Edward, NY. We are greatly impacted by this continuing development. General Electric provided us a buffer of Norway Spruce trees when the previous GE Dewatering Facility was established. These trees served their purpose well. The life of that project had an end date. However at this time we are faced with a quite a different situation. It has been my experience that it is better to be proactive than reactive. The subsequent development of this industrial site prompts additional buffers for our property. Along with our birdseye view there is always the noise and light impacting our quality of life. I have reached out to landscapers for their input and it has been agreed that additional Spruce trees would be beneficial. The existing line of trees are outgrowing their purpose. We are trying to engage in a plan for the future. In the same fashion as General Electric, I am hopeful that you can provide support in this effort. Thank you for your time, consideration and continued support as we all move forward. I await your response.

Therese Gillis 24 East Road Fort Edward, N.Y. (518) 955-7355

Therese Gillis  
[tlgillis@verizon.net](mailto:tlgillis@verizon.net)



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