

**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:

<i>PRESENT:</i>	Juan Gonzales	Chair
	Tim Robinson	Vice Chair/Treasurer
	Dan Bruno	Park Chair
	Chuck Barton	CEO

Absent:	John Taflan	At-Large Member (Zoom)
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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

<i>Minutes were taken by:</i>	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 21st.

The Washington County Finance Committee meeting is scheduled for June 13th and their Board meeting is scheduled for June 21st.

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 21st 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.