

COUNTIES OF WARREN AND WASHINGTON
INDUSTRIAL DEVELOPMENT AGENCY

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The July Board Meeting for Warren Washington Industrial Development Agency was held on Monday, July 15, 2024 at the Warren County Municipal Building in Lake George at 4:00 pm. The following were:

PRESENT:	Tim Robinson	Vice Chair/Treasurer
	Tricia Rogers	Secretary
	Dan Bruno	Park Chair
	John Taflan	Member
	Brian Campbell	Member
	Ginny Sullivan	Member
	Nick Caimano	Member
	Chuck Barton	CEO

ABSENT:	Craig Leggett	Member
	Juan Gonzales	Chair

The following were also present:

	Kara Lais, Esq.	FitzGerald Morris Baker Firth, PC
(Zoom)	Alice Fox	WWIDA Social Media Intern
	Ed Hanchett	Executive Director, Adirondack Radiology
	Steve Licciardi	Project Manager, Bonacio Developers
Minutes were taken by:	Alie Weaver	Office Administrator

Attendance was taken by roll call and quorum was confirmed.

Mr. Robinson introduced the WWIDA’s newest Board member, Jim Nolan, Supervisor of the Town of Greenwich.

Mr. Nolan gave a brief background to his involvement with the local communities and expressed his desire to learn and contribute to the WWIDA.

Approval of Previous Meeting Minutes: Mr. Caimano made a motion to approve the June 17, 2024 Board Meeting Minutes and Mr. Bruno seconded. With Mr. Nolan abstaining, all others voted in favor by voice vote and the motion passed.

Accounts Payables and Financial Analysis: Mr. Robinson presented and reviewed the June Accounts Payables.

Mr. Bruno made a motion to approve the payables and Mr. Taflan seconded. All voted in favor by roll call vote.

Mr. Robinson presented and reviewed the year-to-date financial reports. Mr. Campbell made a motion to approve the financial reports as presented and Mr. Caimano seconded. All approved the June financial reports by roll call vote.

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Adirondack Radiology application: Mr. Barton stated that Adirondack Radiology wishes to introduce new medical imaging technology to our region by investing 2.35 million dollars in an open MRI scanner, a PET/CT scanner, in addition to \$930,000 for building modifications. They are seeking sales and mortgage tax exemptions. Bonacio Development owns the land and building for this project and is applying for PILOT incentives to pass on the Adirondack Radiology as part of their triple net lease agreement. Mr. Barton noted that both counties will need to consent to the uniqueness of the proposed new technology servicing the counties.

Ms. Lais stated that the WWIDA is working with the applicant to determine if a mortgage of record will exist to qualify for a mortgage tax exemption.

Mr. Barton introduced Mr. Ed Hanchett, Executive Director at Adirondack Radiology and Mr. Steve Licciardi, representative of Bonacio Development.

Mr. Hanchett stated that Adirondack Radiology is an independent physician practice with currently nine partners and has been in the community for over fifty years. Their strategy is to consolidate their Bay Road location to the Carey Road location to reduce costs and bring in new technology to local counties. The open MRI reduces scan times and caters to patients who struggle with claustrophobia. The PET/CT scanner will be the only one located in Warren and Washington Counties and is extremely valuable to patients with cancer, Alzheimer's disease, and heart disease. Mr. Hanchett stated that Medicare has already developed payments for these types of scans and other insurances tend to follow Medicare's research on coverage eligibility.

Mr. Hanchett also noted that recruiting Radiologists is difficult in this area, and the new technology will help attract that talent.

Mr. Licciardi stated that the 14,000 square foot building started the construction process in 2018. Adirondack Radiology has been the only tenant of the first 10,000 square feet of the building, with the option to expand. He noted that this building is newer and more energy efficient than the Bay Road facility. The current leasing structure is triple net; therefore, Bonacio Development's PILOT incentives would be a direct relief for Adirondack Radiology.

Mr. Bruno made a motion to accept the applications for assistance from Adirondack Radiology Associates, P.C. and Carey Road Medical Building LLC. Mr. Caimano seconded, and with Ms. Sullivan abstaining, all others voted in favor by roll call vote and the motion passed.

Park Chair Updates: Mr. Bruno stated that the bi-weekly meeting with LaBella was held to discuss the schedule for the final phase of the Canalside water/wastewater engineering project and to review updates on the flow monitoring. A meeting with DEC is scheduled for July 22nd to review the project and Canal Corp will also be included in the project review.

On behalf of Mr. Gonzales, Mr. Barton stated that the WWIDA received notice from Washington County that an unanticipated finding document is required for the bridge replacement project, creating a possible incremental cost to be determined.

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Canalside Tenant Activity: Mr. Barton stated that there are no updates to the preliminary discussion regarding a modification to the Kiewit agreement.

Mr. Barton also stated that the Executive Park Committee evaluated a proposal to lease the large building and decided not to take any action.

For the Airport Industrial Park, Mr. Barton stated that an interested party is still in the process of evaluating a vacant lot and has contracted an engineer to produce a conceptual site plan.

Everything Under Foot Closing Update: Ms. Lais stated that there were no new updates at this time.

326 Sherman Avenue Associates Update: Ms. Lais stated that 326 Serman Avenue Associates has closed on their project and funding was received.

CEO Staff Report – Mr. Barton reported that he has had sixty-one engagements year to date. Twenty-one have been in manufacture/distribution, seven have been hotel/resort related, one has been in food/beverage, eleven have been tourism/recreation related, ten in housing, two in energy, one in medical and eight in “other” fields.

For the prospect list within the past year, Mr. Barton noted that there are four applications that are currently being processed, nine entities developing a project for possible application submittal, and twenty-nine entities exploring projects and an application.

Mr. Barton noted that the WWIDA LinkedIn page has increased to 35 followers with the efforts of Ms. Fox. He welcomes any feedback for continued improvement.

Administrator Staff Report – Mrs. Weaver stated that Fort William Henry Village taxes have been received and Greenwich Preservation Village taxes were received in July and cannot be paid until the late fee has also been received.

Mrs. Weaver also stated that a meeting was held with the Essex County IDA Administrator and Co-Director to discuss IDA activities.

Public Comments – There were no public comments.

Adjournment: There being no further business to discuss, Mr. Caimano moved to adjourn and Mr. Taflan seconded with all others voting in favor by voice vote. The July IDA Board meeting was adjourned at 4:48 pm.