

COUNTIES OF WARREN AND WASHINGTON
INDUSTRIAL DEVELOPMENT AGENCY

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The June Board Meeting for Warren Washington Industrial Development Agency was held on Monday, June 17, 2024 at the Washington County Municipal Building in Fort Edward at 4:00 pm. The following were:

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

ABSENT:	Tricia Rogers	Member
(Zoom)	Craig Leggett	Member

The following were also present:

	Kara Lais, Esq.	FitzGerald Morris Baker Firth, PC
	Alice Fox	WWIDA Social Media Intern
	Paul Guillet	Civil Engineer, LaBella Associates
(Zoom)	Beth Gillis	Director, LCLGRPB
Minutes were taken by:	Alie Weaver	Office Administrator

Attendance was taken by roll call and quorum was confirmed.

Approval of Previous Meeting Minutes: Mr. Campbell made a motion to approve the May 20, 2024 Board Meeting Minutes and Mr. Caimano seconded with all voting in favor by voice vote.

Accounts Payables and Financial Analysis: Mr. Robinson presented and reviewed the May Accounts Payables. Mr. Campbell 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. Bruno seconded. All approved the May financial reports by roll call vote.

LaBella update on Stormwater Project: Mr. Paul Guillet, Civil Engineer at LaBella Associates, distributed handouts outlining their progress and current status of Canalside Stormwater Project. He reviewed the infiltration components provided by EDP on their calculated results of flow separation within specific parameters.

COUNTIES OF WARREN AND WASHINGTON
INDUSTRIAL DEVELOPMENT AGENCY

He noted that LaBella is also performing independent flow monitoring and will have that data available at a later date. All data collected from LaBella and EDP will be presented to the Department of Environmental Conservation for approval. These conversations will also include the Washington County Sewer District.

Canalside Phase II RFP approval: Mr. Bruno stated that a meeting was held with LaBella on June 17th regarding their RFP proposal to review questions and concerns. LaBella then submitted a revised proposal to include additional services at an increase of \$9,500.

Ms. Gillis noted some schedule changes that need to be updated on the proposal:

100 Series, 200 Series, 300 Series - 7/1/24 through 11/30/24

400 Series, 500 Series – 12/1/24 through 2/28/25

Mr. Robinson made a motion to approve the LaBella proposal with the schedule changes as noted. Mr. Caimano seconded and all voted in favor by roll call vote.

Park Chair Updates: Mr. Bruno stated that there were no new updates that haven't been discussed already.

Canalside Maintenance Updates: Mr. Barton stated that National Grid has replaced the meter fuse on the switchyard tower and removed the vegetation from under the tower.

The transfer of tower ownership from National Grid to the WWIDA is in the legal process.

The electrical assessment is under way by Hour Electric, and they will be scheduling some power outages for testing.

Canalside Tenant Activity: Mr. Barton stated that SMS rail has increased grain volume due to a plant strike in Canada.

Kiewit has started soil storage in one bin and setup for the other two bins are in the process.

Kiewit has also established a trench training area that he and Mr. Bruno have toured.

Discussions are under way with a prospective tenant expressing interest in leasing the 41,000 square foot building.

Mergers and Disposition: Mr. Gonzales noted that the sewer taxes will be increasing in the near future and efforts are under way to divest the areas of the Airport Industrial Park that are unbuildable due to wetlands.

Mr. Barton stated that The Wetland Trust has toured the unbuildable acres at the Airport Industrial Park and has expressed interest in using those areas for wetland-related credits. He noted that there have also been discussions with the Lake George Land Conservancy, Queensbury Land Conservancy, and the Greenland Bird Trust regarding possible interest in those acres.

Mr. Gonzales noted that The Wetlands Trust is a group that sells wetland credit to developers at \$98,000 per credit.

Mr. Barton stated that notifications will be sent to surrounding landowners to seek any interest in purchasing these lots.

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

Lot Purchase Updates/Application Review: Mrs. Weaver stated that Hilltop Construction and Mr. Columb have closed on the purchase of their lots at the Airport Industrial Park and the funds have been received.

FASTNY Updates: Mr. Gonzales stated that the checks owed to FASTNY have been cashed and WWIDA is now qualified to submit draws for reimbursement when expenses are received. He noted that reimbursements are quarterly, so a meeting was held with Glens Falls National Bank to discuss options for gap funding in between reimbursements.

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

326 Sherman Avenue Associates Update: Mrs. Weaver stated that the Warren County Committee approval was received on May 22nd, and the Washington County Committee approval was received on June 13th. The Board of Supervisors meeting for both counties will be held on June 21st with no issues expected. The tentative closing for this project is June 24th.

Executive Committee Member/Secretary Nomination: Mr. Gonzales stated that the Executive Committee nominated Tricia Rogers as Secretary for the WWIDA and WWCDC. Mr. Campbell made a motion to approve the nomination and Mr. Robinson seconded. All voted in favor by voice vote.

CEO Staff Report – Mr. Barton reported that he has had fifty-six engagements year to date. Seventeen 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 and eight in “other” fields.

For the prospect list within the past year, Mr. Barton noted that there are two applications that are currently being processed, three entities pursuing application advancement, eight entities developing a project for possible application submittal, and twelve entities exploring projects and an application.

Mr. Barton listed his recent activities, which included:

- Started onboarding the WWIDA new social media intern, Alice Fox
- Attended the EDC Warren County Housing Forum
- Attended the New York State Economic Development Council annual meeting
- Toured Glens Falls Medline Namic facility
- Attended the triple mixer at the Sagamore Hotel with Adirondack Region, Lake George, and Bolten Chambers of Commerce

Ms. Fox stated that a LinkedIn company page has been created for WWIDA and multiple posts will be made weekly to share current and past project information, as well as what the IDA does and information about the Board. She noted that Facebook and Instagram will be included as part of WWIDA’s social media in the future.

COUNTIES OF WARREN AND WASHINGTON
INDUSTRIAL DEVELOPMENT AGENCY

Administrator Staff Report – Mrs. Weaver stated that the Village Tax bills were mailed on June 1st and are due on June 30th. She noted there are only two current projects that are within their Village boundary. Mrs. Weaver accompanied Mr. Barton to Canalside Energy Park to read the meters and view the site activity.

Public Comments – There were no public comments.

Adjournment: There being no further business to discuss, Mr. Campbell moved to adjourn and Mr. Robinson seconded with all other voting in favor by voice vote. The June IDA Board meeting was adjourned at 5:07 pm.