

COUNTIES OF WARREN AND WASHINGTON
INDUSTRIAL DEVELOPMENT AGENCY

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

The September Board Meeting for Warren Washington Industrial Development Agency was held on Monday, September 16, 2024 at the Warren County Municipal Building in Lake George at 4:00 pm. The following were:

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

ABSENT:	Craig Leggett	Member
----------------	---------------	--------

The following were also present:

Kara Lais, Esq.	FitzGerald Morris Baker Firth, PC
<i>Minutes were taken by:</i> Alie Weaver	Office Administrator

Attendance was taken by roll call and quorum was confirmed.

Approval of Previous Meeting Minutes: Mr. Bruno made a motion to approve the August 19th, 2024 Board Meeting Minutes and Mr. Caimano seconded. All others voted in favor by voice vote and the motion passed.

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

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

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

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 storm sewer offset/flow monitoring project. He also noted that a district will be created for the water and sewer installation.

Mr. Gonzales stated that he and Mr. Barton attended a bridge replacement meeting with the county to provide the village with updates. Response from the last public hearing comments will be completed as part of the public outreach process. The county and engineers will also be working toward receiving the state's concurrence and the highway permit for the detour. The bridge replacement is slated for 2026.

COUNTIES OF WARREN AND WASHINGTON
INDUSTRIAL DEVELOPMENT AGENCY

Canalside Maintenance Updates: Mr. Barton stated that Hour Electric conducted testing with their subcontractor in July. The WWIDA is awaiting the final report with transfer oil test results.

Mr. Barton stated that he and Mr. Bruno will tag trees for removal at Canalside and discuss with Everett regarding his capabilities of removing the larger trees.

Canalside Tenant Activity: Mr. Bruno stated that Kiewit was cited by DEC regarding their fuel farm, as the support of the tanks is required to be on concrete rather than asphalt. He and Mr. Baron approved Kiewit's concrete slab plans, and those plans will be sent to DEC by Kiewit for approval.

Mr. Barton stated that Hour Electric is reviewing possible lease modifications with CBRE, who will then report to the Board regarding their discourse.

Mr. Barton also stated that he and Mr. Bruno have conducted four soil storage site inspections with Mr. Millsbaugh from Sterling Environmental Engineers. With all stipulations being met, the bin soil storage is proceeding as expected.

Mr. Barton stated that CBRE's contract with WWIDA expires in mid-October and a request for proposal will be released for real estate services to submit their proposals.

Mr. Barton stated that New York State ESD continues to periodically contact WWIDA with site selection opportunities.

For the Airport Industrial Park: Mr. Barton presented a map of the buildable and non-buildable lots in the Airport Industrial Park. He noted that appraisals for the three areas marked on the map will be beneficial for disposition of the non-buildable lots. Correspondence to surrounding property owners will then be mailed to notify them of this information to generate possible interest in divestment.

Brian Campbell made a motion to approve appraisals be performed on the areas highlighted on the map and Nick Caimano approved. All voted in favor by roll call vote.

Everything Under Foot Closing Update: Ms. Lais stated that this project is expected to close by the end of the month. She noted that the scope of the work and the cost has not changed since the time of the application and the expiration date will be moved to September 2025.

Adirondack Radiology/Carey Road Medical Building Application Update: Mr. Barton stated that the Warren County Economic Committee and the Washington County Finance Committee passed the Adirondack Radiology/Carey Road Medical Building applications and have been referred to the Warren and Washington Board of Supervisors, where their monthly meeting are both scheduled on the 20th of September.

COUNTIES OF WARREN AND WASHINGTON
INDUSTRIAL DEVELOPMENT AGENCY

CEO Staff Report – Mr. Barton reported that he has had seventy-seven engagements year to date. Twenty-six have been in manufacture/distribution, nine have been hotel/resort related, one has been in food/beverage, fourteen have been tourism/recreation related, eleven in housing/mixed-use, three in energy, one in medical and twelve in “other” fields.

For the prospect list this year, Mr. Barton noted that four applications have been processed with possibly two more before year-end. Regarding the project pipeline, five are working on their applications, six are possible applicants for 2025, twelve are undecided/exploring at this time, and ten have gone inactive.

Mr. Barton listed his recent activities, which included:

- Attended the Lake George Chamber Mixer
- Toured Canalside with two manufacture-related businesses on separate days
- Met with a large manufacturer in Washington County to provide more information on WWIDA incentives
- Attended the Johnsborg comprehensive plan workshop held by LCLG Regional Planning Board
- Attended the Salem Economic Development Committee meeting

Administrator Staff Report: Mrs. Weaver stated that the school tax bills were sent to the active PILOT projects. Out of the 21 projects, six payments have been received so far.

She reminded the Board members that if they have been certified in workplace violence prevention and sexual harassment prevention at their places of employment, to send a copy of that certification to her.

Public Comments: There were no public comments.

Adjournment: There being no further business to discuss, Mr. Campbell moved to adjourn and Mr. Caimano seconded with all others voting in favor by voice vote. The September IDA Board meeting was adjourned at 4:46 pm.