

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

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

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The Executive Park Meeting for Warren Washington Industrial Development Agency was held on Wednesday, September 4, 2024 at 9:00 am at 68 Warren Street, Glens Falls NY. The following members were:

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

ABSENT:	John Taflan (Zoom)	At-Large Member
	Tricia Rogers	Secretary

The following were also present:

	Kara Lais, Esq.	FitzGerald Morris Baker Firth, PC
	Bob Holmes	RU Holmes Engineering
Minutes were taken by:	Alie Weaver	Office Administrator

Roll call was taken and a quorum was confirmed.

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

Canalside Master Plan Updates: Mr. Bruno stated that a meeting was held at Canalside to review and approve the preparation of bins #2 and #3 for usage. Upon approval, three deliveries have been made so far.

Mr. Bruno also stated that a meeting with LaBella is scheduled this afternoon to monitor progress regarding Phase II of the Water/Wastewater Project at Canalside. Representatives from the Village and Town of Fort Edward are also participating in these biweekly meetings with LaBella.

Canalside Prospects Update: Mr. Barton stated that CBRE is in discussion with Hour Electric to negotiate possible lease amendments.

Canalside Maintenance: Mr. Barton stated that the preliminary report from Hour Electric's electrical maintenance assessment suggested there are no major issues. The WWIDA is awaiting the final report with transfer oil assessment results.

Regarding the transfer of tower ownership, Ms. Lais stated that her contact at National Grid is working with engineers and attorneys to draft a document structured as an amendment to the WCC amendment.

Mr. Barton stated that an RFQ may need to be submitted in the Fall to remove some larger trees.

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Canalside Tenant Updates: Mr. Barton stated Empire State Development continues to notify the WWIDA regarding site selection opportunities. He will be forwarding these notifications to the Board for awareness.

Airport Industrial Park Updates: 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.

Mr. Barton stated that there are ten usable lots available to purchase.

Mr. Holmes stated that he spoke with Mr. Dennis Kelly regarding his interest in the wetland lots. Mr. Kelly explained that a larger portion of his property line is wet due the berm installation.

Mr. Holmes stated that maintenance of the water control structures, and the berm is still allowed, such as repairing erosion and cutting vegetation.

Mr. Barton stated that he and Mr. Holmes will inspect the existing water control structures, outlets and the swale.

FASTNY Update: Mr. Gonzales stated the banking RFP and the first draw from FASTNY will start in the Fall.

Everything Under Foot Closing Update: Mr. Robinson stated that a 30-day extension was granted for the closing of this project.

Other: Mr. Barton stated that the Warren County Economic Committee has consented to the Adirondack Radiology and Carey Rd Medical Building LLC's applications, and the Washington County Finance Committee meeting is scheduled for September 12th.

Post-meeting Note: The Washington County Finance Committee and Warren County Economic Committee will forward their consents to their County Boards for review at their September 20th Board meetings.

Adjournment: There being no further business to discuss, Mr. Bruno made a motion to adjourn the September IDA Executive Park meeting and Mr. Robinson seconded with all voting in favor by voice vote. The meeting was adjourned at 9:25 am.