

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

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

The October Board Meeting for Warren Washington Industrial Development Agency was held on Monday, October 21, 2024 at the Washington County Municipal Building in Fort Edward at 4:00 pm. The following were:

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

<b>ABSENT:</b>	Craig Leggett	Member
	Brian Campbell	Member

***The following were also present:***

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

Attendance was taken by roll call and quorum was confirmed.

**Approval of Previous Meeting Minutes:** Mr. Robinson made a motion to approve the September 16th, 2024 Board Meeting Minutes and Mr. Taflan seconded. All others voted in favor by voice vote and the motion passed.

**Accounts Payables and Financial Analysis:** Mr. Robinson presented and reviewed the September Accounts Payables. He noted additional payables to include \$10,439.80 to FMBF, \$614.65 to Falls Farm and Garden, and \$7,500 to the Village of Fort Edward for water connection legal and engineering to be held in escrow. He also noted a correction on the National Grid substation to be \$3,191.24 instead of \$3,3059.36.

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

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

**Park Chair Updates:** Mr. Bruno stated that the Washington County Sewer District did not receive funding for the stormwater offset, as required by the DEC for a 100,000 gallons-per-day connection to the Sewer District. Weekly discussions with LaBella are under way to discuss alternative solutions. He noted this does not affect the water connection.

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Mr. Barton stated that representatives of FAST NY reached out to him and Mr. Gonzales to discuss the loss of stormwater offset funding to the Washington County Sewer District and are willing to work with WWIDA as options are being vetted.

Mr. Gonzales noted that the HF1A project has been removed from the Washington County Sewer District long-term control plan.

**Canalside Maintenance Updates:** Mr. Bruno and Mr. Barton stated there were no new updates at this time.

**Canalside Tenant Activity:** Mr. Bruno stated there will be an Executive Session discussion regarding tenant lease modifications.

**For the Airport Industrial Park:** Mr. Barton stated that the three smaller and outdated signs for the Airport Industrial Park will be removed, with the larger sign remaining.

He also stated the number of lots have decreased from 21 to 11 so far in 2024, citing the Colomb and Hilltop Construction sales as well as the wetland lot merges.

**Everything Under Foot Closing Update:** Ms. Lais stated that this project closed in the last week of September and funds have been received.

**Adirondack Radiology/Carey Road Medical Building Application Update:** Ms. Lais stated that this project closed last week.

**2025 Budget Review** – Mr. Robinson and Mr. Barton reviewed the proposed 2025 Budget.

Mr. Caimano made a motion to approve the 2025 budget and Mr. Bruno seconded. All voted in favor by roll call vote.

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

Regarding the project pipeline, one application has been received and is being reviewed for completeness, five companies are working on their applications, six are possible applicants for 2025, eleven are undecided/exploring at this time, and over ten have gone inactive.

Mr. Barton listed his recent activities, which included:

- Attended the Morcon Tissue event featuring NYS Industries for the Disabled, Inc. and Community Work & Independence, Inc.
- Attended the Washington County Board of Supervisors meeting regarding their consent for Adirondack Radiology Associates and Carey Medical Building, LLC.

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(cont.)

- Met with Warren County EDC to discuss local economic development initiatives
- Provided a tour to a real estate agency who submitted a proposal in response to WWIDA's RFP
- Attended the Greenwich Chamber Mixer
- Attended the Warren County Annual Luncheon
- Attended the ARCC Annual Business Breakfast
- Participated in the Warren County outdoor recreational economic strategic planning discussion
- Attended a special meeting with LaBella to discuss Canalside sewer options
- Attended the Regional Strategic Economic Alliance meeting with Warren County EDC, ARCC, Glens Falls Economic Development and Saratoga Economic Development
- Conducted a second tour of Canalside Energy Park with an interested manufacturer

Mr. Barton noted that a support letter was written for the Greenwich DRI and NYF funding requests.

Mr. Barton provided updates on three projects that were approved in 2022-2023, which were included in the meeting packets. He briefly described the projects of Sun Valley Apartments, Native Development with Specialty Sales HoofStrong, and Yankee Marine Group LLC.

**Administrator Staff Report:** Mrs. Weaver had a meet and greet with Saratoga County IDA on October 8<sup>th</sup>. She also stated that all but two projects have paid their 2024-25 school taxes.

**Public Comments:** There were no public comments.

**Executive Session:** Ms. Lais stated this Executive Session will be to discuss the hiring of a person or company with respect to real estate services and to discuss rental amount of leasing of real property.

**Post Executive Session:** Mr. Gonzales entertained a motion to accept the lease amendments for Hour Electric's change in monthly rate and additional paragraph outlining recreational storage in the warehouse.

Mr. Taflan made a motion to approve these amendments to Hour Electric's lease agreement and Mr. Robinson seconded. All voted in favor by roll call vote.

Mr. Robinson made a motion to approve the selection of Berkshire Hathaway to be WWIDA's real estate service provider. Mr. Bruno seconded, and all voted in favor by roll call vote.

**Public Comments:** Once again, Mr. Gonzales called for any public comments and there were none.

**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 October IDA Board meeting was adjourned at 4:58 pm.