

Counties of Warren and Washington Industrial Development Agency and Counties of Warren and Washington Civic Development Corporation

**AGENDA and ANNOUNCEMENT EXECUTIVE/PARK COMMITTEE**

February 5th, 2025 at 9:00 am  
Offices of FMBF 68 Warren Street, Glens Falls  
This meeting will also be live streamed via YouTube; Warren Washington IDA

Call to Order, Roll Call and Quorum Confirmation

Approval of Minutes of the January 8th, 2025 IDA Executive Park Meeting

Report of Committees

Park Chair Updates  
Canalside Project Updates  
Canalside Maintenance Updates  
Canalside Tenant Updates  
Airport Industrial Park Updates

Ongoing Business

New Business

Nominations

Other

Public Comments

Adjourn

\*There are no items to discuss for the CDC Executive Park

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

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Glens Falls, New York 12801

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The Executive Park Meeting for Warren Washington Industrial Development Agency was held on Wednesday, January 8, 2025, at 9:00 am at 68 Warren Street, Glens Falls NY. The following members were:

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

<b>ABSENT:</b>	John Taflan	At-Large Member
	Tricia Rogers	Secretary

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

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

Roll call was taken and a quorum was confirmed.

**Approval of Minutes:** Mr. Bruno made a motion to approve the October 9th, 2024, IDA Executive Park meeting minutes and Mr. Robinson seconded. All voted in favor by voice vote.

**Canalside Master Plan Updates:** Mr. Barton stated that the DEC is open to learning more about the alternative analysis of an onsite treatment facility. LaBella has started outlining the potential opportunity.

The Town and Village of Fort Edward, their attorneys, and LaBella met with WWIDA to discuss the establishment of a water district. Ms. Lais reported that a follow-up meeting confirmed the Town of Fort Edward's agreement to create a water district and collaborate with the Village of Fort Edward on the necessary agreements. She added that while the MPR modifications, costs, and timelines are being finalized, it will take approximately three to four months to establish the new water district.

Mr. Barton indicated that LaBella will be inspecting a water line that could potentially supply water to the park as an alternative to utilizing a water tank.

**Canalside Maintenance:** Mr. Barton stated that the southern stormwater basin will be cleared within the next few months. He also noted the tenant coordination with snow removal has been successful.

Mr. Barton also stated that the mayor received complaints regarding an influx of Kiewit pickup trucks on East Street. Kiewit has been alerted of the complaints to address as necessary.

Regarding the bridge, Mr. Gonzales stated the responses from the public hearing comments and questions have been mailed to the attendees.

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**Canalside Tenant Updates:** Mr. Barton referred to the NYSERDA site analysis report and highlighted the targeted industries in comparison to the participating competitors. He noted the status of Canalside Energy Park within the five manufacturing categories outlined on page eleven of the report: with transportation, turbine, and transformer manufacturing categories receiving the highest ratings.

Mr. Barton evaluated Therese Gillis's proposal for the WWIDA to plant additional trees on her property to obstruct the view of the Canalside Energy Park. He submitted recent photographs illustrating her current visibility for the Board's consideration. He also noted that the estimated cost for the additional trees would be \$10,000.

Discussion ensued regarding the distance of the park from her residence, concerns about setting a precedent, and the responsible use public agency funds. The Board unanimously voted to deny the request to plant additional trees on Ms. Gillis's property.

**Airport Industrial Park Updates:** Mr. Barton stated that a partial appraisal report was received for the 17.7 developable acres. He noted that the current market value is assessed at \$265,000, while the estimated expense for extending public water, sewer, and electricity to the property line is around \$115,000. The appraiser is awaiting additional information to complete the remaining report concerning the wetland lots.

Mr. Barton noted that a potential buyer is currently preparing engineering plans to submit to the Board as part of their purchase application.

**New Business:** Mr. Barton referred to the Central commercial insurance renewal quote for Canalside Energy Park, noting there was a 5.6% increase from 2024. A brief discussion ensued regarding the sharing of insurance and property tax costs with tenants in the future.

Mr. Robinson made a motion to approve Canalside Park's annual insurance quote and move to the full Board. Mr. Bruno seconded, and all voted in favor by voice vote.

**Adjournment:** There being no further business to discuss, Mr. Bruno made a motion to adjourn the January IDA Executive Park meeting and Mr. Robinson seconded with all voting in favor by voice vote. The meeting was adjourned at 9:30 am.