

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

AGENDA and ANNOUNCEMENT EXECUTIVE/PARK COMMITTEE

March 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 February 5th, 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

Other

Public Comments

Executive Session

Adjourn

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

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

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

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Warren-WashingtonIDA.com

The Executive Park Meeting for Warren Washington Industrial Development Agency was held on Wednesday, February 5, 2025, 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
	John Taflan	At-Large Member
	Chuck Barton	CEO

ABSENT:	Tricia Rogers	Secretary
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The following were also present:

	Kara Lais, Esq.	FitzGerald Morris Baker Firth, PC
	Bob Holmes	RU Holmes Engineering
	Lou Marocco	Agent, Berkshire Hathaway
	Bob Sears	Agent, Berkshire Hathaway
Minutes were taken by:	Alie Weaver	Office Administrator

A roll call was made, and a quorum was confirmed.

Approval of Minutes: Mr. Bruno motioned to approve the January 8th, 2025, IDA Executive Park meeting minutes, and Mr. Robinson seconded. All voted in favor by voice vote.

Canalside Master Plan Updates: Mr. Barton stated that LaBella has investigated potential alternative water sources, and it was determined that the East Street connection is the least expensive option for supplying water to Canalside. He noted that this cost is reimbursable.

Ms. Lais reviewed the water district formation legal process, stating that meetings and a public hearing will need to be held with the Town and Village of Fort Edward to finalize the inter-municipal agreement.

Mr. Barton stated that the Village of Fort Edward has reviewed the Map Plan Report, and their engineer's comments will be incorporated into LaBella's final report.

Ms. Lais stated that a second amendment to the easement agreement has been drafted regarding the National Grid transfer of ownership of the substation tower to WWIDA. This second amendment will provide clarification along with a formal drawing.

Mr. Gonzales stated that there have been no new updates since the last board meeting regarding the 2026 bridge replacement.

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Mr. Gonzales also stated that the WWIDA HUD grant is included in the executive order to freeze federal grants. He noted that the fourth quarter HUD reimbursement has been received, and the executive order will be monitored for more updates in the future.

Canalside Maintenance: The plan remains for gradual tree removal in the southern stormwater basin by Mr. Scully.

Mr. Barton stated that he and Mr. Davidson toured Canalside with appraiser Jackie Conti. He noted that the appraisal is expected to be completed by the March Board meeting.

Canalside Tenant Updates: Mr. Barton stated that Canal Corp has been plowing Lock 8 Way and the extra half mile to the WWIDA gate but recently stopped due to understaffing. Although Kiewit has taken over at this time, this issue will need to be addressed with the town in the future.

Mr. Barton stated that Kiewit has moved their employee parking and equipment storage to areas on their leased portions of the property.

Airport Industrial Park Updates: Mr. Barton distributed and reviewed a map of the available lots and their new appraisals from November 1st. He noted that the new wetland regulations, which took effect in January, could further impact the valuation of the properties. Berkshire Hathaway will market the lots at the end of Furguson Lane, and WWIDA will be responsible for divesting the remaining lots with heavy wetland impact.

Mr. Sears and Mr. Marocco stated that they reviewed the appraisal regarding the lots located at the end of Furguson Lane while using comps and agreed that it was the fair market value of the property with the current 17.7 total usable acres. This acreage will be marketed to be sold together to avoid extending the road.

Discussion ensued regarding the new wetland regulations and how they could potentially affect the available lots.

Mr. Barton noted that the party previously interested in the lots at the end of Furguson Lane has decided to pursue another site.

New Business: Mr. Barton stated that two new applications for assistance may be presented at the February Board meeting.

Mr. Gonzales stated that he and Mr. Barton will attend the New York State Economic Development Council conference in Albany.

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Nominations: After reviewing the current slate of officers, it was decided to separate the Vice Chair and Treasurer positions, both currently held by Mr. Robinson. Mr. Taflan volunteered to become Vice Chair, with Mr. Robinson remaining Treasurer.

Mr. Robinson made a motion to approve the revised slate of officers to be presented at the February IDA and CDC Annual Meeting:

Chair: Juan Gonzales
Vice Chair: John Taflan
Treasurer: Tim Robison
Secretary: Tricia Rogers
Park Chair: Dan Bruno

Mr. Taflan seconded this motion and all approved by voice vote.

Adjournment: There being no further business to discuss, Mr. Bruno made a motion to adjourn the February IDA Executive Park meeting and Mr. Taflan seconded with all voting in favor by voice vote. The meeting was adjourned at 9:45 am.