

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

5 Warren Street, Suite 210, Glens Falls, NY 12801

Tel. (518) 792-1312

Agenda for May 19, 2025 @ 4:00 PM

To be held at:

Washington County Municipal Building, 383 Broadway in Fort Edward

- 1 Call to Order, Roll Call and Quorum Confirmation
- 2 Approval of the April 21st IDA Board Meeting Minutes
- 3 Treasurer
 - Accounts Payable Approval
 - YTD Financial Reports
- 4 Wood Creek Holding LLC Inducement Resolution
Native Development Application Inducement Resoltuion
- 5 Reports of Committees
 - Park Chair Update
 - Canalside Project Updates
 - Canalside Maintenance Updates
 - Canalside Tenant Activity
 - Airport Industrial Park Updates
- 6 Ongoing Business
 - Adk Rei LLC Inducement Resolution
 - BHB Management Update
 - Computer Managed Service Provider Research
 - Social Media Intern
- 7 New Business
 - RAN Entertainment reassignment
 - North Creek NY Resort OpCo sales tax extension
- 8 Staff Report
 - CEO
 - Administrator
- 9 Public Comments
- 10 Adjourn

**COUNTIES OF WARREN AND WASHINGTON INDUSTRIAL DEVELOPMENT AGENCY
INDUSTRIAL DEVELOPMENT AGENCY - CURRENT ACCOUNTS PAYABLE**

FitzGerald Morris Baker Firth, P.C.

| | |
|---------------------------------------------|--------------------|
| General Services | \$944.00 |
| FASTNY | \$320.00 |
| ARA-Carey Rd (reimbursable) | \$562.50 |
| Greenwich Preservation Group (reimbursable) | \$2,500.00 |
| Prospect Schools (reimbursable) | \$925.00 =5,251.50 |

P. Hoffman Realty

| | |
|-----------------------|------------|
| Office Rent -May 2025 | \$1,000.00 |
|-----------------------|------------|

* **Spectrum**

| | |
|------------------------------------|----------|
| Monthly Phone and Internet Service | \$185.00 |
|------------------------------------|----------|

* **Payroll**

| | | |
|---------------------|--------|------------|
| Net Payroll - April | Barton | \$6,968.80 |
| Net Payroll - April | Weaver | \$2,596.09 |
| Net Payroll - April | Scully | \$638.96 |
| Net Payroll - April | Fox | \$213.77 |

* **CDPHP**

| | |
|-------------------------------|------------|
| May Employee Health Insurance | \$4,088.59 |
|-------------------------------|------------|

* **First National Bank of Omaha**

| | |
|------------------------------|------------|
| credit card charges - Office | \$1,377.98 |
| credit card charges - Chuck | \$822.96 |

* **National Grid**

| | |
|-------------------------------------|-------------|
| Traffic Light Electricity | \$36.21 |
| Pumpstation (shared expense) | \$111.34 |
| Substation (partially reimbursable) | \$12,726.06 |

* **EFTPS**

| | |
|---------------------------|------------|
| April Fed Withholding Tax | \$2,953.68 |
|---------------------------|------------|

Orbitalfire

| | |
|-------------------------|---------|
| Security Services April | \$67.84 |
|-------------------------|---------|

CBRE

| | |
|-------------------------------------------|----------|
| Monthly commission on Kiewitt add'l acres | \$576.00 |
| Monthly commission on soil storage acres | \$516.00 |

BlackDog

| | |
|--------------------------------|----------|
| annual domain fee | \$50.00 |
| annual VPS website hosting fee | \$450.00 |

Grasshopper Gardens

| | |
|--------------------------------|------------|
| deposit for Canalside services | \$3,600.00 |
|--------------------------------|------------|

Busy Bee Bookkeeping

| | |
|-------------------------------|----------|
| accounting services Mar-April | \$795.00 |
|-------------------------------|----------|

\$45,025.78

* *notates payment has already been made*

**COUNTIES OF WARREN AND WASHINGTON
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5 Warren Street, Suite 210 Glens Falls, New York 12801 Tel. (518) 792-1312

The April Board Meeting for Warren Washington Industrial Development Agency was held on Monday, April 21st, 2025 at the Warren County Municipal Building in Lake George at 4:00 pm. The following were:

| | | |
|-----------------|---------------------|------------|
| PRESENT: | Juan Gonzales | Chair |
| | John Taflan | Vice Chair |
| | Tim Robinson | Treasurer |
| | Dan Bruno | Park Chair |
| | Jim Nolan | Member |
| | Nick Caimano (Zoom) | Member |
| | Brain Campbell | Member |
| | Tricia Rogers | Secretary |
| | Ginny Sullivan | Member |
| | Chuck Barton | CEO |

ABSENT:

The following were also present:

| | |
|-------------------------------------------|-----------------------------------|
| Kara Lais, Esq. | FitzGerald Morris Baker Firth, PC |
| Peter Barber | Manager, Jag Industries |
| Tim Barber (Zoom) | President, Jag Industries |
| Dan Washburn | President, BHB Management |
| Nick LeBoeuf | Member, ADK REI LLC |
| Charlie Tall | Supervisor of Dresden |
| Minutes were taken by: Alie Weaver | Office Administrator |

Attendance was taken by roll call, and quorum was confirmed.

Approval of March 17th and April 2nd Special Board Meeting Minutes: Mr. Gonzales entertained a motion to accept the March 17th Board meeting and April 2nd Special meeting minutes. Mr. Nolan motioned to approve the minutes as presented, Mr. Robinson seconded, and with all voting in favor by voice vote.

Accounts Payables and Financial Analysis: Mr. Robinson presented and reviewed the April Accounts Payables, which included two additional payments: RU Holmes for \$1,089.00 and LaBella for \$15,514.00. Mr. Gonzales stated that the first quarter HUD reimbursable request for \$28,850 was submitted yesterday and payment should be received within the next two weeks.

With no comments or concerns, Mr. Nolan motioned to approve the payables, and Mr. Taflan seconded. All voted in favor by roll call vote.

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

Regarding the financial reports, Mr. Robinson stated that entries need to be adjusted from the 2024 audit. He noted the May financial reports will reflect balances representing these adjustments.

Mr. Gonzales added that the adjusting entries do not pertain to cash.

Mr. Nolan made a motion to approve the unaudited year-to-date financial reports. Ms. Rogers seconded with all voting in favor by roll call vote.

Transfer of funds to Money Market: Mr. Gonzales stated that the current checking balance is \$437,000, and he entertained a motion to transfer \$100,000 of this balance into the Money Market account for higher interest accrual. Mr. Nolan motioned to approve this fund transfer, and Mr. Robinson seconded. All voted in favor by roll call vote.

Mr. Gonzales entertained a motion to authorize the WWIDA staff to make transfers between the operating account money and the market account upon receipt of the Chair and Treasurer's written direction regarding the amount and timing of the transfer. Any transfer will be reported at the next monthly WWIDA Board meeting.

Mr. Taflan made a motion to approve this motion, and Mr. Nolan seconded. All voted in favor by roll call vote.

ADK REI LLC Application Update: To address feedback from the Queensbury Town Supervisor, Mr. Barton proposed a workforce housing criterion. The suggestion is to cap base rent at 120% of HUD Annual Fair Market Rent for two bedrooms in the Glens Falls metropolitan statistical area. With the Board's consent, Mr. Barton stated that he would add this criterion to the finding statement and public hearing notice. The Board had no objection to this criterion.

Mr. Leboeuf agreed that these rent rates were attainable and supported the additional criterion for WWIDA approval.

Native Development Application Review and Approval: Mr. Barton introduced Mr. Peter Barber and Mr. Tim Barber to discuss details about their application for assistance. Peter Barber stated that Native Development will add 40,000 square feet to the former Native Textiles building to increase manufacturing space for lease. He noted that a letter of intent to lease this space has been received from a local manufacturing business for their expansion, adding thirty additional positions.

Mr. Barton stated that the total project cost is \$3.7 million. He explained that the proposed incentives include property tax exemptions in the form of Payment in Lieu of Taxes and state and county sales tax payments. The PILOT payments will be made for ten years, with a 100% exemption of real property taxes on the value of the improvements in years 1-5 and a 50% exemption of real property taxes on the value of improvements in years 6-10. The total estimated property tax incentive is over \$459,934 over ten years. The 7% state and county sales tax abatement, estimated at \$152,362, is based on \$2.176 million in purchases subject to sales tax. The mortgage tax abatement of \$37,510 is based on the proposed \$3.751 million to be financed. The proposed total gross incentives are an estimated \$649,806 before fees. The WWIDA administrative fee is \$33,759 to service the incentives over ten years, and the

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

estimated legal fee is \$15,000. The estimated total net investment incentives are \$601,047.

Mr. Barton listed the community and economic benefits of the proposed project over ten years as:

- the support and encouragement of local manufacturing warehouse industries
- generation of an estimated 35-45 local construction jobs valued at \$2.2 million, with 60% sourced from local counties and in New York State
- creation of an estimated thirty full-time equivalent employment positions with an estimated \$20 million in wages and benefits
- PILOT payments are estimated at \$153,000
- The community cost-benefit ratio of the incremental benefits is 1:35 over ten years, or \$17 million

Mr. Barton stated that the Town of Queensbury, Native Development, and WWIDA are scheduled to meet and discuss this project.

Mr. Nolan made a motion to approve the resolution accepting the Native Development Associates LLC application and authorizing a public hearing. Mr. Bruno seconded with all voting in favor by roll call vote.

BHB Management Application to Purchase Real Property & Resolution: Mr. Barton introduced Dan Washburn, who applied to purchase lots 30 and 31 in the Airport Industrial Park. He noted these wetland-impacted lots were recently appraised for \$1,000 each.

Mr. Washburn stated that he intends to use these lots as laydown and parking areas for his business, which are adjacent to the property.

Ms. Lais stated that the resolution includes verbiage granting a variance for outdoor storage.

Mr. Campbell made a motion to approve the resolution authorizing the sale of property to BHB Management. Ms. Sullivan seconded, and all voted in favor by roll call vote.

Canalside Project Updates:

Water: Mr. Barton stated that the Town of Fort Edward passed a resolution accepting the agreement regarding the water district in the Village of Fort Edward. LaBella and the Village of Fort Edward are currently focusing on the water source point for connection.

Wastewater: Mr. Barton stated that LaBella and DEC are currently evaluating the discharge criteria.

Natural Gas: Mr. Barton stated that National Grid affirmed they can meet the 64,000 cubic feet daily requirement, as requested by a potential buyer. The cost will be \$100,000, and completion will take 12 months. Mr. Bruno noted that this cost is a preliminary estimate for bringing the gas to the site. The pressure pumps would be at the new owner's expense.

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

Maintenance: Mr. Barton stated that one response was received for the RFP to remove approximately 30 brush piles. Grasshopper Gardens submitted a bid of \$7,200.

Mr. Robinson made a motion to approve Grasshopper Gardens' bid, and Mr. Bruno seconded. All voted in favor by roll call vote.

Tenant Activity: Mr. Barton stated that residents on East Street reported brown water due to Kiewit filling their water trucks. To alleviate this issue, Kiewit will now pull water from the Village's on-site water system.

Bridge: Regarding the protection of historic properties, Mr. Gonzales stated that DOT confirmed the 36 CFR Part 800 has been met and Section 106 is complete.

FASTNY Funding: Mr. Barton stated that ESD confirmed reimbursement will not be required should the future owners of Canalside be private entities.

Airport Industrial Park: Mr. Barton stated that a Washington County business looking to expand has requested more information on the 26 available acres at the end of Ferguson Lane. He also noted that a letter was received from Rotary expressing interest in the wetland impacted lots to develop a tree farm and environmental education center. Due diligence for both of these potential projects is underway.

Exit 19 Lodging Project Update: Mr. Barton stated that the owners of TownePlace Suites by Marriott are working with the Town of Queensbury to combine their new project with modifications to their Home2 Suites located next door.

Computer Managed Service Provider Research Update: Mr. Barton stated that internal research on cybersecurity, system configuration, and cloud backup is ongoing. Conversations with computer management providers are progressing in determining essential services for WWIDA.

Social Media Intern: Mr. Barton stated that Alice will graduate in May. Therefore, the opening for her position is currently being advertised at \$18.00 per hour.

Prospect Schools Deed Transfer: Ms. Lais stated that the bond transaction for this project is complete, and the deed conveyance for three properties on Aviation Road and one property on Dixon Road needs to be executed.

Mr. Campbell made a motion to approve the conveyance of 122, 128, and 133 Aviation Road and 220 Dixon Road in the Town of Queensbury to the United Cerebral Palsy Association of the Tri Counties Inc. Mr. Nolan seconded, and all voted in favor by roll call vote.

Approval of Audited Financial Reports: Mr. Robinson stated that a representative from EFPR provided the summary of the 2024 audit, as provided in the meeting packet along with the audit report. He

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

noted eight adjusting journal entries and a recommendation to create a formal A/R policy. He explained that the balance sheet is strong, as is the cash position.

Mr. Bruno made a motion to approve the 2024 WWIDA audit, and Mr. Nolan seconded. All voted in favor by roll call vote.

Approval of PARIS report: Mrs. Weaver reviewed the draft PARIS report, as provided in the meeting packet.

Mr. Campbell made a motion to approve the submission of the 2024 WWIDA PARIS report and Mr. Bruno seconded. All voted in favor by roll call vote.

Approval of Form ST-62 submission: Mrs. Weaver stated that a copy of the 2024 ST-62 and project reporting was included in the meeting packet for review. She noted that all eligible projects remained within their annual sales tax exemption allotment.

Mr. Bruno made a motion to approve the 2024 ST-62 submission to NYS Taxation and Finance. Mr. Campbell seconded, and all voted in favor by roll call vote.

Adirondack Radiology PILOT: Ms. Lais stated that the Adirondack Radiology project closed in the last quarter of 2024; however, construction has been delayed until recently. Due to this delay, it is requested that the PILOT be postponed until the 2026 tax roll.

Mr. Barton stated that construction should be completed in June 2025.

Mr. Nolan made a motion to approve this amendment, and Mr. Robinson seconded. With Ms. Sullivan abstaining, all others voted in favor by roll call vote.

CEO Staff Report—Mr. Barton reported that he has had nineteen engagements year-to-date. Four have been in manufacturing/distribution, three related to tourism/recreation, two in hotel/resort, five related to housing/mixed-use, one related to energy, and four in “other” fields.

Regarding the project pipeline, four applicants are under review/acceptance, three are actively working on their applications, five are possible applicants, eight businesses are undecided/exploring at this time, and at least fifteen projects have gone inactive within the past year.

Mr. Barton listed his recent activities, which included:

- Met with the Executive Director of the Saratoga EDC to discuss IDA practices
- Attended the Warren County Housing Task Force meeting
- Lunch meeting with a perspective WWIDA board member
- Met with Stephen George of NCS to discuss wetland regulations for the Airport Industrial Park
- Attended the SUNY Adirondack preview of the Future Works Program
- Attended the ARCC April Mixer
- Guest speaker at the Glens Falls Rotary lunch

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

Mr. Barton noted that four support letters were provided for various grant programs and were included in the meeting packet for review.

Administrator Staff Report: Mrs. Weaver stated that all the projects have paid their 2025 Town and County taxes.

Executive Session: Ms. Lais stated the purpose of this executive session is to discuss personnel matters. Mr. Bruno motioned to go into Executive Session, and Mr. Campbell seconded with all voting in favor by voice vote.

Post Executive Session: Mr. Gonzales entertained a motion to accept the following pay raises: Chuck Barton \$8,000 per year, Alie Weaver \$5.00 per hour, and Everett Scully \$5.00 per hour, effective May 1, 2025.

Mr. Nolan made a motion to approve this motion, and Mr. Bruno seconded. All voted in favor by roll call vote.

Public Comments: There were no public comments.

Adjournment: With no other business to discuss, Mr. Bruno moved to adjourn, and Mr. Nolan seconded, with all others voting in favor by voice vote. The April IDA Board meeting was adjourned at 5:30 pm.

05/06/25

WWIDA
Profit & Loss
April 2025

| | Apr 25 |
|-----------------------------------------|------------|
| Ordinary Income/Expense | |
| Income | |
| Non-Operating Revenue | |
| Investment Earnings | |
| 2401 · Interest Income | |
| 2401.2 · Interest Income - Money Market | 6,633.07 |
| Total 2401 · Interest Income | 6,633.07 |
| Total Investment Earnings | 6,633.07 |
| Total Non-Operating Revenue | 6,633.07 |
| Operating Revenue | |
| Canalside Lease Income | 32,620.03 |
| Charges For Services | |
| 2116.1 · Project Fees - Existing | 300.00 |
| 2116.4 · Application Fees | 3,000.00 |
| 2770 · Project - Legal Reimbursable | -13,607.76 |
| Total Charges For Services | -10,307.76 |
| Total Operating Revenue | 22,312.27 |
| Total Income | 28,945.34 |
| Gross Profit | 28,945.34 |
| Expense | |
| Nonoperating Expenses | |
| 107 · Airport Industrial Park | |
| Property/Sewer/Water Taxes AIP | 200.00 |
| Total 107 · Airport Industrial Park | 200.00 |
| Total Nonoperating Expenses | 200.00 |
| Operating Expenses | |
| Other Operating Expenses | |
| Interest | 0.00 |
| 1910.4 · Insurance | |
| Liability/Commercial Insurance | 4,981.25 |
| Total 1910.4 · Insurance | 4,981.25 |
| 6460.4 · Contractual Services | |
| Computer Related | 67.84 |
| Dues | 1,707.72 |
| Marketing/PR | 69.57 |

05/06/25

WWIDA
Profit & Loss
April 2025

| | Apr 25 |
|-----------------------------------------|------------|
| Rent | 1,000.00 |
| Subscriptions | 221.89 |
| Telephone and Internet | 193.95 |
| Total 6460.4 · Contractual Services | 3,260.97 |
| Total Other Operating Expenses | 8,242.22 |
| Professional Service Contracts | |
| Engineering-Phase II & Wetlds | 511.50 |
| Legal | |
| General | 624.00 |
| Total Legal | 624.00 |
| Total Professional Service Contracts | 1,135.50 |
| 6460.45 · Staff Payroll - WWIDA | 14,125.42 |
| 6460.5 · Supplies and Materials | |
| Misc Office Expenses | |
| Institution Fees | 0.00 |
| Total Misc Office Expenses | 0.00 |
| Office Supplies | 171.88 |
| Postage | 29.88 |
| Total 6460.5 · Supplies and Materials | 201.76 |
| 7000 · Canalside Energy Park | |
| 7001 · Canalside Expenses | |
| 7002 · Realtor Fees | 1,092.00 |
| 7005 · Land & Building Maintenance | 3,760.68 |
| 7007 · Electric | |
| 7007.1 · Canalside Utility Reimburse... | -5,512.83 |
| 7007 · Electric - Other | 5,782.36 |
| Total 7007 · Electric | 269.53 |
| 7008 · Legal | 80.00 |
| 7009 · Engineering | |
| 7009.1 · Engineering Reimbursables | -12,758.50 |
| Total 7009 · Engineering | -12,758.50 |
| 7013 · FAST NY Reimbursable | 10,884.00 |
| Total 7001 · Canalside Expenses | 3,327.71 |

05/06/25

WWIDA
Profit & Loss
April 2025

| | <u>Apr 25</u> |
|--------------------------------------|-------------------------|
| Total 7000 · Canalside Energy Park | 3,327.71 |
| 9000 · Employee Benefits | |
| Employee Benefit - Retirement | -5.56 |
| Medicare - Company | 401.52 |
| Social Security - Company | 1,716.76 |
| 9010 · Employee Net Health Insurance | <u>3,594.57</u> |
| Total 9000 · Employee Benefits | <u>5,707.29</u> |
| Total Operating Expenses | <u>32,739.90</u> |
| Total Expense | <u>32,939.90</u> |
| Net Ordinary Income | <u>-3,994.56</u> |
| Net Income | <u><u>-3,994.56</u></u> |

05/06/25

WWIDA
Profit & Loss Prev Year Comparison
 January 1 through April 30, 2025

| | Jan - Apr 25 | Jan - Apr 24 | % Change |
|------------------------------------------------|----------------|----------------|----------------|
| Ordinary Income/Expense | | | |
| Income | | | |
| Non-Operating Revenue | | | |
| Investment Earnings | | | |
| 2401 · Interest Income | | | |
| 2401.2 · Interest Income - Money Market | 25,984 | 29,599 | -12% |
| 2401 · Interest Income - Other | 59 | 34 | 73% |
| Total 2401 · Interest Income | <u>26,043</u> | <u>29,633</u> | <u>-12%</u> |
| Total Investment Earnings | <u>26,043</u> | <u>29,633</u> | <u>-12%</u> |
| Total Non-Operating Revenue | 26,043 | 29,633 | -12% |
| Operating Revenue | | | |
| Canalside Lease Income | 163,637 | 121,000 | 35% |
| Charges For Services | | | |
| 2116.1 · Project Fees - Existing | 200 | 8,100 | -98% |
| 2116.2 · Project Fees - New | 185,570 | -8,180 | 2,369% |
| 2116.4 · Application Fees | 6,000 | 1,500 | 300% |
| 2116.5 · Rail Usage Fees Recieved | | | |
| 2116.6 · WCC Share | -45,134 | -13,410 | -237% |
| 2116.5 · Rail Usage Fees Recieved - Other | 60,167 | 13,513 | 345% |
| Total 2116.5 · Rail Usage Fees Recieved | <u>15,033</u> | <u>104</u> | <u>14,407%</u> |
| 2770 · Project - Legal Reimbursable | 2,500 | 400 | 525% |
| Total Charges For Services | <u>209,303</u> | <u>1,924</u> | <u>10,778%</u> |
| Total Operating Revenue | <u>372,940</u> | <u>122,924</u> | <u>203%</u> |
| Total Income | <u>398,982</u> | <u>152,557</u> | <u>162%</u> |
| Gross Profit | 398,982 | 152,557 | 162% |
| Expense | | | |
| Nonoperating Expenses | | | |
| 107 · Airport Industrial Park | | | |
| Property/Sewer/Water Taxes AIP | 2,986 | 4,217 | -29% |
| 107 · Airport Industrial Park - Other | 2,100 | 0 | 100% |
| Total 107 · Airport Industrial Park | <u>5,086</u> | <u>4,217</u> | <u>21%</u> |
| Total Nonoperating Expenses | 5,086 | 4,217 | 21% |
| Operating Expenses | | | |
| Other Operating Expenses | | | |
| Interest | 7 | 0 | 100% |
| 1910.4 · Insurance | | | |
| Liability/Commercial Insurance | 4,981 | 0 | 100% |
| Public Officials Liability | 1,669 | 1,669 | 0% |
| Workers' Comp Insurance | 245 | 90 | 173% |
| Total 1910.4 · Insurance | <u>6,895</u> | <u>1,759</u> | <u>292%</u> |
| 6460.4 · Contractual Services | | | |
| Computer Related | 583 | 1,307 | -55% |
| Dues | 2,321 | 2,010 | 16% |
| Marketing/PR | 1,583 | 1,224 | 29% |
| Rent | 4,000 | 4,000 | 0% |
| Subscriptions | 1,224 | 854 | 43% |
| Telephone and Internet | 749 | 730 | 3% |
| Total 6460.4 · Contractual Services | <u>10,461</u> | <u>10,124</u> | <u>3%</u> |
| Total Other Operating Expenses | 17,363 | 11,883 | 46% |
| Professional Service Contracts | | | |
| Accounting | 0 | 320 | -100% |
| Engineering-Phase II & Wetlds | 594 | 2,006 | -70% |
| Legal | | | |
| Fees for Project | 0 | 6,435 | -100% |
| General | 3,360 | 0 | 100% |
| Total Legal | <u>3,360</u> | <u>6,435</u> | <u>-48%</u> |

05/06/25

WWIDA
Profit & Loss Prev Year Comparison
 January 1 through April 30, 2025

| | Jan - Apr 25 | Jan - Apr 24 | % Change |
|------------------------------------------|--------------|--------------|----------|
| Total Professional Service Contracts | 3,954 | 8,761 | -55% |
| 6460.45 · Staff Payroll - WWIDA | 57,009 | 59,356 | -4% |
| 6460.5 · Supplies and Materials | | | |
| Misc Office Expenses | | | |
| Institution Fees | 35 | -4 | 908% |
| Total Misc Office Expenses | 35 | -4 | 908% |
| Office Supplies | 527 | 350 | 51% |
| Postage | 249 | 151 | 65% |
| Total 6460.5 · Supplies and Materials | 811 | 496 | 63% |
| 7000 · Canalside Energy Park | | | |
| 7001 · Canalside Expenses | | | |
| 7002 · Realtor Fees | 4,368 | 2,304 | 90% |
| 7003 · Insurance | 4,981 | 9,370 | -47% |
| 7005 · Land & Building Maintenance | 13,386 | 4,594 | 191% |
| 7006 · Special District Taxes | 14,702 | 14,837 | -1% |
| 7007 · Electric | | | |
| 7007.1 · Canalside Utility Reimbursement | -49,888 | -16,061 | -211% |
| 7007 · Electric - Other | 52,235 | 17,811 | 193% |
| Total 7007 · Electric | 2,347 | 1,750 | 34% |
| 7008 · Legal | 646 | 1,008 | -36% |
| 7009 · Engineering | | | |
| 7009.1 · Engineering Reimbursables | -94,177 | -27,715 | -240% |
| 7009.2 · CHPE Soil Storage | 0 | -8,111 | 100% |
| 7009 · Engineering - Other | 0 | 14,971 | -100% |
| Total 7009 · Engineering | -94,177 | -20,855 | -352% |
| 7013 · FAST NY Reimbursable | 12,884 | 352 | 3,560% |
| Total 7001 · Canalside Expenses | -40,864 | 13,359 | -406% |
| Total 7000 · Canalside Energy Park | -40,864 | 13,359 | -406% |
| 9000 · Employee Benefits | | | |
| Employee Benefit - Retirement | 674 | 673 | 0% |
| Medicare - Company | 845 | 817 | 3% |
| Social Security - Company | 4,582 | 3,494 | 31% |
| Unemployment Insurance | 563 | 485 | 16% |
| 9010 · Employee Net Health Insurance | 13,074 | 14,047 | -7% |
| Total 9000 · Employee Benefits | 19,740 | 19,517 | 1% |
| Total Operating Expenses | 58,013 | 113,373 | -49% |
| 66900 · Reconciliation Discrepancies | 0 | 494 | -100% |
| Total Expense | 63,099 | 118,083 | -47% |
| Net Ordinary Income | 335,883 | 34,473 | 874% |
| Net Income | 335,883 | 34,473 | 874% |

05/06/25

WWIDA
Balance Sheet Prev Year Comparison
As of April 30, 2025

| | Apr 30, 25 | Apr 30, 24 | \$ Change |
|--------------------------------------------|-------------------|-------------------|-----------------|
| ASSETS | | | |
| Current Assets | | | |
| Checking/Savings | | | |
| GFNB Debit Card | 0 | 0 | 0 |
| 200 · Cash | | | |
| - ICS Money Market Acct | 2,071,485 | 1,786,050 | 285,435 |
| Checking - NOW-10459405 | 344,687 | 300,333 | 44,354 |
| Escrow - PILOTS 3528097 | 21,184 | 39,039 | -17,856 |
| Total 200 · Cash | 2,437,355 | 2,125,422 | 311,933 |
| 220 · Checking CHPE 0736 | 7,018 | 8,111 | -1,093 |
| Total Checking/Savings | 2,444,373 | 2,133,533 | 310,840 |
| Accounts Receivable | | | |
| 379 · Accounts Receivable NBRC | -500 | -4,375 | 3,876 |
| 380A · Accounts Receivable | 46,227 | 25,169 | 21,058 |
| 380B · Accounts Receivable - PILOTS | -552 | -668 | 116 |
| Total Accounts Receivable | 45,175 | 20,126 | 25,049 |
| Other Current Assets | | | |
| Lease Receivable | 447,881 | 558,866 | -110,986 |
| Prepaid Retirement | 734 | 3,009 | -2,276 |
| 210 · Petty Cash | 55 | 55 | 0 |
| 380C · Due from Other Governments | 0 | 22,400 | -22,400 |
| 480 · Prepaid Insurance | 4,265 | 4,265 | 0 |
| 481 · FE Water Escrow | 7,500 | 0 | 7,500 |
| Total Other Current Assets | 460,434 | 588,596 | -128,162 |
| Total Current Assets | 2,949,983 | 2,742,255 | 207,728 |
| Fixed Assets | | | |
| 101 · Land | 244,099 | 340,598 | -96,499 |
| 102 · Land-Canalside Energy Park | 11,769,482 | 11,769,482 | 0 |
| 104 · Machinery and Equipment | | | |
| Furniture and Equipment | 357 | 357 | 0 |
| Office Equipment | 1,614 | 1,614 | 0 |
| Signs & Mailboxes | 7,584 | 7,584 | 0 |
| 104 · Machinery and Equipment - Other | -357 | -357 | 0 |
| Total 104 · Machinery and Equipment | 9,198 | 9,198 | 0 |
| 114 · Accumulated Depreciation | -9,198 | -9,198 | 0 |
| Total Fixed Assets | 12,013,581 | 12,110,080 | -96,499 |
| Other Assets | | | |
| Deferred Outflows - Pension | 58,016 | 0 | 58,016 |
| Total Other Assets | 58,016 | 0 | 58,016 |
| TOTAL ASSETS | 15,021,580 | 14,852,335 | 169,245 |
| LIABILITIES & EQUITY | | | |
| Liabilities | | | |
| Current Liabilities | | | |
| Accounts Payable | | | |
| 600 · Accounts Payable | 0 | 13,410 | -13,410 |
| Total Accounts Payable | 0 | 13,410 | -13,410 |
| Other Current Liabilities | | | |
| 602 · Payroll Liabilities | | | |
| Federal W/H | -895 | -224 | -671 |
| Medicare - Employee | 110 | 273 | -163 |
| Social Security - Employee | -246 | 475 | -721 |

05/06/25

WWIDA
Balance Sheet Prev Year Comparison
As of April 30, 2025

| | Apr 30, 25 | Apr 30, 24 | \$ Change |
|----------------------------------------|-------------------|-------------------|----------------|
| State W/H | 353 | 430 | -77 |
| 602 · Payroll Liabilities - Other | 242 | 242 | 0 |
| Total 602 · Payroll Liabilities | -437 | 1,196 | -1,632 |
| 631 · Due To Other Governments | 5,274 | 39,050 | -33,775 |
| Total Other Current Liabilities | 4,838 | 40,245 | -35,407 |
| Total Current Liabilities | 4,838 | 53,655 | -48,817 |
| Long Term Liabilities | | | |
| Deferred Inflows - Pension | 23,690 | 0 | 23,690 |
| Deferred Inflows of Resources | 439,261 | 529,511 | -90,250 |
| Due to Other Governments (CDC) | 59,700 | 0 | 59,700 |
| IDA Net Pension Liability | 45,706 | 0 | 45,706 |
| Total Long Term Liabilities | 568,357 | 529,511 | 38,846 |
| Total Liabilities | 573,195 | 583,165 | -9,971 |
| Equity | | | |
| 924 · Net Assets - Unrestricted | 14,112,502 | 14,234,696 | -122,194 |
| Net Income | 335,883 | 34,473 | 301,410 |
| Total Equity | 14,448,385 | 14,269,169 | 179,215 |
| TOTAL LIABILITIES & EQUITY | 15,021,580 | 14,852,335 | 169,245 |



INTERNSHIP AFFILIATION AGREEMENT BETWEEN
 _____ AND
 ADIRONDACK COMMUNITY COLLEGE

This Agreement is made by and between _____, with its office(s) located at _____ (hereinafter referred to as "HOST") and Adirondack Community College, an educational corporation organized and existing under the laws of the State of New York, and having its principal place of business located at 640 Bay Road Queensbury, NY (hereinafter referred to as "College" or "SUNY Adirondack").

WHEREAS, the College has undertaken an educational program in the discipline of applied learning; and

WHEREAS, the College and HOST desire to have an association for the purpose of carrying out said educational program.

NOW, THEREFORE, it is agreed that:

1. The College shall assume full responsibility for planning and executing its educational program in applied learning including programming, administration, curriculum content, faculty appointments, faculty administration, and the requirements for matriculation, promotion, and graduation, and shall bear all costs and expenses in connection therewith. The College further agrees to coordinate the program with HOST's designee.
2. Prior to the commencement of each internship placement, the Internship Faculty of the College shall ensure that a completed Student Internship Site Agreement, (the form template of which is attached hereto), has been executed by the Student, HOST and the College in duplicate. One executed original shall be provided to the HOST and one retained by the College. The Internship Faculty shall additionally ensure that the Student Internship Confidentiality and Outline of Rights Agreement, a form copy of which is also annexed hereto, has been agreed to by the Student through the Banner Registration System of the College. The STUDENT will also be required to agree to comply with HOST's standard employee Confidentiality Agreement should the HOST have one.
3. The HOST agrees to provide copies of any pertinent documentation it requires and required by the College to the College through the Internship Faculty in a timely manner. Such documentation may include, but is not limited to, non-disclosure agreements, liability waivers,

certificates or proof of insurance, etc., to be kept with this agreement. The Internship Faculty shall file all of such documents with the Office of Continuing Education of the College.

4. The College shall be responsible for assigning students to the HOST for the internship program, subject to the HOST's acceptance of the student's internship application. HOST acknowledges that it will be informed by the Internship Faculty of the scope and character of the internship activities to be undertaken by the HOST at its site as is specified in the Student Internship Site Agreement. If the Student is accepted by the HOST, it acknowledges they will provide assignments to complement the student's academic program that will enhance the student's skills and experience. As students are interns in training, they will not be required to sign non-compete agreements with HOST.
5. The College, at its sole cost and expense, shall provide faculty that will be assigned for the teaching and supervision of students assigned to the HOST for the internship program ("Internship Faculty"). HOST is willing and able to work with such Internship Faculty to complete the process of this academic and applied learning endeavor.
6. The College agrees that at all times students are subject to the supervision of the HOST, while at the HOST workplace, and if working off-premises for the HOST during designated work time hours. The students shall be and are considered part of the HOST's workforce for purposes of access to and disclosure of protected health information ("PHI") as defined by 45 CFR 164.501. In addition to all HOST policies and practices, College shall inform students and faculty that they must comply with all rules applicable to both students and faculty while at the HOST's facility, and that failure to comply shall constitute a cause for terminating such student's assignment with the HOST. The HOST will provide copies of, or access to, all policies and procedures to the Student and the Internship Faculty prior to the commencement of the Internship. The College and HOST agree to cooperate with one another's operational, regulatory, licensure and accreditation requirements, including, but not limited to, related surveys, audits, and other reviews.
7. Students and Internship Faculty shall respect the confidential nature of all information that they have access to in accordance with the policies and procedures of the College and the HOST. The HOST acknowledges that the College is an agency of the State of New York, and as such, any and all agreements to which the College is a party are considered public record and subject to disclosure under the New York State Freedom of Information Law ("FOIL").
8. The HOST may terminate any student's assignment from the HOST when a student is unacceptable to the HOST for reasons of health, performance, or which, in the HOST's reasonable judgment, cause the continued presence of such student at the HOST not to be in the best interest of the HOST and/or the Student. Any such action will be reported by the HOST to the College in writing to the Internship Faculty, within two (2) days of such termination. College may also terminate Student's Internship and shall inform HOST of such termination with two (2) days thereof.
9. The HOST, as it deems necessary and proper, shall make available for student experience classrooms and other facilities, including equipment and supplies, libraries, and cafeteria

facilities, consistent with its current policies of availability. The HOST shall also provide orientation for the College faculty and students if deemed necessary by the Internship Faculty.

10. The HOST shall have no responsibility for the transportation of students.
11. The HOST acknowledges coverage of the Student under the HOST's Worker's Compensation Insurance (unless the HOST is a 501(c) (3) organization, see paragraph 21 for additional information required).
12. Each party hereby agrees to indemnify, defend, save and hold harmless the other party, their respective partners, agents, officers, directors, trustees, employees, and representatives, from and against any and all claims, losses, damages, liabilities, and expenses, including without limitation, reasonable attorney's fees and expenses, arising out of the willful acts or negligent acts or omissions of the other party in connection with, arising or alleged to arise from, wholly or in part, from this Agreement. HOST shall provide a copy of its liability and Workers Compensation Coverage to the College prior to the commencement of any internship. The HOST agrees to notify the College in writing of the cancellation, modification, or non-renewal of any insurance coverage no less than 30 days prior thereto.
13. College shall maintain during the term of this Agreement liability insurance, in amounts not less than \$3,000,000 for bodily injury and property damage combined single limit. The persons insured under such policy or policies shall be the students of the College with respect to liability arising out of their participation in the program carried out under this Agreement. The HOST acknowledges that the College's faculty members are covered by the defense and indemnification provisions of section 17 of the Public Officers Law with respect to liability arising out of their participation in the program carried out under this Agreement. The College agrees to notify the HOST in writing of the cancellation, modification or non-renewal of any insurance coverage no less than 30 days prior thereto. Notwithstanding the foregoing, the HOST shall remain liable for direct damages resulting from its negligence, acts or omissions.
14. It is mutually agreed that neither party shall discriminate on the basis of race, color, national origin, religion, creed, age, disability, sex, gender identity, gender expression, sexual orientation, familial status, pregnancy, predisposing genetic characteristics, military status, domestic violence victim status, or criminal conviction pursuant to Article 23-A of the New York State Corrections Law.
15. In accordance with the provisions of the Family Educational Rights and Privacy Act ("FERPA"), in order for the College to share information about the student from the student's educational records, the HOST must agree not to disclose the information to a third party without the student's consent, and to use the information only for the purposes for which it was disclosed. Notwithstanding anything to the contrary herein, the STUDENT may be treated as a contingent employee of HOST during the term of the Internship. As such, data related to the STUDENT's employment by HOST will be treated in the same manner as other employees similarly situated.

16. This agreement shall be governed by the laws of the State of New York without regard to conflict of law provisions. Any dispute arising under this Agreement shall be resolved in a court of competent jurisdiction in Warren County, New York. This Agreement contains the entire understanding of the parties with respect to the matters contained herein.
17. Each Party agrees that its officers, employees, and agents are not to be considered agents or employees of the other Party for any purpose whatsoever.
18. This Agreement or any of its provisions shall not be assigned, delegated, transferred, conveyed, sublet, or otherwise disposed of without the prior written consents of the College and HOST, not to be unreasonably withheld, and any attempts to assign, delegate, transfer, convey, sublet, or otherwise dispose of this Agreement without said written consents shall be null and void. However, either Party may assign this Agreement to U.S. based affiliates upon written notice.
19. The effective date of this Agreement shall be the date of execution and shall continue in full force and effect for a five-year period, or until terminated as set forth in this paragraph. This Agreement may be terminated by either party upon thirty (30) days written notice to the other, provided, however, that no such termination shall take effect until the students already placed in the program have completed their scheduled internship program. Notwithstanding the ability for either party to terminate this agreement as provided for above, the terms of this agreement as it relates to any confidentiality requirements, or responsibility for any costs incurred, shall survive its termination or expiration.

20. For purposes of written notification:

To the HOST

To the COLLEGE

SUNY Adirondack

Office of Continuing Education

640 Bay Road

Queensbury, NY 12804

21. If this is an unpaid internship, HOST, Student, and the College agree that there will be no monetary compensation or benefits pursuant to this Agreement. An unpaid student intern providing services to a for-profit business, a nonprofit, or a government entity is generally considered to be an employee of that organization and should be covered under that organization's workers' compensation insurance policy. Worker's Compensation Law Judges have ruled that the training received by student interns constitutes compensation (even though the student interns may not be receiving actual "cash payments" for their efforts). Exception: student interns (paid or unpaid) providing non-manual services to a religious, charitable, or educational institution (covered under Section 501(c)(3) of the IRS tax code) are exempt from mandatory coverage on the HOST's behalf. In this scenario, the organization will provide a copy of the Internal Revenue Service 501(c)(3) Determination Letter to the Internship Faculty

to be filed with the Office of Continuing Education prior to the commencement of the internship and the student will be covered under the College's policy.

22. If this is a patient-based internship, the College and HOST acknowledge that students and faculty may access patients' protected health information for educational purposes at the Site and as permitted by HIPAA, and the HOST. Information removed from the Site for educational use must be appropriately de-identified as that term is defined in 45 CFR 164.514. Information removed for other purposes as permitted by HIPAA must be removed in a manner approved in writing by the Site prior to removal. Identifiable information removed as permitted by HIPAA may not be used beyond the original purpose unless appropriately de-identified as that term is defined in 45 CFR 164.514. Identifiable information as removed by HIPAA must be destroyed or rendered de-identifiable as soon as practicable once the original purpose for the removal has been satisfied.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the dates set forth below:

HOST: _____

| | |
|------------|-------|
| By: _____ | _____ |
| Signature | Date |
| _____ | _____ |
| Print Name | Title |

Adirondack Community College

| | |
|--------------|-----------------------------------|
| By: _____ | _____ |
| Signature | Date |
| Diane Wildey | Associate VP for Academic Affairs |



WWIDA Internal Accounts Receivable Policy

Version Date: 4/23/25

Effective Date: 5/19/25

Department Responsible: Finance / Accounts Receivable

Purpose:

This policy outlines the procedures and escalation process for managing customer accounts that become past due, ensuring timely collections and maintaining healthy cash flow.

Scope:

This policy applies to all customer accounts with outstanding invoices for goods or services.

Policy:

1. Customer Contact – 60 Days Past Due

When a customer account reaches 60 days past the due date, the Accounts Receivable staff will initiate direct contact with the customer via phone and/or email. The purpose of this contact is to:

- Remind the customer of the outstanding balance.
- Confirm receipt of the invoice(s).
- Discuss any issues preventing payment.
- Request immediate payment or establish a payment plan if necessary.

2. CEO Contact – 90 Days Past Due

If the account remains unpaid after 90 days past due, the Chief Executive Officer (CEO) will be notified. The CEO will personally reach out to the customer via written correspondence and/or direct phone call to:

- Express the seriousness of the overdue status.
- Reaffirm the organization's intent to resolve the matter amicably.
- Reinforce the need for immediate payment or formalize an approved payment arrangement.

3. Attorney Engagement – 120 Days Past Due

Accounts that remain unresolved after 120 days past due will be referred to the WWIDA's legal counsel. At this stage:

- The customer will receive formal notice from the WWIDA attorney.
- Legal action may be initiated to recover the outstanding balance, including but not limited to demand letters, collection proceedings, or litigation as deemed appropriate.

Additional Notes:

- All contact and communication attempts must be documented in the customer's file, including date, time, and outcome.
- Exceptions to this policy require written approval from the WWIDA staff to the Chair, and Treasurer.
- This policy will be reviewed annually and updated as necessary.

(collectively the "Financial Assistance") in the form of (i) an exemption from all State and local sales and use taxes with respect to qualifying personal property included in and incorporated into the Facility or used in the acquisition, construction or equipping of the Facility, (ii) an exemption for mortgage recording tax on eligible mortgages, and (iii) a real property tax abatement through a payment in lieu of tax agreement (the "PILOT Agreement") pursuant to the Agency's uniform tax exemption policy (the "UTEP"), pursuant to which the Company would make payments in lieu of real property taxes to each affected tax jurisdiction (the "Affected Tax Jurisdictions"), which shall be consistent with the UTEP of the Agency; and

WHEREAS, the Agency desires to (i) accept the Application; (ii) authorize the scheduling and conduct of a public hearing; and (iii) negotiate, but not enter into an Agent Agreement and Project Agreement, pursuant to which the Agency will designate the Company, as its agent for the purpose of acquiring, constructing and equipping the Project and a Lease Agreement and a Payment in Lieu of Tax Agreement with the Company with the Company.

NOW, THEREFORE, BE IT RESOLVED:

1. The Company has presented an Application in a form acceptable to the Agency. Based upon the representations made by the Company to the Agency in the Company's Application, the Agency hereby finds and determines that:

(a) Pursuant to the Act, the Agency has been vested with all powers necessary and convenient to carry out and effectuate the purposes and provisions of the Act and to exercise all powers granted to it under the Act; and

(b) The Agency has the authority to take the actions contemplated herein under the Act; and

(c) The action to be taken by the Agency will induce the Company to develop the Project, thereby increasing employment opportunities in Warren and Washington Counties, New York, and otherwise furthering the purposes of the Agency as set forth in the Act; and

(d) The Project will not result in the abandonment of one or more facilities of the Company; and

(e) The estimated total Project cost is \$3,751,000.00.

2. The proposed financial assistance being contemplated by the Agency includes (i) an exemption from all state and local sales and use taxes with respect to the qualifying personal property included within the Project or used in the acquisition, construction or equipping of the Project in the estimated amount of \$152,362.00 based on purchases in the amount of \$2,176,600.00; (ii) a partial exemption from mortgage recording tax for qualifying mortgages in the estimated amount of \$37,510.00 based on mortgages in the approximate amount of \$3,751,000.00; and (iii) a partial real property tax abatement through a PILOT Agreement, pursuant to which the Company would make payments in lieu of real property taxes to the

Affected Tax Jurisdictions, for a term of 10 years with an 100% exemption of real property taxes on the value of the improvements for years 1 through 5 and a 50% exemption of real property taxes on the value of the improvements for years 6 through 10. The PILOT has an estimated value of \$459,934.00, based on the current tax rates and assessed values, without escalation figures and calculations prepared by the Agency.

The Base Value for the parcel shall be the assessed value as of the time of the closing on the straight lease transaction. The current assessed value is \$5,890,000.00.

3. The Chairman, Vice Chairman and/or the Chief Executive Officer of the Agency are hereby authorized, on behalf of the Agency, to cause the issuance of public hearing notices, hold a public hearing in compliance with the Act and negotiate (but not execute or deliver) the terms of (A) the Agent Agreement and Project Agreement, whereby the Agency appoints the Company as its agent to undertake the Project, (B) an underlying Lease Agreement whereby the Company leases the Project to the Agency, (C) a related Lease Agreement conveying the Project back to the Company, (D) a PILOT Agreement, whereby the Company agrees to make certain payments-in-lieu-of real property taxes and (E) related documents; provided (i) the rental payments under the Agent Agreement and Lease Agreement include payments of all costs incurred by the Agency arising out of or related to the Project and indemnification of the Agency by the Company for actions taken by the Company and/or claims arising out of or related to the Project.

4. The Agency is hereby authorized to schedule and conduct a public hearing pursuant to Article 18-A of the General Municipal Law and at a date and time determined by the Chairman. The Agency hereby further authorizes the posting and publication of a Notice of Public Hearing for the Project in accordance with the Act and the Agency's policies and procedures.

5. This resolution shall take effect immediately.

The foregoing resolution was thereupon declared duly adopted.

STATE OF NEW YORK)
) SS:
COUNTY OF WARREN)

This is to certify that I, Alie Weaver, Records Management Officer for the Counties of Warren and Washington Industrial Development Agency, do hereby certify that the foregoing is a true and correct copy and the whole thereof of a Resolution duly adopted by the Counties of Warren and Washington Industrial Development Agency, Glens Falls, New York on the ____ day of _____ 2025.

In witness whereof, I have hereto set my hand and affixed the official seal of the Counties of Warren and Washington Industrial Development Agency on this ____ day of _____ 2025.

Alie Weaver
Counties of Warren and Washington
Industrial Development Agency

[SEAL]



MEETING MINUTES

| | | |
|-----------------------|----------------------------|-------------------------------------------------------------------------------------------------------------------------------------------|
| Project Number / Name | 2243016 / Canalside W-WW | |
| Date & Time | April 30, 2025, 1:00 p.m. | |
| Location | LaBella Glens Falls office | |
| Attendees | WWIDA: | (x) Juan Gonzales (x) Chuck Barton (x) Dan Bruno (x) Alie Weaver (x) Kara Lais |
| | LaBella | (x) Paul Guillet (x) Joe Fusillo () Barb Beall () Pierre Brissette (x) Ted Donner () Lydia Porras () John Szarowski |
| | WCSD #2 | () Kevin Gorman () Sean Doty (SDA) |
| | LGLCRPB | (x) Beth Gilles () Jessica Leerkes |
| | Jarrett Engineering | () Bob Holmes |
| | Town of Fort Edward | () Terry Middleton |
| | Village of Fort Edward | () Mayor Matt Traver (x) Matt Fuller () Dave Cutler () Bill Caprood (x) Sean Doty (SDA) |



REVIEW OF PREVIOUS ACTION ITEMS

| # | Action Item | Resolution |
|----|--------------------------------------------------------|------------------------------------------------------------------|
| 1 | LaBella: advance new MPR for water | Conversations with Village have gone well. |
| 2 | LaBella: waiting for feedback from DEC for wastewater. | Still have not heard definitive comments back from DEC. |
| 3 | LaBella: develop updated project timeline/schedule. | Not completed. IDA wants separate tracks for water and sewer. |
| 4 | | |
| 5 | | |
| 6 | | |
| 7 | | |
| 8 | | |
| 9 | | |
| 10 | | |



NEW DISCUSSION

| # | Topic | Discussion Highlights |
|----|--------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1 | Water Design | <ul style="list-style-type: none"> Idea: do water line only, hold off on tank until site occupant is finalized. Anticipated water line replacement: Wing to project site. |
| 2 | Wastewater Design | <ul style="list-style-type: none"> Need to keep reminding DEC that time is of the essence. (But also don't want to antagonize them...) |
| 3 | Funding | <ul style="list-style-type: none"> HF1A is still in the state budget... However: this does not mean the State is committed to the project. The funding is discretionary, meaning it could be used for other purposes. |
| 4 | MPR review | <ul style="list-style-type: none"> Discussions with Village have gone well. MPR still needs to be finalized, and is a critical step in the district formation process. |
| 5 | District formation | <ul style="list-style-type: none"> Both Village and Town appear ready to move forward. |
| 6 | | <ul style="list-style-type: none"> |
| 7 | | <ul style="list-style-type: none"> |
| 8 | | <ul style="list-style-type: none"> |
| 9 | | <ul style="list-style-type: none"> |
| 10 | | <ul style="list-style-type: none"> |
| 11 | | <ul style="list-style-type: none"> |
| 12 | | <ul style="list-style-type: none"> |
| 13 | | <ul style="list-style-type: none"> |
| 14 | | <ul style="list-style-type: none"> |





NEW ACTION ITEMS

| # | Action Item | Resolution |
|----|----------------------------------------------------------------------------------------------------|------------|
| 1 | LaBella: develop updated project timeline/schedule. IDA wants separate tracks for water and sewer. | |
| 2 | | |
| 3 | | |
| 4 | | |
| 5 | | |
| 6 | | |
| 7 | | |
| 8 | | |
| 9 | | |
| 10 | | |



NEXT MEETINGS

- 5/14/2025 @ 1:00