

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

AGENDA and ANNOUNCEMENT EXECUTIVE/PARK COMMITTEE

May 7th, 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 March 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

BHB Management Updates

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**

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The Executive Park Meeting for Warren Washington Industrial Development Agency was held on Wednesday, March 5th, 2025, at 9:00 am at 68 Warren Street, Glens Falls, NY. The following members were:

PRESENT:	Juan Gonzales	Chair
	Tim Robinson	Treasurer
	Tricia Rogers	Secretary
	John Taflan	Vice Chair
	Chuck Barton	CEO

ABSENT:	Dan Bruno	Park Chair
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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 (Zoom)
	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. Robinson motioned to approve the February 5th, 2025, IDA Executive Park meeting minutes, and Mr. Taflan seconded. All voted in favor by voice vote.

Canalside Master Plan Updates: Mr. Barton and Ms. Lais met with the Town of Fort Edward to discuss the formation of the water district. They will continue to work with them and the Village of Fort Edward to review borders and fees. These discussions will assist in solidifying the map plan report with LaBella.

Ms. Lais stated that the National Grid amendment modification has been signed and sent to National Grid for their signature and filing.

Mr. Barton stated he is working with Mr. Bruno and Mr. Holmes regarding an SPDES permit for stormwater discharge from construction. They will meet later this week to determine whether this permit needs renewal.

Mr. Gonzales stated that there will be a meeting with LaBella this afternoon, and notes from this meeting will be passed on to the Board members. He also stated that there are no updates regarding the bridge or grant funding.

Canalside Maintenance: Mr. Barton stated there have been no updates since the February Board meeting.

Canalside Tenant Updates: Mr. Barton stated there have been no updates since the February Board meeting.

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Airport Industrial Park Updates: Mr. Sears stated that the new regulations regarding the 100-foot setback around wetland areas could impede industrial uses for the lot at the end of Furguson Road, as the 17.7 usable acres may be reduced to a smaller number.

Mr. Holmes stated that this new regulation might be mitigated by submitting the Army Corps of Engineers' findings to the Department of Environmental Conservation. He will discuss this with Mr. George of North Country Ecological Services for more information.

Ongoing Business: Mr. Barton met with a representative from F.W. Webb, the Queensbury Town Supervisor, Tax Assessor, and Town Board Member to discuss F.W. Webb's project and received a favorable response regarding the project and incentives. The public hearing is scheduled for March 17th at 12:30 at the Warren County Municipal Center.

New Business: Mr. Barton stated that a new application will be presented at the March Board meeting for Wood Creek Holding, LLC. He noted that they are a small powder coating business in Whitehall looking to expand.

Mr. Barton stated that there are three applications in draft form.

Executive Session: Ms. Lais stated that this executive session is to discuss materials that would otherwise impact the sale price of real property. Mr. Taflan made a motion to enter into executive session, and Mr. Robinson seconded. All voted in favor by voice vote.

Post-Executive Session and Adjournment: Mr. Gonzales stated that no action was taken in executive session, and he entertained a motion to adjourn. Ms. Rogers made a motion to adjourn, and Mr. Robinson seconded. All voted in favor by voice vote and the March IDA Executive Park meeting was adjourned at 9:50 am.