

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

AGENDA and ANNOUNCEMENT EXECUTIVE/PARK COMMITTEE

July 2nd, 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 May 7th, 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

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

Tel. (518) 792-1312
Warren-WashingtonIDA.com

The Executive Park Meeting for Warren Washington Industrial Development Agency was held on Wednesday, May 7th, 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
	Dan Bruno	Park Chair
	Chuck Barton	CEO

ABSENT:	John Taflan	Vice President
----------------	-------------	----------------

The following were also present:

	Kara Lais, Esq.	FitzGerald Morris Baker Firth, PC
	Bob Holmes	RU Holmes Engineering
	Nick Caimano	Member
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 March 5th, 2025, IDA Executive Park meeting minutes, and Mr. Robinson seconded. All voted in favor by voice vote.

Report of Committees

Park Chair Update: Mr. Bruno reported on the progress of the west-end landscaping at Canalside, noting that some trees still need to be removed.

Canalside Project Updates: Regarding the water district, Ms. Lais stated that survey work needs to be addressed for the Map Plan Report to be finalized with costs.

Mr. Barton stated that LaBella supplied a draft change order report to increase the scope of the water line replacement, remove the water tank and fire pump installation, and remove the wastewater portion.

Mr. Barton stated that the stormwater offset project remains in the state's budget, and the Lake George-Lake Champlain Regional Planning Board has secured \$1.2 million and applied for an additional \$1 million grant. WWIDA continues to wait for the DEC to respond on the onsite waste treatment canal discharge.

Canalside Maintenance Updates: Mr. Barton stated that Grasshopper Gardens is scheduled to clear the brush piles at the end of this month. He also noted that a request was made to Canal Crop for permission to use the East Street entrance as a detour during the bridge replacement. A response is expected in the next two weeks.

COUNTIES OF WARREN AND WASHINGTON
INDUSTRIAL DEVELOPMENT AGENCY

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

Tel. (518) 792-1312
Warren-WashingtonIDA.com

Discussions ensued regarding the removal of an unused dirt mound, the possibility of WWIDA bringing gas to the site, and the need for road work on the East Street entrance detour during the bridge replacement. Mr. Barton will follow up with Washington County to receive an update on the bridge replacement schedule.

Canalside Tenant Updates: Mr. Barton stated there have been no updates.

Airport Industrial Park Updates: Mr. Barton stated that Berkshire Hathaway Blake Realty has an interested party for the Ferguson Lane lots. They are currently in due diligence and have not yet submitted a formal proposal.

Mr. Barton noted that the new NYS wetland regulations would block the entrance to the Ferguson Lane lots due to the 100-foot buffer zone established within the wetland area. He is collaborating with Ms. Lais and Mr. Holmes to document this specific example for submission to the NYS Economic Development Council, potentially in support of the DEC lawsuit. Mr. Bruno suggested that the local representatives get involved.

Discussion ensued regarding the impact of DEC's new regulations on the development of wetlands in New York State and the lawsuit against the DEC.

BHB Management Update: Ms. Lais stated that the title search has been completed, and the necessary documents have been prepared for the sale transaction.

Other: Mr. Barton noted that the public hearings for ADK REI, LLC, and Native Development Associates will be held on Monday. Additionally, Mr. Barton will attend a meeting tomorrow to discuss the Native Development project with representatives from the Town of Queensbury and Native Development.

Adjournment: Mr. Gonzales entertained a motion to adjourn. Mr. Bruno made a motion to adjourn, and Mr. Robinson seconded. All voted in favor by voice vote, and the April IDA Executive Park meeting was adjourned at 9:38 am.