

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

1

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

Tel. (518) 792-1312

Agenda for July 21, 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 June 16th IDA Board Mtg pages 3-5
- 3 Treasurer
 - Accounts Payable Approval page 2
 - YTD Financial Reports pages 6-12
- 5 Reports of Committees
 - Park Chair Update
 - Canalside Project Updates
 - Canalside Maintenance Updates
 - Mowing Equipment Rental Approval
 - Canalside Tenant Activity
 - Airport Industrial Park Updates page 13
- 6 Ongoing Business
 - Social Media Intern
 - Exit 19 Lodging LLC update pages 14-20
- 7 New Business
 - Consideration of Patten Property Mgmt Application Acceptance Resolution pages 21-24
 - Patten Application pages 25-46, Patten Finding Statement pages 47-59
 - Consideration of Aviation Hospitality Application Acceptance Resolution
 - Native Development New Tenant
 - Fowler Square Sales Tax Exemption Reinstatement
- 8 Staff Report
 - CEO
 - Administrator
- 9 Public Comments
- 10 Adjourn

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

<u>FitzGerald Morris Baker Firth, P.C.</u>		
General Services		\$1,089.00
Canalside Park (reimbursable)		\$48.00
FAST NY (reimbursable)		\$608.00
<u>P. Hoffman Realty</u>		
Office Rent -August 2025		\$1,000.00
* <u>Spectrum</u>		
Monthly Phone and Internet Service		\$185.00
* <u>Payroll</u>		
Net Payroll - June	Barton	\$10,927.38
Net Payroll - June	Weaver	\$4,430.92
Net Payroll - June	Scully	\$2,550.03
Net Payroll - June	Fox	\$197.23
* <u>CDPHP</u>		
July Employee Health Insurance		\$4,088.59
* <u>First National Bank of Omaha</u>		
credit card charges - Office		\$1,593.12
credit card charges - Chuck		\$84.33
* <u>National Grid</u>		
Traffic Light Electricity		\$34.80
Pumpstation (shared expense)		\$58.29
Substation (partially reimbursable)		\$3,968.16
* <u>EFTPS</u>		
June/Q2 Fed Withholding Tax		\$5,746.95
* <u>Promptax</u>		
Q2 State & UI Withholding Tax		\$2,669.36
<u>Orbitalfire</u>		
Security Services July		\$67.84
<u>CBRE</u>		
Monthly commission on Kiewitt laydown		\$576.00
<u>LaBella</u>		
April-May Engineering Services (reimbursable)		\$12,258.34
<u>Grasshopper Gardens</u>		
Balance due for brush removal		\$6,670.00
* <u>ARCC</u>		
Gold Sponsorship for Business Awards Breakfast		\$1,000.00
<u>Kingsbury Water Dept</u>		
Q2 AIP Water Bill		\$200.00
<u>Central Insurance</u>		
Q2 Canalside Insurance		\$4,981.25
<u>Greenwich Chamber of Commerce</u>		
Annual Membership Fee		\$80.00
<u>LaBella</u>		
May-June svcs		\$18,460.65
<u>NCES</u>		
June Services for AIP		\$300.00
		\$83,873.24

* *notates payment has already been made*

COUNTIES OF WARREN AND WASHINGTON
INDUSTRIAL DEVELOPMENT AGENCY

Mr. Barton stated that correspondence has begun with National Grid regarding a natural gas connection to Canalside.

Maintenance: Mr. Barton stated that Grasshopper Gardens continues to remove the brush piles.

Tenant Activity: Mr. Barton stated that CHPE has discontinued its soil operations, and the area's final inspection is underway. He noted that this lease termination is expected at the end of June.

Mr. Barton stated that Berkshire Hathaway Blake Realty has an additional party interested in Canalside, and due diligence has begun.

Mr. Barton stated that Kiewit remains interested in using the dirt mound at Canalside as backfill.

Bridge: Mr. Barton stated that correspondence has begun with Canal Corp regarding their approval to use the East Street entrance during bridge construction.

Discussion ensued regarding alternative access routes to the Canalside Energy Park.

Airport Industrial Park: Mr. Barton stated that Rotary intends to submit a letter of interest regarding the 20-acre lot in Phase II.

Mr. Barton stated Berkshire Hathaway Blake Realty has an additional party interested in the 26 acres on Ferguson Lane Extension. This party is aware of the new wetland regulations, and due diligence has begun. Mr. Barton stated that continuous efforts are being made to work with the DEC to clarify these regulations regarding the Airport Industrial Park.

BHB Management Update: Mr. Gonzales stated that BHB Management has closed on the sale of Lots 30 and 31.

Computer Managed Service Provider Research Update: Mr. Barton stated that three proposals were received, and after meeting with these companies and conducting research, the recommendation is to award ADK Techs the contract.

Mr. Campbell made a motion to authorize the CEO to sign ADK Techs' contract for MSP services. Mr. Caimano seconded, and all voted in favor by roll call vote.

Social Media Intern: Mr. Barton stated that two individuals have been interviewed, and one of those candidates has also met with Alice.

RAN Entertainment's change in business ownership: Mrs. Weaver stated that RAN Entertainment has sold its business, retained the property, and now operates under a triple-net lease. RAN remains responsible for the PILOT, and the new company is responsible for the annual report. She asked if the Board would like to meet with the latest business owner or request additional information about them.

With the original recipient remaining as the primary contact, there were no comments or concerns. Mr. Nolan made a motion to approve RAN Entertainment's change in business ownership. Mr. Campbell seconded, and all voted in favor by voice vote.

COUNTIES OF WARREN AND WASHINGTON
INDUSTRIAL DEVELOPMENT AGENCY

ARCC Sponsorship: Mr. Barton inquired if the Board was interested in sponsoring the ARCC Business Awards Breakfast event on October 2nd.

Mr. Nolan made a motion to sponsor the gold membership at \$1,000. Mr. Robinson seconded, and all voted in favor by roll call vote.

Worksite Banners: Mr. Barton stated that F.W. Webb, HQ Powder Coating, and Weekender Hospitality agreed to display a WWIDA banner during the construction phase of their projects.

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

Regarding the project pipeline, one applicant has been accepted, four are working to advance their applications for submission, four are potential applicants, nine businesses are undecided or exploring at this time, and over thirteen projects have gone inactive within the past year.

Mr. Barton listed his recent activities, which included:

- Attended the New York State EDC Annual Conference
- Attended the Foreign Trade Zone webinar
- Met with the Greenwich Mayor and Chamber President to discuss the renovation of Dunbarton Mill
- Attended the Warren County and NYS EDC seminar regarding funding applications
- Attended the Triple Chamber Mixer
- Toured NY Distillery on Route 9

Mr. Gonzales noted that the NYS EDC emphasized the importance of utility accessibility for developers when selecting project sites.

Mr. Campbell suggested updates on projects upon completion and start-up.

Administrator Staff Report: Mrs. Weaver stated that the Village Taxes were sent out for June 1st, and no payments have been received yet.

Other: Mr. Gonzales noted that Ms. Lais will arrange a meeting to include a town attorney and assessor to discuss a long-standing PILOT and determine its interpretation under the PILOT agreement.

Public Comments: There were no public comments.

Adjournment: With no other business to discuss, Mr. Nolan moved to adjourn, and Mr. Taflan seconded, with all others voting in favor by voice vote. The June IDA Board meeting was adjourned at 5:10 pm.

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

07/07/25

	Jun 30, 25	Jun 30, 24	\$ Change
ASSETS			
Current Assets			
Checking/Savings			
GFNB Debit Card	0	0	0
200 · Cash			
- ICS Money Market Acct 4.02%	2,085,343	1,801,036	284,308
Checking - NOW-10459405	359,577	318,235	41,342
Escrow - PILOTs 3528097	5,953	14,222	-8,269
Total 200 · Cash	2,450,873	2,133,492	317,381
220 · Checking CHPE 0736	7,018	3,729	3,289
Total Checking/Savings	2,457,891	2,137,221	320,670
Accounts Receivable			
379 · Accounts Receivable NBRC	-500	-5,779	5,280
380A · Accounts Receivable	5,212	53,542	-48,330
380B · Accounts Receivable - PILOTS	-552	-668	116
Total Accounts Receivable	4,160	47,095	-42,935
Other Current Assets			
Lease Receivable	358,893	558,866	-199,973
Prepaid Retirement	734	3,009	-2,276
210 · Petty Cash	55	55	0
380C · Due from Other Governments	0	22,400	-22,400
380G · Receivable-Grant Reimbursement	46,667	0	46,667
480 · Prepaid Insurance	4,265	4,265	0
481 · FE Water Escrow	5,063	0	5,063
Total Other Current Assets	415,676	588,596	-172,919
Total Current Assets	2,877,728	2,772,912	104,816
Fixed Assets			
101 · Land	209,914	244,099	-34,185
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	11,979,396	12,013,581	-34,185
Other Assets			
Deferred Outflows - Pension	58,016	0	58,016
Total Other Assets	58,016	0	58,016
TOTAL ASSETS	14,915,140	14,786,493	128,648
LIABILITIES & EQUITY			
Liabilities			
Current Liabilities			
Accounts Payable			
600 · Accounts Payable	18,928	2,528	16,400
Total Accounts Payable	18,928	2,528	16,400
Other Current Liabilities			
602 · Payroll Liabilities			
Federal W/H	319	-224	543
Medicare - Employee	353	244	109

07/07/25

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

	<u>Jun 30, 25</u>	<u>Jun 30, 24</u>	<u>\$ Change</u>
Social Security - Employee	793	326	467
State W/H	1,835	1,644	191
602 · Payroll Liabilities - Other	<u>242</u>	<u>242</u>	<u>0</u>
Total 602 · Payroll Liabilities	3,541	2,231	1,310
631 · Due To Other Governments	2,497	15,771	-13,273
Total Other Current Liabilities	6,038	18,002	-11,963
Total Current Liabilities	24,967	20,530	4,437
Long Term Liabilities			
Deferred Inflows - Pension	23,690	0	23,690
Deferred Inflows of Resources	356,471	529,511	-173,040
IDA Net Pension Liability	<u>45,706</u>	<u>0</u>	<u>45,706</u>
Total Long Term Liabilities	425,867	529,511	-103,644
Total Liabilities	450,833	550,040	-99,207
Equity			
924 · Net Assets - Unrestricted	14,112,502	14,234,696	-122,194
Net Income	<u>351,805</u>	<u>1,756</u>	<u>350,049</u>
Total Equity	14,464,307	14,236,452	227,855
TOTAL LIABILITIES & EQUITY	<u>14,915,140</u>	<u>14,786,493</u>	<u>128,648</u>

07/07/25

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

	Jan - Jun 25	Jan - Jun 24	% Change
Ordinary Income/Expense			
Income			
Non-Operating Revenue			
Investment Earnings			
2401 · Interest Income			
2401.2 · Interest Income - Money Market 2401 -4.02%	39,843	44,585	-11%
Interest Income - Other	119	93	28%
Total 2401 · Interest Income	<u>39,962</u>	<u>44,678</u>	<u>-11%</u>
Total Investment Earnings	39,962	44,678	-11%
2675 · Lot Sales			
Legal Reimbursement-Lot Sales	-950	0	-100%
Sale of Land	-32,190	34,850	-192%
2675 · Lot Sales - Other	0	-96,499	100%
Total 2675 · Lot Sales	<u>-33,140</u>	<u>-61,649</u>	<u>46%</u>
Total Non-Operating Revenue	6,822	-16,972	140%
Operating Revenue			
Canalside Lease Income	191,940	198,106	-3%
Charges For Services			
2116.1 · Project Fees - Existing	200	8,700	-98%
2116.2 · Project Fees - New	185,570	21,535	762%
2116.4 · Application Fees	6,000	3,000	100%
2116.5 · Rail Usage Fees Recleved			
2116.6 · WCC Share	-45,134	-13,410	-237%
2116.5 · Rail Usage Fees Recleved - Other	65,794	13,513	387%
Total 2116.5 · Rail Usage Fees Recleved	<u>20,660</u>	<u>104</u>	<u>19,836%</u>
2770 · Project - Legal Reimbursable	950	15,063	-94%
Total Charges For Services	<u>213,379</u>	<u>48,402</u>	<u>341%</u>
Total Operating Revenue	405,319	246,509	64%
2770.2 · Misc Income - Operating	0	0	0%
Total Income	<u>412,141</u>	<u>229,537</u>	<u>80%</u>
Gross Profit	412,141	229,537	80%
Expense			
Nonoperating Expenses			
Other Nonoperating Expenses			
PILOT Penalties	-4	1,639	-100%
Total Other Nonoperating Expenses	-4	1,639	-100%
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	5,082	5,856	-13%
Operating Expenses			
Other Operating Expenses			
Interest	75	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>
2675.1 · Sale of Lots			
Legal Exp. for Lot Sales 3.4	0	1,200	-100%
Total 2675.1 · Sale of Lots	0	1,200	-100%
6460.4 · Contractual Services			
Computer Related	1,294	1,799	-28%
Dues	2,679	1,987	35%
Marketing/PR	2,433	1,474	65%
Rent	6,000	6,000	0%
Subscriptions	2,524	927	172%
Telephone and Internet	1,304	1,100	19%
6460.4 · Contractual Services - Other	405	0	100%
Total 6460.4 · Contractual Services	<u>16,638</u>	<u>13,287</u>	<u>25%</u>
Total Other Operating Expenses	23,609	16,246	45%
Professional Service Contracts			
Accounting	15,170	570	2,561%

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

07/07/25

	Jan - Jun 25	Jan - Jun 24	% Change
Engineering-Phase II & Wetlids	594	2,531	-77%
Legal			
Fees for Project	0	9,267	-100%
General	5,088	0	100%
Total Legal	5,088	9,267	-45%
Total Professional Service Contracts	20,852	12,368	69%
6460.45 · Staff Payroll - WWIDA	86,698	87,300	-1%
6460.5 · Supplies and Materials			
Misc Office Expenses			
Institution Fees	70	-4	1,717%
Total Misc Office Expenses	70	-4	1,717%
Office Supplies	527	1,987	-74%
Postage	322	151	113%
Total 6460.5 · Supplies and Materials	919	2,134	-57%
7000 · Canalside Energy Park			
7001 · Canalside Expenses			
7002 · ReaKtor & Appraisal Fees	16,052	4,608	248%
7003 · Insurance	6,844	11,316	-40%
7005 · Land & Building Maintenance	10,878	7,488	45%
7006 · Special District Taxes	14,702	14,837	-1%
7007 · Electric			
7007.1 · Canalside Utility Reimbursement	-57,679	-24,753	-133%
7007 · Electric - Other	61,003	27,747	120%
Total 7007 · Electric	3,325	2,994	11%
7008 · Legal	64	1,232	-95%
7009 · Engineering			
7009.1 · Reimbursables	-117,208	-27,715	-323%
7009.2 · CHPE Soil Storage	0	-3,729	100%
7009 · Engineering - Other	0	16,364	-100%
Total 7009 · Engineering	-117,208	-15,080	-677%
7012 · FASTNY Nonreimbursables	0	47,593	-100%
7013 · FAST NY Reimbursable	11,204	684	1,538%
Total 7001 · Canalside Expenses	-54,140	75,672	-172%
Total 7000 · Canalside Energy Park	-54,140	75,672	-172%
9000 · Employee Benefits			
Employee Benefit - Retirement	233	665	-65%
Medicare - Company	1,066	1,232	-14%
Social Security - Company	5,528	5,293	5%
Unemployment Insurance	563	485	16%
Vehicle Allowance	3,000	0	100%
9010 · Employee Net Health Insurance	21,086	20,036	5%
Total 9000 · Employee Benefits Total Operating Expenses	31,477	27,710	14%
66900 · Reconciliation Discrepancies-	109,415	221,431	-51%
correction of overstatement from 2024 audit	-54,743	494	-11,184%
Total Expense	59,755	227,781	-74%
Net Ordinary Income	352,387	1,756	19,964%
Net Income	352,387	1,756	19,964%

07/07/25

WWIDA
Profit & Loss
June 2025

	<u>Jun 25</u>
Ordinary Income/Expense	
Income	
Non-Operating Revenue	
Investment Earnings	
2401 · Interest Income	
2401.2 · Interest Income - Money Market 4.02%	7,164.25
Total 2401 · Interest Income	<u>7,164.25</u>
Total Investment Earnings	7,164.25
2675 · Lot Sales	
Legal Reimbursement-Lot Sales	-950.00
Sale of Land	-32,189.69
Total 2675 · Lot Sales	<u>-33,139.69</u>
Total Non-Operating Revenue	-25,975.44
Operating Revenue	
Canalside Lease Income	32,341.08
Charges For Services	
2116.5 · Rail Usage Fees Recieved	5,626.74
2770 · Project - Legal Reimbursable	950.00
Total Charges For Services	<u>6,576.74</u>
Total Operating Revenue	<u>38,917.82</u>
Total Income	<u>12,942.38</u>
Gross Profit	12,942.38
Expense	
Operating Expenses	
Other Operating Expenses	
Interest	33.97
6460.4 · Contractual Services	
Computer Related	642.84
Dues	322.72
Marketing/PR	412.93
Rent	1,000.00
Subscriptions	1,184.83
Telephone and Internet	185.00
6460.4 · Contractual Services - Other	<u>405.00</u>

07/07/25

WWIDA
Profit & Loss
June 2025

	<u>Jun 25</u>
Total 6460.4 · Contractual Services	<u>4,153.32</u>
Total Other Operating Expenses	4,187.29
Professional Service Contracts	
Accounting	2,375.00
Legal	
General	<u>784.00</u>
Total Legal	<u>784.00</u>
Total Professional Service Contracts	3,159.00
6460.45 · Staff Payroll - WWIDA	16,257.80
6460.5 · Supplies and Materials	
Misc Office Expenses	
Institution Fees	<u>0.00</u>
Total Misc Office Expenses	0.00
Office Supplies	0.00
Postage	<u>73.00</u>
Total 6460.5 · Supplies and Materials	73.00
7000 · Canalside Energy Park	
7001 · Canalside Expenses	
7002 · Realtor & Appraisal Fees	1,092.00
7003 · Insurance	1,863.08
7005 · Land & Building Maintenance	6,953.42
7007 · Electric	
7007.1 · Canalside Utility Reimburse...	-3,446.74
7007 · Electric - Other	<u>4,061.25</u>
Total 7007 · Electric	<u>614.51</u>
Total 7001 · Canalside Expenses	<u>10,523.01</u>
Total 7000 · Canalside Energy Park	10,523.01
9000 · Employee Benefits	
Employee Benefit - Retirement	631.17
Vehicle Allowance	500.00
9010 · Employee Net Health Insurance	<u>4,442.49</u>
Total 9000 · Employee Benefits	<u>5,573.66</u>
Total Operating Expenses	<u>39,773.76</u>

07/07/25

WWIDA
Profit & Loss
June 2025

	<u>Jun 25</u>
Total Expense	<u>39,773.76</u>
Net Ordinary Income	<u>-26,831.38</u>
Net Income	<u><u>-26,831.38</u></u>

Jim Amell
President

Teresa Dunn
President-Elect/Program Chair

Kevin O'Brien
Secretary

Brian Corcoran
Treasurer

Kim Heunemann
Immediate Past President

Rotary Club of Glens Falls, N.Y.

ORGANIZED APRIL 21, 1922

DISTRICT 7180

P.O. Box 2702
Glens Falls, NY 12801
Email: info@glensfallsrotary.com
www.glensfallsrotary.org

Directors

Kim Heunemann
David Bogue
Janet Nolan
Heather O'Connor
Kathy Grasmeder
Suzanna Bernd

Rotary



Mr. Chuck Barton
Chief Executive Officer
Warren Washington IDA
5 Warren Street
Glens Falls, NY 12801

Dear Chuck,

On behalf of the Rotary Club of Glens Falls, I am writing to express our intent to purchase the 20.4ac parcel 137-2-1 of property located off Casey Rd, Ferguson Ln. in Kingsbury, NY currently owned by the Warren/Washington IDA. The property would be owned and managed by the Glens Falls Rotary Foundation, Inc., a 501c3 charitable organization. After our meeting a few weeks ago, having reviewed the property and considering its potential, the Board of Directors is prepared to move forward with the acquisition under the following terms:

- **Purchase Price:** \$ To be determined
- **Earnest Money Deposit:** \$ To be determined based on purchase price to be held in escrow upon execution of a formal agreement
- **Due Diligence Period:** 120 days from the date of acceptance of this LOI
- **Closing Date:** On or before 12/1/2025
- **Contingencies:** 1. Subject to satisfactory inspection, title review, and local county, town, and municipal approvals. 2. Subject to final approval by a simple majority of the current members of the Rotary Club of Glens Falls.

This letter is intended as a statement of good faith and is not legally binding. A formal Purchase and Sale Agreement will be drafted upon mutual agreement of the terms outlined above. Further, the Rotary Board of Directors kindly asks that should another offer to purchase the parcel referenced above, that the WWIDA please grant the Glens Falls Rotary a right of first refusal to acquire the property.

Please indicate your acceptance of this letter by signing below. We look forward to working with you and the Board of the WWIDA to complete this transaction.

Sincerely,

David Bogue

Past President

Signed: _____ Date: _____

Unofficial Copy

Queensbury Planning Board 06/17/2025

SITE PLAN NO. 72025 SPECIAL USE PERMIT 12025 SEQR TYPE: UNLISTED. EXIT 19 LODGING, LLC. AGENT(S): BOHLER ENGINEERING. OWNER(S): SAME AS APPLICANT. ZONING: ESC. LOCATION: 528 AVIATION ROAD. APPLICANT PROPOSES CONSTRUCTION OF A FOUR STORY HOTEL WITH A FOOTPRINT OF 20,000 SQ. FT. AND A FLOOR AREA OF 68,000 SQ. FT. THE PROJECT WILL INCLUDE PARKING, UTILITIES, LANDSCAPING, LIGHTING, STORMWATER MANAGEMENT, AND OTHER ASSOCIATED SITE WORK SIGNAGE WILL INCLUDE WALL SIGNS AND ONE FREE STANDING SIGN. THE PARKING AREA WILL BE ARRANGED TO ACCOMMODATE GUESTS OF THE HOTEL, EV CHARGING AND THE HOTEL ON THE ADJOINING PARCEL PURSUANT TO CHAPTER 179.3040 & 179.10040, SITE PLAN FOR CONSTRUCTION OF A NEW HOTEL AND SPECIAL USE PERMIT FOR HOTEL USE IN AN ESC ZONE SHALL BE SUBJECT TO PLANNING BOARD REVIEW AND APPROVAL. CROSS REFERENCE: SP 402008, SP 292009, SP 452017, SP 48 2017, SP 72025, SUP 12025, SV 42025. WARREN CO. REFERRAL: JUNE 2025. SITE INFORMATION: TRAVEL CORRIDOR. LOT SIZE: 3.78 ACRES. TAX MAP NO. 302.5 193.1. SECTION: 179.3040, 179.10040

CAREN MLODZIANOWSKI, REPRESENTING APPLICANT, PRESENT

MR. TRAVER Laura?

MRS. MOORE Okay. So this is the construction of a four story hotel with a footprint of 20,000 square feet and a floor area of approximately 68,000 square feet. The project includes parking, utilities, landscaping, lighting, stormwater management and other associated site work. Again, signage will include wall signs, a freestanding sign. The applicant is applying for variances for the wall signs, and as part of this project there's allowed shared parking with the adjoining hotel property and I'll leave it at that.

MR. IRA VER Okay. Thank you. So one of the concerns, right off the bat, is the concerns from the Fire Marshal's Office. Did you see those?

MS. MLODZIANOWSKI We did, and we've spoken to them, and I can address that first, and then if you want I can run through any other project.

MR. IRA VER Why don't you address those, if you would. Those are not insignificant.

MS. MLODZIANOWSKI Certainly. So we did speak with the Fire Department on those comments. So the main comment, in speaking to Tyson, was we are going from two way, about 24 feet, to 18 feet one way on this side of the building. We were trying to maintain the most green space that we could on this current northern end. So that's why we took the parking and angled it, which in turn warrants a one way around this side of the building. We did speak to him We confirmed what their largest apparatus is that would need to get around, and we modeled that in our software and sent that to him, so that he could see. It does circulate around both this site and the proposed site that we're going to talk about, but I guess we're jumping back to this one now. So as he was looking at both of these, so the concern was still there that, yes, the truck works, but then when it has to actually position itself to get the ladder out they want that width, and not counting on parking spaces, but the actual drive aisle, because you can't control if someone's parked there. So with that, I think we can make a minor change just to go back to two way and perpendicular parking that's there to address that concern.

MR. IRA VER Okay. And that addresses the second comment where he says he would like a set of drawings? Okay, and then the Appendix D of Section D 105.1 for the project. Are you familiar with

Unofficial Copy

Queensbury Planning Board 06/17/2025

that?

MS. MLODZIANOWSKI Yes. So we discussed that, and along with that and widening this and the truck circulation we feel we can address all of that.

MR. TRAVER Okay. So just so that you're aware, I think that we're probably going to request, as a condition of any approval, a signoff from the Fire Marshal on those items.

MS. MLODZIANOWSKI We're okay with that as a condition.

MR. IRA VER Okay. All right. So apologize for that digression. So go ahead you're your presentation

MS. MLODZIANOWSKI Thank you. So the proposed hotel is shown on the plan here. It is a separate and adjacent parcel to the previous and existing hotel that we discussed. It will also be four floors and about 70 feet in height so that it stays within the limits that are there. Aside from the signage, which will be similar to the adjacent project that also received sign variances, we feel this is a zoning compliant plan and in line with the intent of the Code and the character of the neighborhood. As part of this project, there will be 110 rooms, and just going over, parking wise, there will be about 238 total spaces between both parcels. So we're looking at the existing hotel parcel as well as this one, and we do have interconnectivity here, as you come through the access road, and then another area, just off screen here, in the back so that parking is sort of right in the middle and can be used as needed between the two, and those would have an agreement document that we're happy to have as a condition of approval that would allow the use of parking for both of those. As I mentioned, zoning wise, setbacks, parking, looking at it as a whole, we feel it's all zoning compliant, and stormwater wise we do acknowledge the LaBella letter dated yesterday, that we got yesterday at the last minute. So we did have a chance to look that over, and I think they put the word significant at the end. However I would respectfully disagree because the first six comments are either acknowledgements or things such as the MS 4 Fonn or filing the NOI that come later which we agreed to do. Number Seven was a typo on our end. It's the lesser disturbance area. I think we were looking at the total of the two parcels as the larger number. There's Comments Eight and Nine which want us to further describe the treatment and stormwater management practices. So we're going to speak to them directly so that they understand the approach, but for the benefit of the Board, there is some stormwater on the existing property handled here, but there's a larger area back in here that was oversized. So we analyzed the sizing of that and calculations for detention, storage and treatment, and backed that into the proposed design and could it handle some of this as it's pitched that way that is the low point, and what could we do by further digging that out, getting a little more capacity in there to handle the watershed area that we're sending there. Up near Aviation Road, in this little sort of awkwardly sized little piece of the property, this is all higher. So that is not being utilized. The other portion, a portion of this, is going to an underground storage area rather than just sheet flowing to the network that's there. So that will be perforated pipe and stone underneath the parking lot. We had geo technical testing done, all very good soils that support that. So that was designed and sized, which is also one of their comments, just to provide that sizing for further detail, so that it's clear that we're not just sending things to the existing catch basin. It is being captured and infiltrated under the parking lot so that stormwater rates are reduced in the proposed condition. They want additional silt fence. That's a minor thing in our opinion, not an issue. The mention of some topography onsite. So this relates to Questions 11 and 15. So on the Mall property back in here, as you're probably aware, we sit much higher, and that topography does slope down back towards that area. We don't see any concerns, but if the geo technical engineer needs to weigh in on that, we'll discuss that with LaBella. That's not an issue. Twelve is a clarity item, just labeling on our HydroCAD model and map. I mentioned 13, the pipe, and 14 regarding T & E species which we had done prior for the existing lot. There's not much habitat out here. It's been developed before, not much in the way of tree removal. So I think we can work through all of those LaBella comments and we're happy to do that

Unofficial Copy

Queensbury Planning Board 06/17/2025

with them directly.

MR. IRA VER Okay. That also would be a condition of approvals, engineering signoff. MS. MLODZIANOWSKI We would be okay with that. Thank you.

MR. IRA VER Okay. All right. Questions, comments from members of the Board on this part of the application?

MR. STEFANZIK I have a question regarding, we're going to see additional traffic, new tenants or visitors. Have you looked at the impact of traffic for people who want to come onto Aviation Road and go west? Are you going to require them to go through the Mall, to cut across Aviation Mall? Like when they all want to come out.

MS. MLODZIANOWSKI Come out from the Mall?

MR. STEFANZIK From the Hotel. There's going to be a lot of additional traffic, you know, with the additional rooms, I think you mentioned up to 200 people, or 200 cars.

MS. MLODZIANOWSKI 110 rooms, yes.

MR. STEFANZIK Okay. I think you mentioned like 200 cars or 200 parking

lots. MS. MLODZIANOWSKI Between the two properties, we'll have 238.

MR. STEFANZIK Additional? It's going to be in addition to what's there

now? MS. MLODZIANOWSKI Counting existing, the total would be 238.

MR. STEFANZIK Okay. So with that additional traffic, when they want to exit the property, they go to Aviation Mall, cutting across that road is pretty difficult. There's a lot of traffic always coming, and the question I have is, have you looked at that impact on traffic, the ability to have everybody cut across and head west?

MS. MLODZIANOWSKI Yes, and actually the owner put in that connector road to help everybody out, including them and us.

MR. STEFANZIK The connector road into the Mall and then around?

MS. MLODZIANOWSKI Yes.

MR. STEFANZIK Okay. That's where I was getting to. So there is something in there that kind of directs people to go that access road if they want to get west.

MS. MLODZIANOWSKI To get over to the lane, yes.

MR. MAGOWAN There's only a right out I think right there, in front of Ambrosia's.

MR. STEFANZIK It's only a right allowed? Okay.

MR. MAGOWAN Most of the signing back there brings you through the Mall.

Unofficial Copy

Queensbury Planning Board 06/17/2025

MS. MLODZIANOWSKI I actually did it all tonight. It's quite seamless.

MR. STEFANZIK Okay. I wasn't aware that you weren't allowed to make a

left. MS. MLODZIANOWSKI Yes.

MR. MAGOWAN Not saying it's not done.

MR. IRA VER Okay. All right. Other questions, comments from members of the Board? There is a public hearing on this application. Is there anyone in the audience that wants to address the Planning Board on Site Plan 7/ 2025 or Special Use Permit 1 2025? I'm not seeing any takers. Are there written comments, Laura?

PUBLIC HEARING OPENED

MR. IRA VER Okay. Then we will close the public hearing.

PUBLIC HEARING CLOSED

MR. IRA VER This is an Unlisted Action. So we do have the Environmental Review on this. Do Board members feel there are significant environmental impacts that require further SEQR review in addition to what the applicant submitted? Okay. We have a SEQR resolution form

RESOLUTION GRANTING A NEGATIVE SEQR DEC. SP 7 2025 &: SUP 1 2025 EXIT 19 LODGING

The applicant proposes construction of a four story hotel with a footprint of 20,000 sq ft and a floor area of 68,000 sq ft. The project will include parking, utilities, landscaping, lighting, stormwater management, and other associated site work. Signage will include wall signs and one free standing sign. The parking area will be arranged to accommodate guests of the hotel, EV charging and the hotel on the adjoining parcel. Pursuant to chapter 1793.040 &:179 10.040, site plan for construction of a new hotel and special use permit for hotel use in an ESC zone shall be subject to Planning Board review and approval.

The proposed action considered by this Board is Unlisted in the Department of Environmental Conservation Regulations implementing the State Environmental Quality Review Act and the regulations of the Town of Queensbury;

No Federal or other agencies are involved;

Part I of the Short EAF has been completed by the applicant;

Upon review of the information recorded on this EAF, it is the conclusion of the Town of Queensbury Planning Board as lead agency that this project will result in no significant adverse impacts on the environment, and, therefore, an environmental impact statement need not be prepared. Accordingly, this negative declaration is issued.

MOTION TO GRANT A NEGATIVE DECLARATION FOR SITE PLAN 7 2025 &: SPECIAL USE PERMIT 1 2025 EXIT 19 VENTURE LLC, Introduced by Fritz Stefanzyk who moved for its

adoption. As per the resolution prepared by staff.

I. Part II of the Short EAF has been reviewed and completed by the Planning Board.

Unofficial Copy

Queensbury Planning Board 06/17/2025

2. Part III of the Short EAF is not necessary because the Planning Board did not identify potentially moderate to large impacts.

Motion seconded by Kimberly Bullard. Duly adopted this 1rhd day of June 2025 by the following vote:

AYES: Mr. Magowan, Mr. Stefanzick, Mrs. Bullard, Mrs. McDevitt, Mr. Longacker, Mr. Stark, Mr.

Traver NOES: NONE

MR. TRAVER Next we can go with the Site Plan approval.

MRS. MOORE So before you do the Site Plan approval, I just want to be clear that in reference to the shared agreements, there should be language for a shared agreement with the parking and there should be shared agreement with the stormwater management. NOI requires a stormwater management plan, but because the stormwater's shared on both parcels, there should be language that says that so and so's responsible or that they agree to be responsible. Similar to the parking arrangement.

MR. IRA VER So we'll add that as a condition of approval, that there's a shared agreement for parking and stormwater. Okay. Thank you for that.

MR. MAGOWAN We haven't done it in the past with other things that have become a conflict.

MRS. MOORE Yes, we have.

MR. MAGOWAN Have we made some changes?

MRS. MOORE I'm sorry, we've asked for parking agreements as well stormwater agreements, and most times they've placed them on the plans ahead of time, and in this case there were some things that were being adjusted. So, yes, we have done that in the past.

MR. STEFANZIK And who does that get submitted to, Laura?

MRS. MOORE As part of their final plan submission, it'll be on their plans

itself. MR. STEFANZIK Okay.

RESOLUTION APPROVING SP# 72025 &: SUP 1 2025 EXIT 19 LODGING, LLC

Applicant proposes construction of a four story hotel with a footprint of 20,000 sq ft and a floor area of 68,000 sq ft. The project will include parking, utilities, landscaping, lighting, stormwater management, and other associated site work. Signage will include wall signs and one free standing sign. The parking area will be arranged to accommodate guests of the hotel, EV charging and the hotel on the adjoining parcel. Pursuant to chapter 1793 040 &: 179 10 040, site plan for construction of a new hotel and special use permit for hotel use in an ESC zone shall be subject to Planning Board review and approval.

Pursuant to relevant sections of the Town of Queensbury Zoning Code Chapter 179 9 080, the Planning Board has determined that this proposal satisfies the requirements as stated in the Zoning Code;

As required by General Municipal Law Section 239 m the site plan application was referred to the Warren County Planning Department for its recommendation;

Unofficial Copy

Queensbury Planning Board 06/17/2025

The Planning Board has reviewed the potential environmental impacts of the project, pursuant to the State Environmental Quality Review Act (SEQRA) and adopted a SEQRA Negative Declaration - Determination of Non Significance;

The Planning Board opened a public hearing on the Site plan application on 6/17/2025 and continued the public hearing to 6/17/2025 when it was closed,

The Planning Board has reviewed the application materials submitted by the applicant and all comments made at the public hearing and submitted in writing through and including 6/17/2025;

The Planning Board determines that the application complies with the review considerations and standards set forth in Article 9 of the Zoning Ordinance for Site Plan approval,

MOTION TO APPROVE SITE PLAN 7.2025 & SPECIAL USE PERMIT 1.2025 EXIT 19 VENTURE LLC. Introduced by Fritz Stefanzick who moved for its adoption.

According to the draft resolution prepared by Staff with the following:

- 1) Waivers requested granted no waivers requested;
- 2)
- 3) The approval is valid for one (1) year from the date of approval. Applicant is responsible for requesting an extension of approval before the expiration date of 6/17/2026. Meeting attendance is mandatory for extension approvals
- 4) Adherence to the items outlined in the follow up letter sent with this resolution.
 - a) The limits of clearing will constitute a no cut buffer zone, orange construction fencing shall be installed around these areas and field verified by Community Development staff;
 - b) If applicable, the Sanitary Sewer connection plan must be submitted to the Wastewater Department for its review, approval, permitting and inspection;
 - c) If curb cuts are being added or changed a driveway permit is required. A building permit will not be issued until the approved driveway permit has been provided to the Planning Office;
 - d) If application was referred to engineering, then Engineering signoff is required prior to signature of Zoning Administrator of the approved plans;
 - e) Final approved plans should have dimensions and setbacks noted on the site plan/survey, floor plans and elevation for the existing rooms and proposed rooms in the building and site improvements;
 - f) If required, the applicant must submit a copy of the following to the Town:
 - a. The project NOI (Notice of Intent) for coverage under the current "NYSDEC SPDES General Permit from Construction Activity" prior to the start of any site work.
 - b. The project NOT (Notice of Termination) upon completion of the project;
 - c. The applicant must maintain, on their project site, for review by staff:
 - i. The approved final plans that have been stamped by the Town Zoning Administrator. These plans must include the project SWPPP (Storm Water Pollution Prevention Plan) when such a plan was prepared and approved;
 - ii. The project NOI and proof of coverage under the current NYSDEC SPDES General Permit, or an individual SPDES permit issued for the project if required.
 - g) Final approved plans, in compliance with the Site Plan, must be submitted to the Community Development Department before any further review by the Zoning Administrator or Building and Codes personnel;
 - h) The applicant must meet with Staff after approval and prior to issuance of Building Permit and/or the beginning of any site work;

Unofficial Copy

Queensbury Planning Board 06/17/2025

- i) Subsequent issuance of further permits, including building permits, is dependent on compliance with this and all other conditions of this resolution;
- j) As built plans to certify that the site plan is developed according to the approved plans to be provided prior to issuance of the certificate of occupancy.
- k) This resolution is to be placed in its entirety on the final plans.
- l) Special Use Permit is temporary/ renewable/ permanent.
- m) Fire Marshal approval is required prior to proceeding**
- n) Engineering signoff is required prior to proceeding.**
- o) Shared agreement language for parking and stormwater to be submitted for the final design.**

Motion seconded by Ellen McDevitt. Duly adopted this 17th day of June 2025 by the following vote:

AYES: Mr. Stefanzick, Mrs. Bullard, Mrs. McDevitt, Mr. Longacker, Mr. Stark, Mr. Magowan, Mr.

Traver NOES: NONE

MR. TRAVER All right.

MS. MLODZIANOWSKI Thank you.

MR. IRA VER last but not least we have the Charge Smart application.

SITE PLAN NO. 302025 SEQR TYPE: UNLISTED. CHARGE SMART EV, IIC. AGENT(S): BOHLER ENGINEERING. OWNER(S): EXIT 9 LODGING, IIC. ZONING: ESC. LOCATION: 528 AVIATION ROAD. APPLICANT PROPOSES 6,200 SQ. FT. OF DISTURBANCE FOR THE INSTALLATION OF 8 PARKING SPACES FOR EV CHARGING STATIONS. THE PROJECT INCLUDES TWO LIGHT POLES, A TRANSFORMER, THREE EQUIPMENT BOXES AND INSTALLATION OF 4,000 SQ. FT. HARD SURFACING. THE SITE CURRENTLY HAS AN ACCESS ROAD FOR HOME2SUITES, AMBROSIA DINER AND AVIATION MALL PURSUANT TO CHAPTER 179 3 040, SITE PLAN FOR INSTALLATION OF EV CHARGING STATIONS AND HARD SURFACING SHALL BE SUBJECT TO PLANNING BOARD REVIEW AND APPROVAL CROSS REFERENCE: SP 402008, SP 292009, SP 452017, SP 482017, SP 72025, SUP 12025. WARREN CO. REFERRAL: JUNE 2025. SITE INFORMATION: TRAVEL CORRIDOR. LOT SIZE: 3.78 ACRES. TAX MAP NO. 302.5 193.1. SECTION: 179 3 040.

CAREN MLODZIANOWSKI, REPRESENTING APPLICANT, PRESENT

MRS. MOORE So this is disturbance of approximately 6,200 square feet for the installation of eight parking spaces for EV charging stations. The project includes two lights, a transformer and three

3.

Adopted _____, 2025

Introduced by _____
who moved its adoption.

Seconded by _____

RESOLUTION ACCEPTING AN APPLICATION FOR FINANCIAL ASSISTANCE SUBMITTED BY PATTEN PROPERTY MANAGEMENT LLC (THE “COMPANY”) RELATING TO A 16,562+/- SQUARE FOOT FACILITY CONSISTING OF APARTMENTS AND PARKING GARAGE; AUTHORIZING A PUBLIC HEARING WITH RESPECT TO THE PROJECT; AND DESCRIBING THE FINANCIAL ASSISTANCE BEING CONTEMPLATED BY THE AGENCY WITH RESPECT TO THE PROJECT

WHEREAS, Patten Property Management LLC, a limited liability company established pursuant to the laws of the State of New York, having an address of 20 Ridgewood Court, Queensbury, New York 12804 (the “Company”) has requested that the Agency provide financial assistance in the form of a real property tax abatement, a mortgage recording tax abatement and a sales tax abatement regarding a certain housing project (the “Project”) to consist of: (i) the acquisition by the Agency of a leasehold interest in certain real property located at 10 Broad Street in the City of Glens Falls, County of Warren, New York and being known as tax map parcel number 309.28-5-4 and consisting of approximately 0.68 acres (the “Land”); (ii) the planning, design, construction, operation and maintenance by the Company of an approximately 16,562+/- square foot three story housing facility consisting of 24 one and two bedroom apartments and a parking garage (the “Improvements”); (iii) the acquisition of and installation in and around the Land and Improvements by the Company of machinery, equipment, fixtures and other items of tangible personal property (the “Equipment” and, collectively with, the Land and the Improvements, the “Facility”); and (iv) entering into a straight lease transaction (within the meaning of subdivision (15) of Section 854 of the Act), pursuant to which the Agency will retain a leasehold interest in the Facility for a period of time and sublease such interest in the Facility back to the Company (the “Straight Lease Transaction”), all pursuant to Title 1 of Article 18-A of the General Municipal Law of the State of New York, Chapter 862 of the Laws of 1971 of the State of New York (collectively, the “Act”), as amended; and

WHEREAS, Section 859-a of the Act requires that prior to granting financial assistance of more than \$100,000.00 to any project, an Agency must (i) adopt a resolution describing the project and the financial assistance contemplated by the Agency with respect thereto, and (ii) hold a public hearing in the city, town or village where the project proposes to locate upon at least ten (10) days published notice and, at the same time, provide notice of such hearing to the Chief Executive Officer of each affected taxing jurisdiction within which the project is located; and

WHEREAS, the Agency is in the process of reviewing and considering the Company’s Application requesting the Agency to provide financial assistance for the proposed Project

(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 \$6,044,600.00.

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 \$180,477.00 based on purchases in the amount of \$2,578,250.00, (ii) an exemption from mortgage recording tax for qualifying mortgages in the estimated amount of \$46,090.00 based on mortgages in the approximate amount of \$4,609,000.00 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 a 50% exemption of real property taxes on the value of the improvements in year 1 and thereafter declining by 5% in years 2 through 10. The PILOT has an estimated value of \$333,383.00, 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 \$174,100.00.

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]