

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

**AGENDA and ANNOUNCEMENT
EXECUTIVE/PARK COMMITTEE MEETING**

November 5th, 2025 at 9:00 am
Offices of FMBF 68 Warren Street, Glens Falls
This meeting will also be live-streamed via YouTube; Warren Washington IDA

Call to Order, Roll Call, and Quorum Confirmation

Minutes Approval of October 1st, 2025 IDA Executive-Park-Audit & Finance Meeting *pages 2-3*

Report on Committees

Park Chair Updates
Canalside Project Updates
Canalside Maintenance Updates
Canalside Tenant Updates
Airport Industrial Park Updates

Ongoing Business

New Business

2026 Slate of Officers *pages 4-10*
ABO Website Transparency Reviews *pages 11-12*

Other

Public Comments

Executive Session

Adjourn

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

COUNTIES OF WARREN AND WASHINGTON
INDUSTRIAL DEVELOPMENT AGENCY

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

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The Executive-Park-Audit & Finance Committees Meeting for the Warren Washington Industrial Development Agency was held on Wednesday, October 1, 2025, at 9:02 a.m. at 68 Warren Street, Glens Falls, NY. The following members were:

<i>PRESENT:</i>	Juan Gonzales	Chair
	John Taflan	Vice Chair
	Tim Robinson	Treasurer
	Dan Bruno	Park Chair
	Ginny Sullivan	Member

<i>ABSENT:</i>	Tricia Rogers	Secretary
	Chuck Barton	CEO

The following were also present:

Kara Lais, Esq.	FitzGerald Morris Baker Firth, PC
Connor McCoy	NBT Bank

<i>Minutes were taken by:</i>	Alie Weaver	Office Administrator
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A roll call was made, and a quorum was confirmed.

Approval of Minutes: Mr. Robinson motioned to approve the August 6, 2025, IDA Executive Park meeting minutes, and Mr. Taflan seconded. All voted in favor by voice vote.

Report of Committees

Canalside Project Updates: Mr. Bruno stated that he and Mr. Holmes have estimated the cost of the bridge detour road modifications to be approximately \$500,000. Mr. Davidson has also been contacted for his feedback on an estimate.

Mr. Bruno also stated that he and Mr. Barton reviewed LaBella’s water design Technical Service Change Order #3, which will be presented at the October Board meeting.

Mr. Gonzales noted that the three potential buyers continue their due diligence.

Canalside Tenant Updates: Mr. Bruno stated that Kiewit continues to remove equipment off-site, noting that 12 to 14 large reels remain.

Airport Industrial Park Updates: Mr. Gonzales stated that Mr. George is finalizing the application for a DEC jurisdictional determination letter regarding the available lots on the Ferguson Lane extension.

Mr. Gonzales reminded the Board of a potential buyer for the lots on the Ferguson Lane extension and of the Glens Falls Rotary’s letter of intent to purchase wetland-impacted lots in Phase II.

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Audit & Finance Committee

2026 Draft Budget: Mr. Robinson reviewed the draft 2026 budgets. Points of interest were:

- CHPE economic development payment of \$2M as additional revenue for WWCDC
- Possible grant of \$525,000 from WWCDC to WWIDA
- Bridge detour road modifications and brownfield research costs, totaling \$525,000 for WWIDA
- Decrease in lease revenue upon CHPE lease termination for WWIDA
- Possible purchase of tractor/mower for Canalside maintenance for WWIDA
- Change in NYSLRS employee contribution
- Addition of QuickBooks Payroll Services
- Adjustment of expected decrease in interest rates

Mr. Robinson reviewed Mr. Barton's PowerPoint on the need for a brownfield research cost account.

Mr. Taflan made a motion to move the 2026 draft budgets to the October Board meetings, and Mr. Bruno seconded. All others voted in favor by voice vote.

Adjournment: Mr. Gonzales entertained a motion to adjourn the Executive-Park-Audit & Finance Committees meeting. Mr. Bruno made a motion to adjourn, and Mr. Taflan seconded. All voted in favor by voice vote, and the meeting was adjourned at 9:42 am.

NOMINATING COMMITTEE READ-AHEAD 2026 PROPOSED BOARD MEMBER CHANGES

Warren County

Tim Robinson of NBT Bank; current Treasurer; Appointed by Warren County in 2022.

Proposed replacement: **Connor McCoy** (Warren County resident), Assistant Vice President & Commercial Relationship Manager, NBT Bank. *Bio attached.*

Nick Caimano, Retired Ad Director for the Post Star; Governance Committee Member; Appointed by Warren County in 2018.

Proposed replacement: **Marc Yrsha** (Warren County resident), Chief Banking Officer, Arrow Bank. *Bio attached*

Washington County

Ginny Sullivan of Arrow Bank; Audit & Finance Committee Member; Appointed by Washington County in 2018.

Proposed replacement: **Melissa Finch**, Washington County Administrator. Bio attached.

Jim Nolan, Town of Greenwich Supervisor; Governance Committee Member; Appointed by Washington County in 2024.

Proposed replacement: **Charles Tall**, Town of Dresden Supervisor. Bio attached.

All other Board members have confirmed their desire to remain in place for 2026.

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14 Windy Hill Road
Glens Falls, NY 12801

DONALD CONNOR MCCOY

Education

Fall 2013 - Spring 2017

Holy Names University (Oakland, CA) - B.A. in Management & Finance

Graduated with 3.5 /4.0 GPA (Cum Laude)

Skills & Abilities

Portfolio Management

- Communication skills; comfortable interacting with business owners and colleagues on a professional level.
 - Detail-oriented and organized; able to meet credit deadlines and develop new business opportunities.
 - Quick learner, able to process information and apply skills efficiently.
 - Works well in teams and able to collectively strive towards a common goal.
-

Experience

NBT Bank

Assistant Vice President, Commercial Relationship Manager

(February 2025 - PRESENT)

- Responsible for managing commercial and depositor relationships including new loan requests, cash management, and deposit services.
- Developing new business, management and oversight of commercial loan portfolios.
- Analyzing a company's financial statement and conducting financial analysis to assess credit quality and ability to service potential debt.

GLENS FALLS NATIONAL BANK

Assistant Vice President, Commercial Relationship Manager

(June 2022-January 2025)

- Responsible for managing commercial and depositor relationships including new loan requests, cash management, and deposit services.
 - Developing new business, management and oversight of commercial loan portfolios.
 - Analyzing a company's financial statement and conducting financial analysis to assess credit quality and ability to service potential debt.
 - Managed a loan portfolio exceeding \$120MM.
 - Consistently generated new loan production of \$10-20 MM/year
-

Community

Adirondack Production Theatre (2021 - 2022)

- Volunteered to assist in the production of theatrical performance for adults with intellectual disabilities.

Saratoga Bridges (2024 - 2025)

- Volunteered during community 5k races to raise funds for programs offered by the non-profit.

Warren County LDC Business Review Committee (2025 – Present)

- On board that reviews loan applications submitted to the WCLDC to exam risks and financial eligibility of applicants. Feedback and recommendations are gathered by the board of review to assist in the decision making process for the board of the WCLDC on loan applicants.
-

Special Training

UPSKILL UNIVERSITY (2019)

- Senior Management provided a 12 month training program to select employees with leadership potential.
- Certification directly enhanced leadership, management, and public speaking skills.
- Nominated internally by leadership to participate in training.

Leadership Adirondack hosted by Adirondack Regional Chamber of Commerce (2023)

- Offered to those who show potential for advancement to top leadership positions within their organization.
- Met with community leaders and received leadership and public speaking training.
- Attended significant events to gain opportunities to build community and professional connections.

Marc Yrsha

19 Oak Tree Circle
 Queensbury, NY 12804
 (518) 415-9535
Yrshal@gmail.com

PROFESSIONAL EXPERIENCE

March 2023 – Present: Arrow Financial Corporation (Holding Company)
Chief Banking Officer of Arrow Financial, Senior Executive Vice President

- October 2020 – March 2023: Glens Falls National Bank / Saratoga National Bank
Director of Relationship Banking, Executive Vice President
- December 2018 – October 2020: Glens Falls National Bank / Saratoga National Bank
Corporate Development, Senior Vice President
- May 2017 – December 2018
Business Development and Small Business Lending Manager, Vice President
- May 2015 – May 2017
Small Business Lending Manager, Vice President

November 2014 – May 2015: TD Bank
Senior Relationship Manager, Vice President

January 2011 – November 2014: The Adirondack Trust Company
Commercial Lender, Assistant Vice President

September 2010 – January 2011: TD Bank
Retail Market Manager, Vice President

- September 2008-September 2010
Consumer Lending Manager, Vice President, VT, UNY, & Central NH Regions
- September 2006-September 2008: TD Bank
Business Development Sales Manager IV (Queensbury ('07) & Warrensburg ('06) Branches)

August 2004-September 2006: M&T Bank/M&T Securities
Branch Manager & Investment Specialist

September 2003-June 2004: Edward Jones Investments
Investment Representative

COMMUNITY INVOLVEMENT

Current

- Adirondack Regional Chamber of Commerce – Immediate Past Chair
- Lake Champlain Lake George Regional Planning Board – Loan Review Committee
- Warren County Loan Fund – Loan Review Committee
- The Fund for Lake George – Council of Business Advisors

Marc Yrsha

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Queensbury, NY 12804
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Previous

- Adirondack Youth Hockey – Treasurer
 - Leadership Adirondack Alumni (2012)
 - Queensbury Little League: Coach
 - Queensbury School District: Parent Volunteer
 - Junior Achievement: Classroom Teacher
 - Saratoga County EOC - Treasurer
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EDUCATION

June 2023

- Stonier Warton Graduate School of Banking, University of Pennsylvania
- Wharton Leadership Certificate

August 1997- May 2001: Castleton University, Castleton, VT

- *Bachelor of Arts*

Melissa Fitch, Washington County Administrator

Melissa Fitch has served as the County Administrator for Washington County since 2021, having joined the County in 2013. In her role, she is responsible for overseeing county departments and operations in accordance with the direction and policies of the Washington County Board of Supervisors.

As a trusted advisor to the Board, Melissa provides both long-term and short-term policy recommendations and works closely with department heads to foster collaboration, improve communication, and streamline procedures. Her leadership is grounded in a commitment to transparency, fiscal responsibility, and continuous improvement.

Driven by a vision for a sustainable and thriving future, Melissa is dedicated to building strong infrastructure and cultivating a resilient workforce that serves both the public and County employees. Her efforts reflect a deep pride in Washington County and a steadfast belief in its potential to grow and prosper.

Charles Tall, a 1974 graduate of Lake George Central School, attended Cornell University, where he studied engineering, majoring in Operations Research and Industrial Engineering. His academic work focused on computer programming, game theory, optimization, statistics, and probability. After working briefly in engineering, his long-standing interest in the financial markets led him into the emerging field of options trading, which was relatively new at the time, in 1980. In the early 1980s, he ventured to the trading floors in New York as a self-employed trader and market maker on the American Stock Exchange. After early success, he expanded to other major exchanges, including the Chicago Board of Trade, the Chicago Board Options Exchange, and the Chicago Mercantile Exchange. As his operations grew, he began training other traders and formed a firm in the mid-1980s that grew to employ many traders and support staff on the floors in New York and Chicago by 1990.

In 1995, recognizing Europe's early leadership in electronic markets, Mr. Tall relocated to Frankfurt, Germany, maintaining the firm's Chicago headquarters while guiding its global operations across offices in Chicago, New York, San Francisco, Switzerland, and Frankfurt. The firm blended technology, quantitative modeling, and trading expertise, employing a team of 125 professionals at its peak. After the firm's reorganization in 2014, Mr. Tall continued his work independently, focusing on financial modeling and proprietary trading. He has owned property in Washington and Warren Counties for more than 30 years and is now a full-time resident of Hulett's Landing in Washington County with his wife of 30 years. They have two adult children—one a lawyer in Chicago and another pursuing graduate studies at the University of Connecticut. He remains active in quantitative financial projects while enjoying retirement.

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From: abo.sm.info <info@abo.ny.gov>
Sent: Thursday, October 30, 2025 11:24 AM
Subject: NYS Authorities Budget Office Issues Special Report on Website Transparency Reviews



e-mail address:
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Authorities Budget Office
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For Release: IMMEDIATELY
 October 30, 2025

Contact: Joshua Norkin
 Director
info@abo.ny.gov

ABO ISSUES REPORT DETAILING PUBLIC AUTHORITY COMPLIANCE WITH ACCOUNTABILITY AND TRANSPARENCY REQUIREMENTS

Findings show that authorities need to be more diligent in ensuring all required materials are available to the public online

ABO issues updated guidance to help improve compliance and announces it will provide additional training

The Authorities Budget Office (ABO) released a [Special Report](#) today detailing the findings of ABO's three year review of public authorities compliance with the accountability and transparency laws that require information about public authority operations and finances be available to the public online. The findings show mixed success with compliance and identified several areas where authorities must do more to make information available to the public.

"The law requires that public authorities are transparent to the public about their activities so that taxpayers may understand how the authorities are spending public money," said Joshua Norkin, Director of the Authorities Budget Office. "Today, we are issuing updated guidance along with our Special Report to help public authorities meet these requirements and fulfill their obligations to the public."

The ABO regularly conducts reviews of public authority websites on a rolling basis. Between May 2021 and June 2024, the ABO reviewed the websites of 51 public authorities to determine compliance with laws requiring the public disclosure of certain information on authority websites. Each of the 51 reviews are available on the [ABO's website](#). This report discusses overall compliance with the law and identifies several areas in which authorities are largely failing to meet their disclosure obligations. For example, 83 percent of industrial development agencies (IDAs) reviewed are failing to make publicly available critical documentation about sales tax exemptions they are distributing.

Notably, the results of the transparency reviews indicated low compliance with authorities posting certain information. Authorities must take steps to ensure that information is an easily accessible location online. The ABO has determined that additional guidance is needed for the following information required to be posted online:

- IDAs - Reporting Sale Tax Recapture – Form ST-62
- Committee Meetings
- Annual Performance Evaluation Indicating Status of Performance Measures
- Investment Report
- IDAs – Project Documents for Active Projects
- IDAs - Assessment of the Progress of Active Projects

The ABO has also provided [updated guidance](#) to help authorities address areas of problematic compliance and will make additional training available to authorities in February 2026.

In September, the ABO issued the agency's [19th Annual Report](#) providing detailed information about public authorities across New York.

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