

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

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

October 1, 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 August 6th, 2025 IDA Executive-Park-Governance 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

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The Executive-Park-Governance Meeting for Warren Washington Industrial Development Agency was held on Wednesday, August 6, 2025, at 9:00 am at 68 Warren Street, Glens Falls, NY. The following members were:

PRESENT:	Juan Gonzales	Chair
	Tim Robinson	Treasurer
	Dan Bruno	Park Chair
	Tricia Rogers	Secretary
	Chuck Barton	CEO

ABSENT:	John Taflan	Vice President
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The following were also present:

	Kara Lais, Esq. (Zoom)	FitzGerald Morris Baker Firth, PC
	Nick Caimano (Zoom)	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 July 2, 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 stated that some equipment has been removed from Canalside, although several water tanks from the soil storage operation remain on site, although this operation has been terminated. He also stated that he and Mr. Barton will be meeting with Everett Scully to review equipment needs for vegetation management.

Canalside Project Updates: Mr. Barton stated that LaBella submitted a water system engineering assessment report and a Will Serve letter to the Village of Forward Edward. LaBella is also continuing to work on conceptual engineering for the onsite wastewater treatment system.

A brief discussion ensued regarding WWIDA's wastewater plans in correlation with LaBella's projected timeline.

Mr. Barton stated that Canal Corp has provided feedback regarding road modifications to the East Street access road detour during the 2026 bridge replacement. Mr. Holmes drafted conceptual engineering drawings for the road modifications to review with Canal Corp. Mr. Barton estimated that the road modifications will take place in spring 2026.

Mr. Barton noted that he reached out to National Grid regarding natural gas service for a status update.

Canalside Maintenance Updates: Mr. Barton stated that the skid steer and brush hog rental period needs to be extended for another week to complete Canalside's vegetation maintenance. He is researching quotes for a larger tractor to purchase.

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Canalside Tenant Updates: Mr. Barton stated that CHPE's lease agreement expires in March 2026, with a month-to-month basis thereafter. Discussions are underway with CHPE regarding the timeframe of their complete departure from the site.

Mr. Barton noted that there are no updates on Kiewit's interest in the dirt mound.

Mr. Barton stated that Berkshire Hathaway Blake Realty continues to generate interest in the site. A party interested in the site will be meeting with him and Mr. Bruno tomorrow.

Airport Industrial Park Updates: Mr. Holmes stated that the Department of Environmental Conservation has received the Town of Kingsbury's prior approvals, including completed EAFs and negative declarations, in the hope of reconsidering the 100-foot wetland buffer area relief. He also noted that WWIDA can dispute DEC's jurisdictional determination and reach out to New York State's representatives for assistance.

BHB Management Lot Sales: Mr. Gonzales stated that the sale of lots 30 and 31 to BHB Management reflects a negative amount in the financial reports due to the difference between the original appraisals prior to wetland impacts and the current appraisal performed last fall.

Ongoing Business: Mr. Barton stated that 8-foot banners have been purchased to accommodate larger project sites.

Governance Review: Mr. Gonzales stated that he and Alie attended the IDA Academy in Ithaca, where a discussion led to combining committee meetings to avoid burnout by integrating the Governance, Audit, and Finance Committees with the Executive and Park Committee meetings, as needed. He referred to the Governance Committee Charter, which was included in the meeting packet, to determine a timeframe for addressing policy reviews and potential new committee creations.

New Business: Mr. Barton stated that a new housing application has been received for review. The application and finding statement will be presented at the August Board meeting for acceptance consideration.

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 August IDA Executive Park meeting was adjourned at 9:33 am.