

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

AGENDA and ANNOUNCEMENT
EXECUTIVE/PARK/NOMINATING COMMITTEE MEETING

February 4th, 2026 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 December 3, 2025 IDA Executive-Park Meeting Minutes (Jan mtg was cancelled)

IDA Report on Committees

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

IDA Ongoing Business

IDA & CDC New Business

Nominations

Other

Public Comments

Executive Session

Adjourn

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 Committees Meeting for the Warren Washington Industrial Development Agency was held on Wednesday, December 3, 2025, at 9:00 a.m. at 68 Warren Street, Glens Falls, NY. The following members were:

PRESENT:	Juan Gonzales	Chair
	John Taflan	Vice Chair
	Tim Robinson	Treasurer
	Tricia Rogers	Secretary
	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
	Connor McCoy	NBT Bank
	Bob Sears	Berkshire Hathaway Blake Realty
	Lou Marocco	Berkshire Hathaway Blake Realty
	Bob Holmes	RU Holmes Engineering
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 November 5, 2025, WWIDA Executive-Park-Nominating Committees meeting minutes, with the correction of a spelling error, and Mr. Talflan seconded. All voted in favor by voice vote.

Report of Committees

Canalside Project Updates: Mr. Barton stated that LaBella has finalized the water capacity expansion Map, Plan & Report (MPR). WWIDA must complete an amended SEQR process as the lead agency. LaBella is preparing the Environmental Impact Report and EAF Part 1, with a SEQR public-notice package planned for approval at the December board meeting. After a 30-day public comment period, WWIDA Board will complete SEQR Parts 2 and 3 in January. After SEQR, WWIDA will seek approval of the water MPR and then advance the Town of Fort Edward's formation of an out-of-village water district.

The SEQR will combine four projects into one review for efficiency: Water MPR, Sewer MPR, Town water district formation, and East Street Road access/widening project.

Mr. Barton also stated that LaBella has coordinated with the railroad on the East Street crossing. Survey work is complete, and 60% design plans have been submitted for review.

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For the new wastewater solution, Mr. Barton stated that the focus has shifted to connecting to the Washington County Sewer District. A potential site buyer needs minimal sanitary capacity, about 1,500 gallons per day. Some permitting with DEC, Canal Corp, and possibly WCC will still be required.

Canalside Maintenance Updates: Mr. Barton stated that the team is developing a new snow removal plan with SMS Rail and Hour Electric, as Kiewit is expected to vacate the property at the end of December.

Canalside Tenant Updates: Mr. Barton stated that Berkshire Hathaway Blake Realty has a potential buyer who remains interested, and a letter of intent is expected in the coming months.

Airport Industrial Park Updates: Mr. Barton stated that Steve George has submitted a jurisdictional determination request to DEC concerning wetlands and access for the Ferguson Lane extension.

Mr. Holmes stated that they're awaiting DEC's official correspondence with formal guidance on its jurisdiction over the 100-foot wetland setback. While it's expected that DEC will assert jurisdiction, he believes no permit will be required for basic site access due to the 2006 SEQR subdivision approval.

Mr. Barton reminded the Board that a local business is interested in purchasing the 26-acre parcel. Once the DEC wetland issues are resolved, they plan to submit a formal purchase application.

Mr. Barton reminded the Board that Glens Falls Rotary is considering a 20-acre site in Phase II, heavily impacted by wetlands, for a tree farm. Rotary leaders received positive feedback from the Kingsbury Town Board on October 21 and are now gathering informal input from neighbors.

Mr. Barton stated that the southern lot in Phase I, which is also heavily impacted by wetlands and appraised at \$2,600, has a neighboring property owner interested in purchasing it. An application is expected this week, possibly for approval at the December meeting.

Bridge Replacement Detour Road: Mr. Barton reminded the Board that LaBella is retained to address wetland permitting, SHPO, and endangered species reviews, and scheduling DEC site visits. Wetland delineation is complete, and work is progressing quickly to stay on schedule for spring construction. Bob Holmes is finalizing updated design drawings to address LaBella's technical questions, particularly regarding the 100-foot DEC wetland buffer.

Mr. Barton stated that engineering completion is expected at the end of December. All state permitting—except Canal Corp—should be finished by March, with construction bidding and award completed by the end of March. Final Canal Corp permitting is anticipated by the end of April. Construction is planned to start in May and finish by the end of June, with the possibility of accelerating by one month to avoid delaying the county's Lock 8-way bridge replacement project.

Natural Gas: Mr. Barton stated that a prospective buyer needs service, and they've been asked to complete National Grid's natural gas connection form so National Grid can evaluate the request.

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IDA New Business: Mr. Barton stated that a new incentive application is under review for a \$1.4 million housing project in Warrensburg. The project involves a mixed-use building on Main Street, with two commercial units on the ground floor and four or five residential units above. The building is currently in poor condition, and the project is expected to improve it significantly. The application may be considered at the January board meeting.

CDC New Business: Mrs. Weaver stated that a \$50,000 Certificate of Deposit was approved for renewal at 3.95% and, after 6 months, has earned \$1,010.94 in interest. It is set to expire on December 10th, and approval is requested to renew the CD again, with the new interest rate to be determined on the renewal date.

Mr. Robinson motioned to approve renewal of the CD, and Mr. Taflan seconded the motion. All others voted in favor by roll call vote.

Public Comments: None

Executive Session & Adjournment: Mr. Talflan made a motion to enter into Executive Session, and Ms. Rogers seconded. All others voted in favor by voice vote.

Mr. Gonzales stated that the Executive Session concerns the sale of property, where public discussion may affect the outcome.

Mr. Gonzales noted that no action will be taken, and the meeting will adjourn directly from the Executive Session.