

**CITY OF GLENS FALLS INDUSTRIAL DEVELOPMENT AGENCY  
MEETING MINUTES**

The regular meeting of the City of Glens Falls Industrial Development Agency was held on Thursday, April 13, 2017 in the Mayor's Conference Room, 42 Ridge Street, Glens Falls, New York 12801.

Members Present: Judith Calogero; Mary Gooden; Todd Feigenbaum; Dan Hall; Lois Robinson

Members Absent: Mayor John Diamond; Roy Thomas

Also Present: Edward Bartholomew, CEO; Jackie Squadere, Economic Development; Attorney Kara Lais

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Judith Calogero opened the meeting and determined there was a quorum present.

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Judith Calogero stated that the first item on the agenda is to approve the minutes from the March 9, 2017 regular meeting, as presented.

**RESOLUTION NO. 21-2017:**

On the motion of Lois Robinson, seconded by Todd Feigenbaum and, all voting affirmatively, the March 9, 2017 regular meeting minutes were approved.

Ms. Calogero stated that the next item on the agenda is the Report of Committees. There were no reports.

Ms. Calogero stated that the next item on the agenda is the CEO Report. CEO Bartholomew indicated that he will defer his full report to the LDC meeting.

Ms. Calogero stated the IDA needs to address the status of the 70 Warren Street project. Ms. Calogero explained that she, CEO Bartholomew and Attorney Lais recently had a conference call concerning the status of the project and the potential risks to the IDA and the options that are available to the IDA. Ms. Calogero reiterated that, to date, construction has not progressed at the site and this could result in a liability issue in connection with trespassers at the property and also could be an issue for the IDA in connection with ABO reporting since the project is stagnant. She reminded the IDA members that the developer, 70 Warren Street, LLC, is not receiving any benefits, as the sales tax exemption has expired, and noted that while the PILOT Agreement is in effect and is running, there are no benefits being provided since there have been no improvements to the property. It was further noted that the developer has reported making approximately \$115,000 in improvements. Mr. Feigenbaum noted that such improvements did not affect the assessment since they presumably involved securing the site. Ms. Calogero then stated that there is no visible evidence that significant improvements have been made and that

Attorney Lais is researching the issue of reporting to NYS Tax and Finance and possible repayment of the sales tax benefits received. Ms. Calogero noted that the developer has made many good contributions to the City and completed many beneficial projects. Ms. Calogero noted that Attorney Lais has been in communication with the developer's attorney regarding the IDA's concerns.

CEO Bartholomew noted that, as an alternative, the developer could withdraw his project from the jurisdiction of the IDA and reapply, at a later date, when he had more definitive plans. CEO Bartholomew noted his concern with the reporting to the ABO and the criticism that the IDA may receive for failing to take any action with respect to the project. CEO Bartholomew noted that several potential tenants have inquired with the City as to this but ultimately did not choose this location.

Ms. Calogero then sought a motion for the following resolution: "In light of the status of the 70 Warren Street project, Counsel is directed to correspond in writing with the developer and its counsel concerning the status of the Project and further advise the developer that he shall have a period of 30 days to commence construction in earnest, that shall be continuous until completion, as approved by the Agency or the Agency reserves the right to exercise any of the options available to the Agency through the project closing documents and General Municipal Law."

**RESOLUTION NO. 22-2017:**

On the motion of Mary Gooden, seconded by Lois Robinson and, all voting affirmatively, the above-referenced resolution was approved.

A discussion then commenced concerning commercial and retail activity in the downtown area. Mr. Feigenbaum stated that there is a need to do something to make downtown more vibrant and attractive, possibly a community-wide campaign. Ms. Calogero suggested that Mr. Hoffman and Mr. Bonacio attend a meeting to provide the IDA with their thoughts and ideas. CEO Bartholomew also noted that new developers need to be reached out to and that this may develop through the various RFPs during the DRI process.

The next item on the agenda is the consideration of the payment of bills. The following bills were presented at the meeting for payment:

- i. FitzGerald Morris Baker Firth PC - \$352.00
- ii. McCarthy & Conlon - \$700.00
- iii. Musick Designs - \$200.00
- iv. The Post Star - \$525.72
- v. Pepe Productions - \$350.00 (DRI Meeting)
- vi. Whittemore Downen & Ricciardelli - \$3,500.00 (final audit bill)

**RESOLUTION NO. 23-2017:**

On the motion of Lois Robinson, seconded by Mary Gooden and, all voting affirmatively, the payment of the above bills were approved.

Ms. Calogero indicated that the next item on the agenda is the monthly financial statement. It was noted that the financial statement did not include any items that were out of the ordinary.

**RESOLUTION NO. 24-2017:**

On the motion of Lois Robinson, seconded by Todd Feigenbaum and, all voting affirmatively, the monthly financial statement was approved.

The next item on the agenda was Old Business and a discussion of the Labor Policy. CEO Bartholomew indicated that this will be discussed at the LDC meeting.

The next item on the agenda was New Business.

CEO Bartholomew noted that the Brownfield Opportunity grant application was submitted last Friday and he has been in communications with NYS. He noted that he anticipates receiving approval for the plan within 30-45 days. He stated that the appraisal services RFP will be a joint effort between the LDC, IDA, EDC and the City, as each entity has some properties to be appraised. He explained that this will be a cost saving measure and the cost will be prorated among the entities. CEO Bartholomew then circulated the Annual Report as filed with the ABO. He noted that they are also available to be reviewed online. He stated that in the next reporting cycle the IDA will need to report on direct and indirect job creation.

Ms. Calogero stated that the next meeting of the Industrial Development Agency will be held on May 11, 2017 at 7:30 am at 42 Ridge Street, Mayor's Conference Room, Glens Falls, New York.

There being no further business. Ms. Calogero called for a motion to adjourn the meeting.

**RESOLUTION NO. 25-2017:**

On the motion of Lois Robinson seconded by Mary Gooden, all voting affirmatively, the City of Glens Falls Industrial Development Agency hereby adjourns the April 13, 2017 regular meeting.