

**GREATER GLENS FALLS LOCAL DEVELOPMENT CORPORATION  
MEETING MINUTES**

The regular meeting of the Greater Glens Falls Local Development Corporation was held on Thursday, March 9, 2017 in the Mayor's Conference Room, 42 Ridge Street, Glens Falls, New York 12801.

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

Members Absent: John Diamond, Mayor

Also Present: Edward Bartholomew, COO; Jackie Squadere, Economic Development; Attorney Michael Crowe; Maury Thompson, The Post Star

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

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Ms. Calogero noted that the first item on the agenda is the public hearing concerning the Warren Street Brownfield Opportunity Area (BOA) Grant from NYS Department of State for a pre-nomination study. Ms. Calogero noted that the Contract Number for this project is C100020. CEO Bartholomew explained that the purpose of the grant is to produce a pre-nomination study for the Warren Street BOA and to implement recommendations that arise out of the pre-nomination study. CEO Bartholomew stated that there are several properties around Warren Street, including the former Armory (139-147 Warren Street), former Native Textiles (185-211 Warren Street), vacant properties at 109, 115-117 Warren Street, Fredella Avenue and Warren Street Plaza and adjoining restaurant, that have been identified as possibly being able to be qualified for designation as brownfield sites due to the presence, or potential presence, of hazardous materials. CEO Bartholomew noted that the cost of Phase 1- the Pre-Nomination Study- is anticipated to be \$175,340, which includes \$74,400 of funds previously committed to the City through the BOA program, \$85,000 in additional funding and \$15,940 as a local match. CEO Bartholomew indicated that as part of the application process the LDC must conduct a public hearing and must also notice a public comment period which will run from March 3, 2017 to April 5, 2017. CEO Bartholomew stated that the notice for the hearing and public comment period was published in the Post Star on February 23, 2017. Dan Hall, Todd Feigenbaum and Mary Gooden all expressed support for the submission of a grant application for the Warren Street pre-nomination study.

**RESOLUTION NO. 14-2017:**

On the motion of Judith Calogero, seconded by Dan Hall and, all voting affirmatively, the public hearing concerning the Warren Street BOA was opened.

Ms. Calogero next asked for any public comments. There being no comments Ms. Calogero indicated that the public hearing would remain open during the meeting in the event someone attends the meeting late to make a comment.

Mr. Calogero stated that the next item on the agenda is to approve the regular meeting minutes from the February 9, 2017 regular meeting, as presented.

**RESOLUTION NO. 15-2017:**

On the motion of Judith Calogero, seconded by Mary Gooden and, all voting affirmatively, the minutes of the February 9, 2017 regular meeting were approved.

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. COOL Insuring - \$3,613.61 (incubator account)
- ii. COOL Insuring - \$9,314.54
- iii. FitzGerald Morris Baker Firth PC - \$608.00
- iv. Merit Pages - \$12.00
- v. McCarthy & Conlon - \$490.00
- vi. Musick Designs - \$160.00
- vii. The Post Star - \$69.92
- viii. Shelter Point Life - \$125.00

**RESOLUTION NO. 16-2017:**

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

The next item on the agenda is the Report of CEO. CEO Bartholomew reported that he is currently overseeing six outstanding LDC loans as shown in the financial report. CEO Bartholomew next discussed tree management in the City. He noted that the City no longer employs an arborist, but that there are grant opportunities available to the City that he is looking into and will provide additional information when available.

The next item on the agenda was the monthly financials. There was nothing unusual to report.

**RESOLUTION NO. 17-2017:**

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

Ms. Calogero then asked if there were any further public comments concerning the Warren Street BOA grant application. There being none, Ms. Calogero called for a motion to close the public hearing.

**RESOLUTION NO. 18-2017:**

On the motion of Lois Robinson, seconded by Dan Hall and, all voting affirmatively, the public hearing concerning the Warren Street BOA grant application was closed.

The next item on the agenda was the consideration of a resolution to approve the submission of an application for the Warren Street Brownfield Opportunity Area as follows:

**RESOLUTION NO. 19-2017:**

On the motion of Judith Calogero, seconded by Lois Robinson and, all voting affirmatively, the following resolution concerning the Warren Street BOA grant application was approved.

**RESOLUTION APPROVING SUPPORTING AND APPROVING THE SUBMISSION OF A BROWNFIELD OPPORTUNITY AREA GRANT WITH RESPECT TO THE WARREN STREET AREA IN THE CITY OF GLENS FALLS**

WHEREAS, the Greater Glens Falls Local Development Corporation has determined that it is in the best interests of the City of Glens Falls for the City to submit an application to the NYS Department of State for a Brownfield Opportunity Area (BOA) grant in connection with the Warren Street area; and

WHEREAS, the City will be seeking funding for a study through the NYS Department of State Brownfield Opportunity Area program to undertake an area-wide assessment of potential brownfield sites in and around Warren Street and surrounding downtown Glens Falls areas; and

WHEREAS, it is anticipated that several properties in and around the Warren Street BOA will qualify for designation as a brownfield site due to the presence, or potential presence, of hazardous materials; and

WHEREAS, this application will be the first step in the BOA process and shall be referred to as the "Pre-Nomination Study;" said study will provide a basic and preliminary analysis of the area affected by brownfield sites, including, the preparation of a description and justification of the study area and associated boundaries; a basic description and understanding of the current land use and zoning; the delineation and description of existing brownfield sites and other underutilized properties; and a description of the area's potential for revitalization.

**NOW, THEREFORE, BE IT RESOLVED THAT:**

- 1. The Greater Glens Falls Local Development Corporation (the "LDC") hereby supports and approves of the submission by the City of Glens Falls of an application to the NYS Department of State for a Brownfield Opportunity Area (BOA) grant in connection with the Warren Street area.**
- 2. The LDC hereby supports and authorizes its CEO, Edward Bartholomew, to submit an application to the BOA program and further authorizes CEO Bartholomew to execute all financial and administrative processes relating to the completion of the BOA documents.**
- 3. The LDC hereby supports and authorizes a request of funding in the amount of \$85,000 through the BOA program with a local match of \$15,940. The LDC supports a total project cost for the Pre-Nomination Study of \$175,340 and acknowledges that \$74,400 has been previously committed to the City through the BOA program.**
- 4. The LDC hereby supports and will cooperate in the City's commitment to complete the BOA Nomination in a timely manner and to seek official designation of the Brownfield Opportunity Area by the Secretary of State upon completion of the nomination.**
- 5. This resolution shall take effect immediately.**

**Ms. Calogero provided her thanks and appreciation to Jackie and Ed for all of their hard work and efforts for working a smooth audit process. There being no further business. Ms. Calogero noted that the next meeting will be Thursday, April 13, 2017.**

**RESOLUTION NO. 20-2017:**

**On the motion of Lois Robinson, seconded by Dan Hall, all voting affirmatively, it was**

**Resolved that the Greater Glens Falls Local Development Corporation hereby adjourns the March 9, 2017 regular meeting.**