

GREATER GLENS FALLS LOCAL DEVELOPMENT CORPORATION
Following the Glens Falls IDA Meeting

July 31, 2018

HELD AT CITY HALL, 42 RIDGE STREET, 2ND FLOOR
MAYOR'S CONFERENCE ROOM

8:30 am

Welcome – Chair Hall

AGENDA

Welcome by LDC Chair Dan Hall

Quorum Present

Approval of GF LDC Minutes: June 14, 2018 Regular Board Meeting Minutes

Payment of Bills:

See attached Schedule A

CFO Report, Michael McCarthy

CEO Report, Ed Bartholomew

Resolutions:

1. Update on Tech Meadows Lots 3 & 4 and resolutions regarding lot 3 /4
2. Approve adoption of procurement report regarding selection of engineering firm and entering into contract for professional planning/engineering/technical services with Chazen for work at Tech Meadows.
3. Selection of Chazen Engineering to be retained for the engineering review of proposed site plans, storm water plans, and assist in the Joint Glens Falls Queensbury Tech Meadows Review Committee for development of Lots 3 and Lot 4 in an amount not to exceed \$18,500
4. Discussion & Consideration for Designation of MWBE legal representation regarding DRI fund DRI Fund for .Downtown Revitalization with establishment of expenditure cap

Fund for Not for Profits	\$160,000
Fund for Façade	\$100,000
Fund for Retail/Small Businesses	\$280,000

Services Involve: Preparation of Contracts/Documents for Not for Profits, Façade Improvement Retail/Small Businesses Recordation of certain documents at Warren County clerk's Office

5. Discussion & Consideration for Designation of MWBE Firm for Administrative Services with establishment of expenditures cap for the following:

Fund for Not for Profits \$160,000

Fund for Façade \$100,000

Fund for Retail/small Business \$280,000

Service involve preparation of certain documents such as reimbursement requests , periodical programs updates when requested from the State .and other documents which shall be submittal to Housing Trust Fund Housing Community Renewal/HCR and other documents

6. Discussion & Consideration for Designation of MWBE with establishment of expenditure cap for environmental services for the following:

Fund for Not for Profits \$160,000

Fund for Façade \$100,000

Fund for Retail/small Business \$280,000

Services involve multiple tasks: as indicated below

Task 1 – Environmental Review

- In accordance with all regulatory requirements including:
 - NYS Environmental Quality Review Act (SEQR)
 - HTFC Environmental Compliance Checklist & Program Description Form
 - All required supporting documentation as outlined in the Environmental Compliance Handbook
 - Develop program specific environmental review procedures, as appropriate

Task 2 – Lead Based Paint Testing & Assessment

- Visual assessment and testing of painted surfaces via XRF Survey
- Lead based paint risk assessment completed by a certified Risk Assessor
- Final clearance testing and report

Task 3 – Asbestos Survey & Testing

- Asbestos survey completed by a certified Asbestos Inspector

7. Accept funding from the IDA in the amount of \$36,000 for the purpose of general of the LDC with commitment from the LDC to repay the IDA on or before November 19 2018.
8. LDC approve transfers \$3,700 from general LDC fund to the LDC Payroll Account for personnel and services provided by Keena Staffing.
9. Adjournment

Next GF LDC Meeting Thursday September 9, 2018 following the 7:30am GF IDA meeting at City Hall, Mayor's Conference Room, 2nd Floor. There will be no meeting in August unless necessary.