

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

The regular meeting of the Greater Glens Falls Local Development Corporation was held on Thursday, May 10, 2018 in the Mayor's Conference Room, 42 Ridge Street, Glens Falls, New York 12801.

Members Present: Judith Calogero; Mayor Daniel Hall; Maury Thompson; Todd Feigenbaum; Jane Reid; Mary Gooden, Lois Robinson

Members Absent: None.

Also Present: Edward Bartholomew, CEO; Attorney Kara Lais; Michael Goot, The Post Star, Scott Martell, UA Local 773

---

Mayor Hall opened the meeting and determined there was a quorum present.

---

Mayor Hall stated that the first item on the agenda is to approve the minutes from the April 12, 2018 regular meeting, as presented.

RESOLUTION NO. 27-2018:

On the motion of Todd Feigenbaum, seconded by Mary Gooden and, all voting affirmatively, the April 12, 2018 regular meeting minutes were approved.

Mayor Hall stated that the next item on the agenda is a presentation from Scott Martell of UA Local 773. He explained that UA Local 773 is interested in purchasing the adjacent lot to its existing facility in order to expand its operations. He explained that within the next 2 years UA Local 773 would like to build a similar structure on the adjoining lot and also use some of the property for outdoor training. He explained that the current apprentice program has about 70 students. CEO Bartholomew explained that the project would need to go before the Glens Falls-Queensbury Committee for review under the expedited review process that is in place.

RESOLUTION NO. 28-2018:

On the motion of Jane Reid, seconded by Lois Robinson and, all voting affirmatively, the following resolution was approved:

**RESOLUTION TO AUTHORIZE COUNSEL TO NEGOTIATE THE SALE AND  
PREPARATION OF CONTRACT DOCUMENTS IN CONNECTION WITH THE  
SALE OF LOT 3 IN THE TECH MEADOWS INDUSTRIAL PARK TO UA  
LOCAL 773 GLENS FALLS BUILDING CORPORATION**

WHEREAS, the Greater Glens Falls Local Development Corporation (the “GGFLDC”) is the owner of the real property known as Lot 3 in the Tech Meadows Industrial Park (the “Property”); and

WHEREAS, in order to further the economic development goals of the City, the GGFLDC have determined that it is in the best interests of the City to sell said property to UA Local 773 Glens Falls Building Corporation or an entity to be formed (the “Purchaser”) at terms that are agreeable to the GGFLDC.

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

1. The GGFLDC hereby authorizes counsel, Kara I. Lais, to consult with counsel for the Purchaser and to prepare contract documents for the sale of the Property to the Purchaser to be presented to the GGFLDC for final approval.
2. The GGFLDC acknowledges that any such sale of the Property shall be carried out pursuant to the GGFLDC’s Property Disposition Policy and the applicable provisions of the Public Authorities Accountability Act, as it may be amended.
3. This resolution shall take effect immediately.

The next item on the agenda is the consideration of the Payment of Bills. The following bills were presented at the meeting for payment and to reaffirm the payment of authorized prepaid bills:

i.	ShelterPoint Life (Paid 4/25/18 by LDC for NYS Disability and Paid Family Leave Coverage renewal 3/27/18 – 3/26/19)	\$126.59
ii.	FitzGerald Morris Baker Firth PC	\$448.00
iii.	Lake Placid Adworkshop (Half of \$756.00 fee)	\$378.00
iv.	McCarthy and Conlon, LLP	\$450.00
v.	Merit Pages	\$24.00
vi.	Musick Designs	\$80.00

RESOLUTION NO. 29-2018

On the motion of Todd Feigenbaum, seconded by Jane Reid, all voting affirmatively, the payment of the above bills were approved.

The next item on the agenda is the Report of the CFO. There was no unusual activity noted.

RESOLUTION NO. 30-2018

On the motion of Mary Gooden, seconded by Todd Feigenbaum, all voting affirmatively, the monthly financial report was approved.

The next item on the agenda is the Report of the CEO.

CEO Bartholomew stated his report will be centered around the recommendation for the façade and not for profit projects under DRI, which will be submitted to the Housing Trust Fund for final approval. He stated that the subcommittee of Maury Thompson, Todd Feigenbaum and Judy Calogero had met and reviewed all of the applications, project materials and budgets to confirm that matching funds are available.

RESOLUTION NO. 31-2018:

On the motion of Judy Calogero, seconded by Jane Reid and, all voting affirmatively, the following resolution was duly adopted:

Resolved that the LDC recommends the following Not for Profit organizations to the Housing Trust Fund Corporation (HTFC) for funding pursuant to the Glens Falls DRI Award Program for Not for Profit Corporations:

i.	Adirondack Film Commission	\$39,158.00
ii.	Adirondack Theatre Festival	\$39,158.00
iii.	Senior Citizens	\$22,500.00
iv.	Wood Theatre	\$39,158.00
v.	World Awareness Children's Museum	\$12,000.00
vi.	Chapman Museum	\$ 8,026.00

Let the record reflect that North Country Arts withdrew its application to instead be funded under the arts district component of the DRI and that LARAC withdrew its application to instead be considered for the façade program.

RESOLUTION NO. 32-2018:

On the motion of Judy Calogero, seconded by Mary Gooden and, all voting affirmatively, the following resolution was duly adopted:

Resolved that the LDC hereby approves the following LDC neighborhood façade funding to the designated property owners with buildings located within HUD community development neighborhood target areas in Ward 4 with a maximum grant award of \$25,000.000 together with the requirement of 50-50 matching program:

- i. Union Square Properties, LLC (Tom O’Neill)  
9-15 Broad Street/24 Pine Street - Office Complex  
4<sup>th</sup> Ward HUD Targeted Neighborhood Area  
Total Project Cost: \$76,286.00  
Award Amount: \$25,000.00  
Proposed Work: New exterior and entrance  
Complex currently has 11 tenants with approximately 57 employees  
Project is subject to Glens Falls Planning Board Architectural Review and Approval
- ii. Marler Family Properties, LLC (Hank’s Quality Flooring, Inc.) (Henry Marler)  
28 Elm Street  
4<sup>th</sup> Ward HUD Targeted Neighborhood Area  
Total Project Cost: \$38,642.00  
Award Amount: \$19,321.00  
Proposed Work: Replace front glass windows and new signage  
Currently has 10 full time employees and 8 part time employees  
Project is subject to Glens Falls Planning Board Architectural Review and Approval
- iii. It’s All the Buzz LLC (Milk and Honey/Ann and Joseph Parrish)  
16 Exchange Street  
4<sup>th</sup> Ward HUD Targeted Neighborhood Area  
Total Project Cost: \$5,895.00  
Award Amount: \$2,947.00  
Proposed Work: Lower front windows of the 3 story building facing Exchange Street to be replaced with windows of approximate same size with high efficiency energy windows in a similar color with and finish.  
Currently has 1 full time employee  
Project is subject to Glens Falls Planning Board Architectural Review and Approval
- iv. CSM DTCT LLC (Downtown City Tavern) (Craig Merrell)  
21 Elm Street  
4<sup>th</sup> Ward HUD Targeted Neighborhood Area  
Total Project Cost: \$115,000.00  
Award Amount: \$25,000.00  
Proposed Work: Exterior façade of Elm Street entrance, patio awning, landscaping and pavers

Currently has 12 full time employees and 15 part time employees  
Project is subject to Glens Falls Planning Board Architectural Review and  
Approval

The next item on the agenda was the consideration of a resolution adopting a Façade  
Program Policy for the LDC.

RESOLUTION NO. 33-2018:

On the motion of Judith Calogero, seconded by Lois Robinson and, all voting  
affirmatively, the following resolution was duly adopted:

#### Glens Falls LDC Neighborhood Façade Payment Process

Whereas, the Greater Glens Falls Local Development Corporation has awarded LDC  
Façade grants to the following four property owners with businesses located within the 4<sup>th</sup> Ward  
HUD Targeted Neighborhood Area:

Union Square Properties, LLC - 9-15 Broad Street/24 Pine Street  
Hank's Quality Flooring, Inc. (Marler Family Properties, LLC) - 28 Elm Street  
It's All the Buzz LLC (Milk and Honey) - 16 Exchange Street  
CSM DTCT LLC (Downtown City Tavern) - 21 Elm Street

Now, be it resolved that the Greater Glens Falls Local Development Corporation  
authorizes payment in the amount of the respective awardees to FitzGerald Morris Baker Firth  
PC, counsel to the LDC, to be held in escrow pending the completion of the respective façade  
projects and upon authorization by the LDC to release the funds, as follows:

Union Square Properties, LLC in the amount of \$25,000.00 and payable to FitzGerald  
Morris Baker Firth PC, counsel to the LDC to be held in escrow pending the completion of this  
façade project and upon authorization by the LDC to release the funds.

Hank's Quality Flooring, Inc. in the amount of \$19,321.00 and payable to FitzGerald  
Morris Baker Firth PC, counsel to the LDC to be held in escrow pending the completion of this  
façade project and upon authorization by the LDC to release the funds.

It's All the Buzz LLC (Milk and Honey) in the amount of \$2,947.00 and payable to  
FitzGerald Morris Baker Firth PC, counsel to the LDC to be held in escrow pending the  
completion of this façade project and upon authorization by the LDC to release the funds.

CSM DTCT LLC (Downtown City Tavern) in the amount of \$25,000.00 and payable to FitzGerald Morris Baker Firth PC, counsel to the LDC to be held in escrow pending the completion of this respective façade project and upon authorization by the LDC to release the funds.

And be it resolved that LDC hereby approved the Chair of the LDC to execute any and all necessary agreements /documents to implement the intent of this resolution and the four related payments by the LDC to this designated Attorney Kara Lais, the law firm and this escrow account;

And be it further resolved that LDC approve a payment in the amount of \$7500.00 from this account to the LDC General Account an amount \$7,500.00 for administration/program delivery of this façade program.

The next item on the agenda was the consideration of a resolution approving of the DRI Façade Recommendations to HTFC.

RESOLUTION NO. 34-2018:

On the motion of Judith Calogero, seconded by Lois Robinson and, Maury Thompson abstaining, the remaining members all voting affirmatively, the following resolution was duly adopted:

Resolved that the Greater Glens Falls Local Development Corporation hereby recommends to Housing Trust Fund Corporation the following three (3) façade applications under the Glens Falls DRI Façade Program with a maximum funding of \$25,000.00 along with a requirement of 50-50 match of the project cost. The three recommended applicants are approved as follows:

1. Assoc. of Glens Falls Realty Partnership (Chuck Gohn)
  - 228 Glen Street - Insurance Office
  - Building is 111 years old.
  - Total Project Cost: \$101,080.00
  - Recommended Grant: \$25,000.00
  - Work to be undertaken includes: Exterior façade; interior façade; building; storefronts; new windows, furnace, AC unit, lighting, doors, new/upgraded electrical service; repair/replacement of roof; outside façade repair
  - Currently the company has 29 employees and anticipates additional staff of 3-4 within next 4-6 months
  - \*This Project is subject to Glens Falls Planning Board Architectural Review and Approval.

2. LARAC
  - 8 Lapham Place - Gallery, Retail, Meeting Space
  - Building is 100 years old with major renovations in 1981-82
  - Total Project Cost: \$15,000.00
  - Recommended Grant: \$7,500.00
  - Funding local share CR Wood Foundation \$5,000.00 & Glens Falls Foundation \$2500.00
  - Work to be performed includes: Interior façade; new carpet flooring and updated LED lighting.
  - Currently LARAC has 3 full time employees
  - \*This Project is subject to Glens Falls Planning Board Architectural Review and Approval.
  
3. SGS 126 Real Estate LLC
  - 126 Glen Street - Currently unoccupied retail/office space with plans for retail/restaurant and work lab office space
  - Building is 110 years old
  - Total Project Cost: \$86,550.00
  - Recommended Grant: \$25,000.00
  - Anticipated employment at this building - 5-10 first floor restaurant, 2-3 employees on 2<sup>nd</sup>-3<sup>rd</sup> floors –work hub
  - Work to be performed includes: storefront windows, exterior brick and trim paint, exterior cornice and window repair, repainting and sill repair, exterior lighting, entry canopy, entry ramp, enlarged entry structural steel, main entrance lobby finish and electrical, architectural and engineering
  - \*This Project is subject to Glens Falls Planning Board Architectural Review and Approval.

RESOLUTION NO. 35-2018:

On the motion of Lois Robinson, seconded by Jane Reid, all voting affirmatively it was resolved that the LDC hereby agrees to reimburse the GFIDA for the payment to COOL Insuring Agency in the amount of \$1,806.00 for the LDC directors and officers policy renewal for the term commencing on May 18, 2018 and ending on May 18, 2019.

RESOLUTION NO. 36-2018:

On the motion of Lois Robinson, seconded by Jane Reid, all voting affirmatively it was resolved that the LDC hereby approves of the draft 990 as prepared by Whittemore Downen & Ricciardelli and presented at this meeting.

Let the record reflect that the draft 990 was previously circulated to the members and the members have previously approved of the audit. This 990 will be foiled and posted to the website following approval and as required prior to the May 15 deadline.

RESOLUTION NO. 37-2018:

On the motion of Lois Robinson, seconded by Jane Reid, all voting affirmatively it was resolved that the LDC hereby approves of the following resolution:

**RESOLUTION CONSENTING TO NEW OWNERSHIP STRUCTURE OF 13 CHESTER STREET LLC**

**WHEREAS**, the Greater Glens Falls Local Development Corporation entered into a Loan Agreement with 13 Chester Street LLC (the “Company”) on May 28, 2015 to lend funds in the principal amount of \$75,000 to the Company to be used exclusively for renovations and improvements to be made to the property known as 13 Chester Street, Glens Falls, NY; and

**WHEREAS**, the Company has advised that Werner Greyling has become/will become a new member of the Company; and

**WHEREAS**, 13 Chester Street LLC is not in default of any of the terms of the Loan Agreement, the Note with the GGFLDC or the Mortgage with the GGFLDC.

**NOW, THEREFORE, BE IT RESOLVED**

1. That the GGFLDC does hereby consent to the new ownership structure of the Company and the admission of new member, Werner Greyling.
2. That the Company shall be responsible for any expenses relating to this transaction, including an administrative fee to the GGFLDC in the amount of \$375.00, legal fees and any other expenses.
3. That new member of the Company, Werner Greyling, shall execute any and all loan closing documents that were required to be signed by the individual members at the time of the May 28, 2015 closing, including a personal guaranty.
4. That the GGFLDC does hereby authorize the Chairman or the Chief Executive Officer of the Agency, or in the absence of the Chairman or the Chief Executive Officer, the Vice Chairman, upon advice and consent of Agency Counsel, to execute and deliver on behalf of the Agency any documents necessary to consummate the transaction.



5. This Resolution shall take effect immediately.

There being no further business. Mayor Hall noted that the next meeting will be held on June 14, 2018 at 7:30am. Mayor Hall made a motion to adjourn the meeting.

RESOLUTION NO. 38-2018:

On the motion of Judith Calogero, seconded by Lois Robinson, all voting affirmatively it was

Resolved that the Greater Glens Falls Local Development Corporation hereby adjourns the May 10, 2018 regular meeting.