

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

The regular meeting of the Greater Glens Falls Local Development Corporation was held on Thursday, November 1, 2018 in the Mayor’s Conference Room, 42 Ridge Street, Glens Falls, New York 12801.

Members Present: Judith Calogero; Daniel Hall; Todd Feigenbaum; Jane Reid; Lois Robinson; Mary Gooden; John Cordes

Members Absent: None

Also Present: Edward Bartholomew, CEO; Attorney Michael Brandi; Michael Goot, The Post Star

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

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Mayor Hall stated that the first item on the agenda is to approve the minutes from the October 11, 2018 regular meeting, as presented.

RESOLUTION NO. 68-2018:

On the motion of Jane Reid, seconded by Judy Calogero and, all voting affirmatively, the October 11, 2018 regular meeting minutes 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 and to reaffirm the payment of authorized prepaid bills:

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|------|---|-------------|
| i.   | FitzGerald Morris Baker Firth PC<br>(GGFLDC Neighborhood Façade Program,<br>Fowler Building/190 Glen Street; Resolution #57-2018) | \$20,000.00 |
| ii.  | Chazen Engineering<br>(Tech Meadows Lot 4 Application, Review and Environmental<br>Coordination)                                  | \$1,489.50  |
| iii. | LDC Personnel Account<br>(Funds to cover LDC payroll costs and services provided by Keena Staffing)                               | \$2,500.00  |
| iv.  | Musick Designs<br>(Uploads for Sept. and Oct. 2018; renewal of domain name, website hosting)                                      | \$154.85    |
| v.   | The Post Star (legal notices)   | \$38.64     |
| vi.  | Travelers Insurance via COOL Insuring Agency<br>(Renewal Policy # 0106830870)   | \$118.00    |

- vii. City of Glens Falls \$78.83  
(36 Elm Street Water & Sewer)

Glens Falls Downtown Revitalization Initiative

- viii. Adirondack Film Commission \$39,158.00  
(Per Resolution #31-2018; May 10, 2018 Meeting)
- ix. Adirondack Theatre Festival \$39,158.00  
(Per Resolution #31-2018; May 10, 2018 Meeting)

Acknowledge Receipt from Glens Falls in the amount of \$60,000.00 for Administration category with the Fund for Downtown Revitalization, pursuant to Glens Falls Resolutions dated September 25, 2018; October 11, 2018; October 23, 2018).

RESOLUTION NO. 69-2018

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

The next item on the agenda is the consideration of resolutions.

CEO Bartholomew reported on the status of the sale of Lot 4 to KDBF Ventures, LLC and explained that the advanced 90 days' notice to the Authority Budget Office will expire on December 5, 2018 so the transfer of the property may not take place until after such date. CEO Bartholomew reported that he is proposing that the LDC to allow KDBF Ventures, LLC access to the property for the sole purpose of doing site clearing and prep work following submission of plans to Chazen and Chazen's sign off on same. CEO Bartholomew present the proposed license agreement for review.

RESOLUTION NO. 70-2018

On the motion of Jane Reid, seconded by Mary Gooden, all voting affirmatively, the following resolution was approved:

**RESOLUTION TO APPROVE A LICENSE AGREEMENT RELATING TO THE SALE OF LOT 4 IN THE TECH MEADOWS INDUSTRIAL PARK TO KDBF VENTURES, LLC AND AUTHORIZE AN ESCROW CLOSING**

WHEREAS, the Greater Glens Falls Local Development Corporation (the "GGFLDC") is the owner of the real property known as Lot 4 in the Tech Meadows Industrial Park (the "Property"); and

WHEREAS, pursuant to Resolution No. 47 of 2018, adopted July 31, 2018, KDBF Ventures, LLC has entered into a contract with LDC to purchase the Property and develop the premises in furtherance of the economic development goals of the City of Glens Falls and the LDC; and

WHEREAS, as an entity subject to the Public Authorities Law, the LDC must provide written notice to certain parties at least 90 days prior to certain dispositions of property; and

WHEREAS, such notice was provided on September 5, 2018 and therefore the disposition of the property cannot occur until December 5, 2018; and

WHEREAS, in the interest of expediting the development of the premises and the economic benefits which will accompany such development, the parties wish to enter into a license agreement which will allow licensee to take certain actions relating to the premises prior to the disposition of the premises and to close in escrow on the purchase of the property until the requisite 90 days has lapsed; and

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

1. The GGFLDC hereby approves the entering into of a license agreement which will allow the Purchaser to conduct certain activities on the property prior to the disposition of the property to purchaser. Such license agreement will be given to purchaser for consideration of ten dollars and will be revocable at will by the GGFLDC.
2. In accordance with Resolution No. 47 of 2018 adopted July 31, 2018, the GGFLDC hereby approves of an escrow closing with KDBF Ventures, LLC until such time as the aforementioned 90 day period has expired, at which time the deed and proceeds shall be released to the appropriate party.
3. It is hereby approved that the Chairman or the CEO shall have the authority to execute any and all documents, necessary to effectuate the terms of this Resolution, inclusive of, but not limited to the license agreement, the deed of conveyance and any other required closing documents.
3. This resolution shall take effect immediately.

**RESOLUTION NO. 71-2018**

On the motion of Jane Reid, seconded by Mary Gooden, all voting affirmatively, the following resolutions were approved:

- Approval and authorization of the closing proceeds of the sale of Lot 4 to KDBF Ventures, LLC be deposited into the LDC general account.

-Approval and authorization that, upon the deposit of the aforementioned funds into the general account, \$36,000.00 shall be transferred to the Glens Falls IDA for repayment of loan without interest (said loan being authorized at the July 31, 2018 meeting).

-Approval and authorization that, upon the deposit of the aforementioned funds into the general account, \$10,000.00 shall be transferred from the LDC general account to the LDC personnel account for the cost of Keena's payroll services and wages for LDC staff for 2019.

-Approval and authorization that \$2,500.00 shall be transferred from the LDC general account to the LDC personnel account for the cost of Keena's payroll services and wages for LDC staff for the remainder of 2018.

-Approval and authorization of the closure of the Glens Falls LDC EDA bank account and transfer of the remaining balance in the amount of \$185.36 to the LDC general account.

-Acknowledge receipt of \$140,000.00 in DRI Funds from the City of Glens Falls for the Fund for Downtown Revitalization which was deposited in a restricted bank account of the LDC for DRI Downtown Funds (\$80,000.00 representing a portion of budgeted DRI "Fund for Not for Profit and \$60,000.00 representing the allocated amount for this portion of DRI administration; and further affirm the previously awards DRI award to two (2) not for profit organizations (approved by LDC May 10, 2018 in the amount of \$39,158.00 to Adirondack Theatre Festival and \$39,158.00 to Adirondack Film Commission and \$60,000.00 to the LDC (pursuant to Glens Falls Common Council resolution and agreement with the LDC Nos. 413 (9/25/18) and 255 (10/23/18) for the LDC's administration of the NYD DRI Fund for Downtown Revitalization and for NYS DRI Arts District.

-Approval of the adoption of the sexual harassment policy, as presented at this meeting.

There being no further business. Mayor Hall noted that the next meeting will be held on December 13, 2018 at 7:30am. Mayor Hall sought a motion to adjourn the meeting.

RESOLUTION NO. 72-2018:

On the motion of Todd Feigenbaum, seconded by Jane Reid, all voting affirmatively it was

Resolved that the Greater Glens Falls Local Development Corporation hereby adjourns the November 1, 2018 regular meeting.