

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

The regular meeting of the Greater Glens Falls Local Development Corporation was held on Thursday, April 11, 2019 in the Mayor's Conference Room, 42 Ridge Street, Glens Falls, New York 12801.

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

Members Absent: None

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

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 following meetings held on March 14, 2019, as presented: Joint Nomination, Governance and Audit Committee meeting; Annual meeting and Regular meeting.

RESOLUTION NO. 17-2019

On the motion of Jane Reid, seconded by Judy Calogero and, all voting affirmatively, the March 14, 2019 Joint Nomination, Governance and Audit Committee meeting; Annual meeting and 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:

Local Development Corporation Prepaid Bills for Reaffirmation

- | | | |
|-----|---|------------|
| i. | LDC Payroll Account
-Payroll and Keena staffing personnel services | \$1,000.00 |
| ii. | The Hartford
-Workers Compensation Coverage (3/27/19-3/27/20) | \$228.00 |

Local Development Corporation Bills to be Paid

- | | | |
|------|--|------------|
| iii. | Chazen Engineering
- 2 nd half of application and environmental review
Lot #4 | \$1,126.79 |
|------|--|------------|

iv. FitzGerald Morris Baker Firth \$720.00
-Services 2/6-2/27/19

v. McCarthy and Conlon, LLP \$450.00
-February 2019 CFO Report and

Local Development Corporation Business Incubator Prepaid Bills for Reaffirmation

vii. National Grid \$ 46.53
-34 and 36 Elm Street Electric Service
1/30/19-3/1/19

RESOLUTION NO. 18-2019

On the motion of Judy Calogero, seconded by John Cordes, all voting affirmatively, the payment of the above bills were approved and/or reaffirmed.

The next item on the agenda was the CFO report. CEO Bartholomew explained that there is nothing unusual in the March report since last month's report.

RESOLUTION NO. 19-2019

On the motion of Jane Reid, seconded by Judy Calogero, all voting affirmatively, the financial report for March 2019 was approved.

The next item on the agenda was the CEO Report. CEO Bartholomew stated that Best Body Nutrition Shoppe loan in the original amount of \$10,000 has been paid in full. CEO Bartholomew thanked the business for its contributions to Dix Avenue and the community. He next stated that the specifications for the demolition on South Street have been released and that a mandatory contractors meeting will be held.

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

CEO Bartholomew stated that the closing on Lot #4 in Tech Meadows will be occurring within the coming weeks and noted that while a resolution was previously adopted authorizing the sale to KDBF Ventures, LLC, he is requesting the LDC reaffirm the sale and conveyance.

RESOLUTION NO. 20-2019

On the motion of Jane Reid, seconded by Lois Robinson and, all voting affirmatively, the Board reaffirms and authorizes the sale of Lot #4 in Tech Meadows to KDBF Ventures, LLC.

RESOLUTION NO. 21-2019

On the motion of Jane Reid, seconded by Judy Calogero and, all voting affirmatively, the Board hereby approves the release of NYS DRI funding for the Chapman Museum in the amount of \$8,026.00.

RESOLUTION NO. 22-2019

On the motion of Jane Reid, seconded by Judy Calogero and, all voting affirmatively, the Board hereby approves the release of NYS DRI funding for the Wood Theatre in the amount of \$39,158.00.

RESOLUTION NO. 23-2019

On the motion of Jane Reid, seconded by Lois Robinson and, all voting affirmatively, the Board hereby approves the release of funding for façade improvements upon receipt of proper documentation concerning the cost and local share, release of lien and signing of façade agreement with applicant (\$25,000 (est.) to JMZ Architects, subject to final review by City Building & Codes).

There being no further business. Mayor Hall noted that the next meeting will be held on April 11, 2019 at 7:30am. Mayor Hall sought a motion to adjourn the meeting.

RESOLUTION NO. 24-2019

On the motion of Jane Reid, seconded by Lois Robinson, all voting affirmatively it was

Resolved that the Greater Glens Falls Local Development Corporation hereby adjourns the April 11, 2019 regular meeting.

**Glens Falls Local Development Corporation
Thursday May 9, 2019
Schedule A Bills Attachment**

***Local Development Corporation Prepaid Bills for Reaffirmation**

LDC Payroll Account \$850.00
-Payroll expenses and personnel
services provided by Keena Staffing paid 4/16/19

Total LDC Bills for Reaffirmation: \$850.00

***Local Development Corporation Business Incubator Prepaid Bills for Reaffirmation**

City of Glens Falls Water and Sewer
-36 Elm Street water 1/1-3/31/2019 \$24.45
-36 Elm Street sewer 1/1-3/31/2019 \$53.35

National Grid
-34 Elm Street Electric Service 3/1-3/29/2019 \$21.33
-36 Elm Street Electric Service 3/1-3/29/2019 \$23.89

Total Incubator Bills for Reaffirmation: \$123.02

Local Development Corporation Bills to Be Paid

FitzGerald Morris Baker Firth
-Services 3/14-3/21/2019 \$384.00

McCarthy and Conlon, LLP
-CFO Report March 2019 \$450.00
-Quarterly compliance services, PARIS report \$200.00

Musick Designs
-LDC uploads \$40.00

Total LDC Bills to be Paid: \$1,074.00

Local Development Corporation Business Incubator Bills to be Paid

Glens Falls Industrial Development Agency
-Repayment Incubator portion of the \$2,961.00
LDC General Liability insurance renewal
Policy #PAC7147862 paid to Cool
Insuring Agency on behalf of the LDC by the IDA 4/2/2019

Total Business Incubator Bills to be Paid: \$2,961.00

Monies for Reimbursement to GFIDA upon Sale and Receipt of Proceeds of Tech Meadows

Lot #4

I. Bills to be reimbursed to GFIDA

3/28/2018	Cool Insuring Agency		\$10,458.89
	-2018 LDC Gen. Liability	\$6,348.37	
	-2018 LDC Umb. Liability	\$6,985.52	
	-Less LDC Bus. Inc. payment to IDA toward its portion of insurance	-\$2,875.00	
4/24/2018	Cool Insuring Agency		\$1,806.00
	-2018 LDC Directors and Officers insurance		
1/2/2019	Town of Queensbury		\$1,676.30
	2019 Special District and Emergency Services Taxes		
	-Water Tax	\$366.53	
	-Fire Tax	\$984.63	
	-EMS Tax	\$325.14	
4/2/2019	Cool Insuring Agency		\$10,699.76
	-2019 LDC Gen. Liability	\$6,508.17	
	-2019 LDC Excess Liability	\$7,152.59	
	-Less repayment to IDA of LDC Incubator portion of LDC Gen. Liability renewal to the IDA, to be approved	-\$2,961.00	

Owing to GFIDA: \$24,640.95

II. Repayment of Loan to IDA

8/1/2018 Loan made to LDC for LDC expenses \$36,000.00

III. Brownfield Opportunity Area (BOA) Bills to be Paid on Behalf of LDC and BOAs

Warren Street BOA

8/31/2018	LA Group		\$4,212.50
	-Services as of 8/24/2018		
9/10/2018	LA Group		
	-Services as of 5/25/2018	\$7,450.00	
	-Services as of 6/22/2018	\$6,531.12	
9/28/2018	LA Group		

	-Services as of 9/21/2018	\$8,800.00
2/27/2019	LA Group -Services as of 2/22/2019	\$440.06
4/30/2019	LA Group -Services as of 4/26/2019	\$2,356.25
Total Warren Street BOA Bills:		\$29,789.93

South Street BOA

8/31/2018	LA Group -Services as of 8/24/2018	\$1,042.50
9/10/2018	LA Group -Services as of 5/25/2018 -Services as of 6/22/2018	\$1,950.00 \$8,111.00
9/10/2018	LA Group -Services as of 7/27/2018	\$4,311.34
9/28/2018	LA Group -Services as of 9/21/2018	\$196.26
10/30/2018	LA Group -Services as of 10/19/2018	\$5,815.00
11/27/2018	LA Group -Services as of 11/16/2018	\$2,846.25
12/26/2018	LA Group -Services as of 12/21/2018	\$4,091.26
2/27/2019	LA Group -Services as of 2/22/2019	\$1,795.11
4/30/2019	LA Group -Services as of 4/26/2019	\$557.60
Total South Street BOA Bills:		\$30,716.32
Total BOA Bills:		\$60,506.25

Grand Total Monies to be Paid upon Sale of Tech Meadows Lot #4:

I.	Bills for Reimbursement to GFIDA	\$24,640.95
II.	Repayment of Loan to GFIDA	\$36,000.00
III.	Payment of BOA Bills	<u>\$60,506.25</u>

Grand Total: **\$121,147.20**

The next item on the agenda is the consideration of a resolution to accept funds from the Glens Falls IDA in the amount of \$36,000.00 to be used for general purposes and the approval of the GGFLDC to repay said amount to the Glens Falls IDA on or before November 19, 2018.

RESOLUTION NO. 45-2018

On the motion of Judy Calogero, seconded by Jane Reid, all voting affirmatively, the GGFLDC hereby accepts funds in the amount of \$36,000.00 from the Glens Falls IDA to be used for general purposes and further approves of the repayment to the Glens Falls IDA of said amount on or before November 19, 2018.

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.	Adirondack Technical Solutions (Annual Contract)	\$60.00
ii.	FitzGerald Morris Baker Firth PC	\$848.00
	5/2-5/22/18- \$400.00	
	6/4-6/26/18- \$448.00	
iii.	McCarthy & Conlon LLP	\$900.00
	May and June Reports- \$450.00 each	
iv.	Musick Designs	\$180.00
v.	Warren County EDC	\$3,750.00
	(1 st and 2 nd drawdowns)	
vi.	Whittemore Dowen & Ricciardelli	\$9,200.00
vii.	City of Glens Falls	\$169.48 (prepaid)
	36 Elm Street Water & Sewer	
viii.	National Grid	\$46.81 (prepaid)
	34 and 36 Elm Street	

RESOLUTION NO, 46-2018

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

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

CEO Bartholomew stated that the EDC is reviewing land use laws within the Blue Line as expansion continues along the Northway. He stated that CFA applications have been submitted for several local projects including an engineering grant for the water/sewer plan and for the Henry Street pumping station. CEO Bartholomew noted that Doty Machines also submitted a CFA for machinery.

CEO Bartholomew stated that he is working with Attorney Lais to finalize the contract with Local 773 for the sale of land in Tech Meadows and that the LDC will also be considering a resolution for the sale of Lot #4 at today's meeting. There was a discussion concerning the

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

The regular meeting of the City of Glens Falls Industrial Development Agency was held on Tuesday, July 31, 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; Lois Robinson; Mary Gooden

Members Absent: None

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

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

Ms. Calogero stated that the first item on the agenda is to approve the minutes from the June 14, 2018 regular meeting, as presented.

RESOLUTION NO. 42-2018:

On the motion of Jane Reid, seconded by Lois Robinson and, all voting affirmatively, the June 14, 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:

i.	FitzGerald Morris Baker Firth 5/2-5/3/18- \$240.00 6/4-6/26/18- \$1,040.00	\$1,280.00
ii.	FitzGerald Morris Baker Firth Paid by developer-70 Warren Street project	\$950.00
iii.	Glens Falls LDC	\$36,000.00
iv.	Lake Placid Advertisers Workshop	\$229.00
v.	McCarthy and Conlon LLP (May and June Reports- \$325.00 each)	\$650.00
vi.	Musick Designs	\$180.00
vii.	The Post Star	\$29.85
viii.	Warren County EDC (2 nd drawdown)	\$2,125.00

RESOLUTION NO. 43-2018:

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

Ms. Calogero stated that the next item on the agenda is the monthly financial report. There was no unusual activity to report.

RESOLUTION NO. 44-2018

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

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

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

RESOLUTION NO. 46-2018

On the motion of Mary Gooden, seconded by Judy Calogero, all voting affirmatively, the GFIDA hereby approves of the transfer of funds in the amount of \$36,000.00 to the Greater Glens Falls Local Development Corporation to be used for general purposes to be repaid to the GFIDA on or before November 19, 2018.

There being no further business. Ms. Calogero noted that the next meeting will be held on September 13, 2018 at 7:30am. Ms. Calogero called for a motion to adjourn the meeting.

RESOLUTION NO. 47-2018:

On the motion of Jane Reid, seconded Lois Robinson, all voting affirmatively it was

Resolved that the City of Glens Falls Industrial Development Agency hereby adjourns the July 31, 2018 regular meeting.