

WARREN COUNTY BOARD OF SUPERVISORS

COMMITTEE: **ECONOMIC DEVELOPMENT**

DATE: **AUGUST 24, 2007**

Committee Members Present:

Supervisors Monroe
Stec
Mason
Champagne
F. Thomas
Sokol

Others Present:

Representing Warren County Economic
Development Corporation:
Leonard Fosbrook, President
Peter Wohl, Vice President
Jeff Farley, Director, Adirondack Regional
Business Incubator
Jennifer Switzer, Director of Finance/Empire
Zone Specialist
Hal Payne, Commissioner of Administrative &
Fiscal Services
Paul Dusek, County Attorney
Joan Sady, Clerk of the Board
Patricia Tatich, Director, Planning & Community
Development
Debra L. Schreiber, Legislative Office Specialist

Committee Member Absent:

Supervisor Girard

Mr. Monroe called the meeting to order at 1:30 p.m.

Motion was made by Mr. Mason, seconded by Mr. Sokol, and carried unanimously to approve the minutes of the June 25, 2007 meeting, subject to correction by the Clerk.

Leonard Fosbrook, President, Economic Development Corporation (EDC), distributed the proposed 2008 Budget packets to each of the Committee members, *a copy of which is on file with the minutes.*

Mr. Fosbrook apprised that the proposed 2008 Empire Zone Budget request of \$45,000 was the legal match required by New York State (NYS). While there had been no increases in the Empire Zone Budget since 2003; he said, the funding disbursed by NYS had oscillated between \$27,000 and \$32,000 and he was unsure of the amount they would receive for 2008. Mr. Fosbrook said he did not anticipate funding approval until after January 1st; however, he noted the expenditure of funds expired within six months.

Jennifer Switzer, Director of Finance/Empire Zone Specialist, expounded that one company had been awarded Empire Zone certification and she anticipated a second company to receive certification as well. She said since Warren County became Empire Zone designated, 81 applications had been processed, 65 businesses became certified, 1,100 new jobs created and \$191 million in capital investments had been received.

Motion was made by Mr. Mason, seconded by Mr. Sokol and carried unanimously to approve the 2008 Empire Zone Budget as presented; authorize the Committee chairman to sign it, and to submit same to the Budget Officer.

Mr. Fosbrook stated the proposed 2008 Economic Development Corporation Budget request was

\$350,000, the same amount that had been appropriated for 2007. He apprised that the EDC membership from the private sector had increased from \$46,000 in 2006 to \$56,000 in 2007.

Mr. Stec entered the meeting at 2:39 p.m.

Mr. Fosbrook referred the Committee to the 2007 Project List that had steadily expanded; however, he said, he did not anticipate any significant changes due to the duration of their projects. He briefly reviewed some of the goals the EDC had accomplished in 2007. With respect to the Queensbury Industrial Park (QIP), Mr. Fosbrook apprised that the bids had been awarded, certification had been received to apply for National Grid funding that would offset the infrastructure costs (gas, electric, internet, sewer, water and roadway), and it was his desire to have a formal groundbreaking ceremony sometime in September.

Mr. Fosbrook said he anticipated the property surrounding the Warren County Airport to be in demand. There were some light industrial zoned parcels located adjacent to the QIP that were landlocked and he suggested developing an access road between Quaker Road and County Line Road. He further apprised that discussions had occurred with the Airport Manager about potentially developing an airport technical park. Mr. Fosbrook stated Congresswoman Gillibrand had been successful in achieving a permit for the Army Corps of Engineers to commence runway improvements.

Motion was made by Mr. Sokol, seconded by Mr. Champagne and carried unanimously approving the 2008 Economic Development Corporation Budget as presented; authorize the Committee chairman to sign it; and to submit same to the Budget Officer.

Mr. Fosbrook apprised the Hudson River Local Development Corporation (HRLDC) received \$200,000 in 2006 as a capital expenditure to offset the \$500,000 grant from the Economic Development Agency (EDA). He queried whether any of the unallocated HRLDC funds could be expended in 2008. Regardless of the zero budget, Mr. Monroe indicated a vote was still required.

Motion was made by Mr. F. Thomas, seconded by Mr. Sokol and carried unanimously approving the 2008 Hudson River Local Development Corporation Budget as presented; authorize the Committee chairman to sign it; and to submit same to the Budget Officer.

Jeff Farley, Director, Adirondack Regional Business Incubator (ARBI), requested funding of the ARBI, in the amount of \$50,000 for fiscal year 2008 per their agreement dated November 15, 2005. He noted \$50,000 was appropriated in 2007, as well.

Motion was made by Mr. F. Thomas and seconded by Mr. Champagne approving the request as outlined above.

Paul Dusek, County Attorney, stated in accordance with an agreement with the ARBI Board, Queensbury Economic Development Corporation (QEDC), Warren County EDC, Adirondack Community College (ACC) and the Greater Glens Falls Development Corporation, these entities would be the recipients of the sale proceeds (based on the percentage they contributed) should the building located at 36 Elm Street in Glens Falls, New York be sold. At a recent EDC Committee meeting, he said, it was recommended the building be sold and the Adirondack Regional Business

Incubator retain the sale proceeds to lease space for the operation of the ARBI. Mr. Wohl explained the sale proceeds would be utilized to lease space for the ARBI and not intended for their program operations. He stated many options were being explored, including a public/private partnership, as well as applying for a Restore New York Grant that could potentially provide the fund balance to the EDA grant. Mr. Dusek said the agreement had no specificity as to how the funds would be utilized, but that simply the funds would be retained by the ARBI. In response to an inquiry by Mr. Caimano, Mr. Dusek explained Warren County will have contributed \$250,000 through 2009 and their interest in the project would be 20%; Greater Glens Falls Development Corporation 33%; ACC 22%; Town of Queensbury 8%; QEDC 13% and the Warren County Economic Development Corporation 2.4%.

Mr. Dusek suggested two modifications be made prior to the County approving the ARBI agreement:

- if the ARBI project were abandoned, the distribution of funds would be disbursed according to their contribution; and
- the sale proceeds of the building located at 36 Elm Street, Glens Falls, New York be utilized for leasing space and furniture only.

After discussion, Mr. Monroe called the question and the motion was carried unanimously approving the 2008 Adirondack Regional Business Incubator Budget; authorize the Committee chairman to sign it; and to submit same to the Budget Officer.

A discussion ensued relative to the percentage contributed to ARBI on behalf of Adirondack Community College.

Motion was made by Mr. Mason, seconded by Mr. Sokol and carried unanimously approving the amended contract with ARBI, and to refer same to the Finance Committee for consideration. *A copy of the resolution request form is on file with the minutes.*

Mr. Fosbrook requested an easement be granted to National Grid for the installation of underground utilities in the Queensbury Industrial Park (QIP).

Motion was made by Mr. F. Thomas, seconded by Mr. Stec and carried unanimously to approve the request as presented, and the necessary resolution was authorized for the September 21, 2007 Board Meeting. *A copy of the resolution request form is on file with the minutes.*

Mr. Monroe mentioned he recently attended an Adirondack Park Agency (APA) meeting with Mr. Wohl about development in the Adirondacks. Mr. Wohl added the meeting focused on the issues within the Park, as well as the unique challenges they faced.

There being no further business to come before the committee, on motion by Mr. Stec and seconded by Mr. Sokol, Mr. Monroe adjourned the meeting at 2:10 p.m.

Respectfully submitted,

Debra L. Schreiber
Legislative Office Specialist