Warren County Local Development Corporation

Regular Board of Directors Meeting

Tuesday, October 22, 2026

MINUTES

Voting Members Present:
Michael Wild – Chair, Supervisor, Town of Queensbury at Large
Nathan Etu – Vice Chair, Supervisor, Town of Queensbury at Large (Arrived at 10:35a)
Robert Landry – Secretary
David Strainer – Supervisor, Town of Queensbury at Large
Nancy Turner – Supervisor, City of Glens Falls, Ward 3

EDC Staff:
Jim Siplon, EDC President; WCLDC CEO
Diane Dumouchel, EDC Director of Finance & Compliance; WCLDC CFO
Eric Rosenfield, EDC/WCLDC Economic Development and Communications Coordinator

Absent:
Brent McDevitt

Welcome & Call to Order: Chair Mike Wild called the meeting to order at 11:08 a.m. on Tuesday, October 22, 2026. The meeting was held in person. A quorum was present. The meeting was live streamed on YouTube.

Mr. Wild recognized the service of outgoing board member Peter McDevitt and welcomed the addition of his son, Brent McDevitt, who was not in attendance.

Approval of August 25, 2026 BOD Meeting Minutes: The board reviewed the August 25, 2026 Board of Directors Meeting Minutes. There were no comments or questions. Motion to approve the minutes was made by David Strainer; seconded by Robert Landry; all in favor; motion carried.

Financial Update: WCLDC CFO Diane Dumouchel reviewed the August 2026 Financials, as there was not a quorum at the September Meeting. Ms. Dumouchel reviewed the September 2026 Financials. There was discussion of the current CDs and the process for rolling them over in the future.

Motion to approve the ***August & September 2026 Financials*** was made by Robert Landry; seconded by David Strainer; all in favor; motion carried.

Loan Portfolio: Ms. Dumouchel reviewed the Loan Portfolio and provided project updates regarding site visits, status of tax documents, and payments. WCLDC CEO Jim Siplon provided updates on

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the North Creek sewer project regarding the operation of the Public House as well as the status of Nettle Meadow Farm operations.

Approval of 2027-2030 Pro Forma Budget: Mr. Siplon provided an explanation of the process, noting the delay in approval having no quorum in September. Ms. Dumouchel walked through the proposed 2027-2030 Pro Forma Budget for PARIS submission.

Motion to approve the ***Resolution No. 20261022-01*** to approve the WCLDC 2027-2030 Pro Forma was made by Nancy Turner; seconded by David Strainer; all in favor; motion carried.

Approval of Loan Modification: Ms. Dumouchel reviewed a loan modification for North Creek NY Resort HoldCo. LLC. with Mr. Siplon providing further context for the process.

Motion to approve the ***Resolution No. 20261022-1*** to approve a loan modification for North Creek NY Resort HoldCo LLC. was made by Nathan Etu; seconded by Nancy Turner; all in favor; motion carried.

EDC President/Staff Report: Mr. Siplon provided an update on the Forest Products study, likely moving the study to Empire State Development, instead of the LDC/EDC. He provided further updates on grants, upcoming events, and take-ways from the Albany Business Review Power Breakfast with discussion of the local development process.

Executive Session: n/a

Approvals, Resolutions, Actions:

- August 25, 2026 Board of Directors Meeting Minutes
- August 2026 Financials
- September 2026 Financials
- Resolution No. 20261022-01 Approval of the WCLDC 2027-2030 Pro Forma
- Resolution No. 20261022-1 Approval of a Loan Modification for North Creek NY Resort HoldCo LLC.

Adjournment: Upon no further business to come before the board, a motion to adjourn was made by David Strainer; seconded by Robert Landry; motion carried to unanimously adjourn at 12:07 a.m.

Next Meeting: November 19, 2026 at 11:00 a.m.

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