



Warren County Local Development Corporation

Regular Board of Directors Meeting

EDC Offices – 11 South Street, Suite 201

Thursday, April 23, 2026

MINUTES

Voting Members Present:

Michael Wild – Chair, Supervisor, Town of Queensbury at Large
Robert Landry – Secretary
Peter McDevitt – Treasurer
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:

Nathan Etu, Vice Chair, Supervisor, Town of Queensbury at Large

Welcome & Call to Order: Board Chair Mike Wild called the meeting to order at 11:02 am on Thursday, April 24, 2026. The meeting was held in person. A quorum was present. The meeting was live streamed on YouTube.

Review of March 19, 2026 BOD Meeting Minutes and ANNUAL BOD Meeting Minutes:

The board reviewed the March 19, 2026 Board of Directors Meeting Minutes and ANNUAL Board of Directors Meeting Minutes. There were no comments or questions. Motion to approve both minutes was made by Bob Landry; seconded by Nancy Turner; all in favor; motion carried.

Financial Update: WCLDC CFO Diane Dumouchel reviewed the March 2026 Financials and Loan Portfolio.

Loan Portfolio: WCLDC CFO Diane Dumouchel noted that Kirsh Helmets Inc. was not current nor responsive to efforts to connect. The board discussed possible actions. A resolution was drafted to request of the WCLDC's legal counsel to send a formal letter notifying the loan recipient that failure to cure delinquency will result in acceleration towards litigation. The WCLDC Board also requests a quote for the expected costs associated with said litigation. Motion to approve the resolution made by Bob Landry; seconded by Nancy Turner; all in favor; motion carried.

EDC President/Staff Report: President Jim Siplon introduced new team members, Eric Rosenfield, Economic Development & Communications Coordinator and Mary Feldman, Transformational Change in Rural Child Care Lead. He also shared the success of current intern Cameron Porter and incoming intern Maddisyn Griffin, both Queensbury High School Seniors and part of BOCES Early College Program. Mike Wild shared interest in having Mary Feldman present at the next Warren County Economic Growth & Development Committee. Mr. Siplon discussed recent interest in property development and the opportunity for the LDC it may provide; the upcoming City Planning Committee meeting surrounding the Cellular Overlay project and Tech Meadows development proposal; the MOSAIC arts and culture coalition; and two new housing proposals in the outlying communities. Dave Strainer briefly discussed the potential for properties the County may be looking to sell in the future.

Approvals, Resolutions, Actions:

- Approval of March 19, 2026 Regular Board of Directors Meeting Minutes
- Approval of March 19, 2026 ANNUAL Board of Directors Meeting Minutes
- *Approval of March 2026 Financials – inadvertently missed motion to approve; to be brought to May 2026 meeting*
- Approval of RESOLUTION No. 20260423-01 Approval of Actions for Delinquent Account

Executive Session: None

Adjournment: Upon no further business to come before the board, a motion to adjourn was made by Bob Landry; seconded by Peter McDevitt; motion carried to unanimously adjourn at 11:55 am.

Next WCLDC Board Meeting: May 21, 2026 at 11:00 a.m.