

FULTON COUNTY INDUSTRIAL DEVELOPMENT AGENCY

TUESDAY
APRIL 10, 2018
8:00 A.M.

1ST FLOOR CONFERENCE ROOM

MEETING NOTES

PRESENT:

JOSEPH SEMIONE, CHAIRMAN
DAVE D'AMORE, VICE CHAIRMAN
WILLIAM SULLIVAN, TREASURER
JOE GILLIS, SECRETARY
DIANA PUTNAM, MEMBER
TODD RULISON, MEMBER
TIM MUNN, MEMBER
JAMES MRAZ, EXECUTIVE DIRECTOR
KARA LAIS, FITZGERALD, MORRIS, BAKER, FIRTH PC
SCOTT HENZE, PLANNING DIRECTOR

I. MINUTES FROM MARCH 13, 2018 MEETING:

MOTION : Accept as presented.
MADE BY : Dave D'Amore
SECONDED : Joseph Semione
VOTE : Unanimous

II. BUDGET REPORT:

MOTION : Accept as presented.
MADE BY : Joseph Semione
SECONDED : Todd Rulison
VOTE : Unanimous

III. COMMITTEE REPORTS:

A. Nominating Committee:

- No report.

B. Audit Committee:

- No report.

C. Governance Committee:

- No report.

D. Finance Committee:

- No report.

IV. OLD BUSINESS:

A. Follow-up to Site Selector Forum:

1. One of the suggestions made by the Site Selectors was to improve the visual appearance of the Tryon Technology Park by:
 - a. Cutting down trees so Site Selectors/Companies could see the land/sites.
 - b. Cutting down underbrush and high grass in several areas.
 - c. Demolishing more buildings.
2. In response to that input:
 - a. Fulton County's Highway and Solid Waste Departments have cut down a number of trees.
 - b. The IDA hired contractor to cut down a lot of underbrush and high grass in several areas.
 - c. On December 28, 2017, the Board of Supervisors awarded a demolition contract to Dan's Hauling and Demo, Wynantskill, NY to:
 - 1) Demolish the two (2) large dormitories.
 - 2) Demolish two (2) additional buildings.
 - d. Dan's Hauling started demolition work on February 20, 2018.

IDA DISCUSSION: Jim Mraz reviewed the information on the Agenda. Joe Gillis asked if the piles of materials still on the ground are recyclable materials? Jim Mraz stated, "Yes."

B. Proposed Pioneer Window Project:

1. Background:

- Pioneer Windows Manufacturing Corporation (PWMC) operates a window manufacturing business at its 160,500 sf facility on Union Avenue Extension in the Johnstown Industrial Park.

- PWMC is a full-service supplier of architectural windows, doors, curtain walls, storefronts and other architectural aluminum products for residential, commercial and institutional buildings such as:
 - 1) Luxury high-rise apartment
 - 2) Schools
 - 3) Housing authority projects
 - 4) Colleges and universities
 - 5) Hospitals
 - 6) Libraries
- Pioneer currently employs approximately 150 people.

2. Proposed Project:

- PWMC is proposing to construct a 120,125+/- sf addition to its existing 160,500 sf manufacturing facility.
- This addition would be constructed on a 3.8 acre lot immediately adjacent to PWMC.
- The proposed project is needed to provide more space for manufacturing equipment and warehouse.
- The proposed project will create 75+/- new jobs.
- The total project cost is estimated to be \$11.2+/- million.
- The new building would be a metal building. Building height: 30'

3. Site:

- PWMC's existing 160,500 sf building sits on an 8.75+/- acre lot.
- The proposed 120,125 sf addition would be situated on a 3.91+/- acre parcel.
- PWMC will lease this 3.91+/- acre parcel from Union Coast, LLC.

4. IDA Benefits Requested:

- Pioneer Window's Project Application requests three (3) IDA benefits on the proposed 120,125+/- sf addition:
 - a. Property Tax Exemption (PILOT)
 - b. Sales Tax Exemption
 - c. Mortgage Recording Tax
- Total benefits requested would exceed \$100,000.
- Since Union Coast, LLC's Project Application requested IDA benefits greater than \$100,000, a public hearing must be held.
- These benefits would apply only to the 120,125+/- sf addition. No benefits would be provided to the existing 160,500 sf manufacturing facility.

5. Project Structure:

- Union Coast, LLC will lease its new facility to the IDA.
- The IDA will lease the new facility back to Union Coast, LLC.
- Union Coast, LLC will then sublease the facility to PWMC

6. Project Number:

- The project has been assigned Project Number: 1701-18-01-A

7. SEQR:

- At its April 3, 2018 meeting, the City Planning Board completed the SEQR Review by issuing a negative declaration.

8. Site Plan Approval:

- On March 6, 2018, Union Coast, LLC submitted its Site Plan to the City of Johnstown Planning Board in accordance with the City's Zoning Ordinance.
- On April 3, 2018, the City of Johnstown Planning Board approved the Site Plan for this project.

9. Public Hearing:

- A public hearing was held in the IDA office on March 28, 2018 at 10:00 a.m.
- Two (2) persons spoke at the public hearing:
 - Craig Talarico, Councilman-AT-Large, City of Johnstown
 - George DiMarco, President, Johnstown Water Board

IDA DISCUSSION: Jim Mraz reviewed the information on the Agenda. He summarized what the two (2) persons who spoke at the public hearing had to say. He stated that the IDA Board would be asked, at its next meeting, to take action on the application from Pioneer Windows.

V. NEW BUSINESS:

A. Proposed Benjamin Moore Project:

1. Background:

- Benjamin Moore (BM) operates a latex paint manufacturing facility on Union Avenue Extension in the Johnstown Industrial Park.

2. Proposed Project:

- BM is proposing to construct a 120,000+/- sf addition to its existing manufacturing facility.
- The proposed project is needed to provide more space for manufacturing equipment and warehouse.
- The proposed project will create 45+/- new jobs.
- The total project cost is estimated to be \$24+/- million.

3. Project Application:

- BM has filed a Project Application with the IDA.
- The Application Fee has been paid.

4. IDA Benefits Requested:

- BM's Project Application requests two (2) IDA benefits on the proposed 120,000+/- sf addition:
 - a. Property Tax Exemption (PILOT)
 - b. Sales Tax Exemption
- Total benefits requested would exceed \$100,000.

- Since BM’s Project Application requests IDA benefits greater than \$100,000, a public hearing must be held.
- These benefits would apply only to the 120,000+/- sf addition. No benefits would be provided to the existing manufacturing facility.

5. Project Structure:

- BM will lease its new facility to the IDA.
- The IDA will lease the new facility back to BM.

6. Project Number:

- The project has been assigned the following Project Number: 1701-18-02-A

7. Site Plan Approval:

- On April 2, 2018, BM submitted its Site Plan to the City of Johnstown Planning Board in accordance with the City’s Zoning Ordinance.

8. SEQR:

- City Planning Board has agreed to conduct the SEQR Review.

9. Public Hearing:

- The public hearing must be held in the City of Johnstown.
- The public hearing will be scheduled for Wednesday, May 2, 2018 at 11:00 a.m. in IDA’s office.
- See attached Resolution.

IDA DISCUSSION: Jim Mraz reviewed the information on the Agenda. He then reviewed a Site Plan of the proposed expansion project to show IDA Board members where on the site the expansion project would be located. He stated that the City of Johnstown Planning Board commenced its review of Benjamin Moore’s proposed Site Plan at its meeting on April 3, 2018. The Planning Board has agreed to conduct the SEQR review on this proposed project. Jim Mraz asked if there were any questions. Joe Gillis asked if the project will be afforded a 485-b PILOT? Jim Mraz stated, “Yes.” Jim Mraz asked if there were any other questions. There were none. Joe Semione stated that Benjamin Moore is a client of his business and therefore will be abstaining from any voting on the proposed Benjamin Moore Project.

IDA ACTION:

MOTION: To adopt the Resolution to schedule a Public Hearing relating to the Benjamin Moore Project.

MADE BY: Joseph Gillis

SECONDED: Todd Rulison

VOTE: 6 in favor, 0 opposed, 1 abstained (Joe Semione)

B. Lawn Mowing Quotes:

- A Request for Quotes (RFQ) was distributed to eight (8) companies/individuals to mow lawn at the Tryon Technology Park in 2018.
- Quotes were due by April 4, 2018.
- This year’s RFQ identified additional areas to be brush hogged and to increase the number of times to brush hog from two (2) times per year to three (3) times per year.
- Following quote was received:

Company/Individual	Brush Hog/Flail Mower	Finish Mowing	Total
James Esper Landscape	\$ 7,200	\$ 3,500	\$ 10,700

- Previous Year Costs:

2014	:	\$5,160	:	Greenscapes
2015	:	\$8,820	:	Evergreen
2016	:	\$7,520	:	Greenscapes
2017	:	\$8,500	:	James Esper

IDA DISCUSSION: Jim Mraz reviewed the information on the Agenda. Joe Semione stated that Jim Esper did an excellent job in 2017 mowing at Tryon. Jim Mraz agreed. Jim Mraz asked if there were any questions. There were none.

IDA ACTION:

MOTION: To authorize the Chairman to sign an Agreement with James Esper Landscape in the amount of \$10,700 to provide lawn mowing services at the Tryon Technology Park.

MADE BY: Bill Sullivan
SECONDED: Tim Munn
VOTE: Unanimous

VI. NEXT MEETING:

Tuesday
May 8, 2018
8:00 a.m.

VII. CLOSE MEETING:

MOTION : To close the meeting.
MADE BY : Joe Gillis
SECONDED : Todd Rulison
VOTE : Unanimous
TIME : 8:55 a.m.