

FULTON COUNTY INDUSTRIAL DEVELOPMENT AGENCY

TUESDAY
MAY 8, 2018
8:00 A.M.

PLANNING DEPARTMENT CONFERENCE ROOM

AGENDA

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
___ BILL WALDRON, LIAISON, ECONOMIC DEVELOPMENT COMMITTEE
___ RON PETERS, FCCRG
___ MIKE ANICH, LEADER-HERALD

I. MINUTES FROM APRIL 10, 2018 MEETING:

MOTION :
MADE BY :
SECONDED :
VOTE :

II. BUDGET REPORT:

MOTION :
MADE BY :
SECONDED :
VOTE :

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 has completed all demolition work.

IDA DISCUSSION:

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 conditionally 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:

C. 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.
- At its May 1, 2018 meeting, the City Planning Board approved Benjamin Moore's Site Plan.

8. SEQR:

- At its May 1, 2018 meeting, City Planning Board completed the SEQR Review of this proposed project by issuing a Negative Declaration.

9. Public Hearing:

- A public hearing was held on Wednesday, May 2, 2018 at 11:00 a.m. in IDA's office.
- Three (3) persons spoke all in favor of the proposed project.

10. Resolution Approving Project:

- See handout.

IDA DISCUSSION:

IDA ACTION:

MOTION:

To adopt the Resolution to:

- a. Appoint Benjamin Moore Corporation as the IDA's agents to undertake a certain project.
- b. Authorize the execution and delivery of an Agent Agreement, Lease Agreement, Leaseback Agreement, Payment-In-Lieu-Of-Tax (PILOT) Agreement and related documents with respect to the project.

- c. Authorize the provision of certain financial assistance to the company.
- d. Adopt findings with respect to the State Environmental Quality Review Act (“SEQRA”).
- e. Authorize the execution of related documents with respect to the project.

MADE BY:
 SECONDED:
 VOTE:

V. NEW BUSINESS:

A. IDA Website:

- Received invoice from Hosting4Less.
- Invoice is for:
 - 1. Hosting IDA Website : \$119.40
 - 2. Domain Name Registration : \$ 25.00
- Total Invoice : \$144.40

IDA DISCUSSION:

IDA ACTION:

MOTION: To authorize a payment of \$144.40 to Hosting4Less.

MADE BY:
 SECONDED:
 VOTE:

B. Sheds at Tryon:

- The IDA has received a proposal from Joshua Loudon to purchase two (2) existing sheds still standing at Tryon.
- IDA Board members were e-mailed photos of both sheds.
- Both are in fair condition.
- Total Offer: \$1,000

IDA DISCUSSION:

IDA ACTION:

MOTION:

MADE BY:
 SECONDED:
 VOTE:

VI. OTHER BUSINESS:

A. Executive Session:

1. Upon a majority vote of its total membership, taken in an open meeting pursuant to a motion identifying the general area or areas of the subject or subjects to be considered, a public body may conduct an executive session for the below enumerated purposes only, provided, however, that no action by formal vote shall be taken to appropriate public moneys:
 - i. matters which will imperil the public safety if disclosed;
 - ii. any matter which may disclose the identity of a law enforcement agent or informer;
 - iii. information relating to current or future investigation or prosecution of a criminal offense which would imperil effective law enforcement if disclosed;
 - iv. discussions regarding proposed, pending or current litigation;
 - v. collective negotiations pursuant to article fourteen of the civil service law;
 - vi. the medical, financial, credit or employment history of a particular person or corporation, or matters leading to the appointment, employment, promotion, demotion, discipline, suspension, dismissal or removal of a particular person or corporation;
 - vii. the preparation, grading or administration of examinations;
 - viii. the proposed acquisition, sale or lease of real property or the proposed acquisition of securities, or sale or exchange of securities held by such public body, but only when publicity would substantially affect the value thereof.**

MOTION: To go into Executive Session to discuss the proposed acquisition, sale or lease of real property or the proposed acquisition of securities, or sale or exchange of securities held by such public body, but only when publicity would substantially affect the value thereof.

MADE BY :
SECOND :
VOTE :
TIME :

MOTION : To go out of Executive Session.

MADE BY :
SECOND :
VOTE :
TIME :

VII. NEXT MEETING:

Tuesday
June 12, 2018
8:00 a.m.

VIII. CLOSE MEETING:

MOTION :
MADE BY :
SECONDED :
VOTE :
TIME :