

FULTON COUNTY INDUSTRIAL DEVELOPMENT AGENCY

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

PLANNING DEPARTMENT CONFERENCE ROOM

MEETING NOTES

PRESENT:

JOSEPH SEMIONE, CHAIRMAN
DAVE D'AMORE, VICE CHAIRMAN
JOE GILLIS, SECRETARY
DIANA PUTNAM, 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

I. MINUTES FROM APRIL 10, 2018 MEETING:

MOTION : Accept as presented.
MADE BY : David D'Amore
SECONDED : Joseph Gillis
VOTE : Unanimous

II. BUDGET REPORT:

MOTION : Accept as presented.
MADE BY : Joseph Semione
SECONDED : Tim Munn
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 has completed all demolition work.

IDA DISCUSSION: Jim Mraz reviewed the information on the Agenda. He stated that Dan's Hauling has completed demolition of the four (4) buildings. He stated the Department of Solid Waste will be removing some concrete block that was left by Dan's Hauling, as well as removing all slabs and foundations. Jim Mraz stated that dollars will be requested in the 2019 County Budget to continue demolishing existing buildings. Joe Gillis asked if the County's Demolition Team will be able to demolish any buildings next year? Jim Mraz stated that was unknown. He stated if dollars are included in next year's budget, they would be either used to help the Demolition Team demolish the buildings or pay for hiring a private contractor again like was done this year.

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: Jim Mraz reviewed the status of the project.

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: 1701-18-01-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: Jim Mraz reviewed the information on the Agenda. He stated that the Project Number had originally been assigned as 02 meaning the second project the IDA proceeded with in 2018. He stated this number is now going to be changed to 01 since it will be completed and submitted to the State prior to the Pioneer Windows Project. Jim Mraz asked Kara Lais to review the draft Resolution that was handed out with the Agenda. Kara Lais stated that the Resolution identifies two (2) material factors that the IDA would monitor as part of the Benjamin Moore Expansion Project:

1. Private Investment: Estimated to be approximately \$24 million.
2. Job Creation: Estimated to create 45 jobs within two (2) years.

Kara Lais asked IDA members if there were any other material factors they would like to have included into the Resolution? There were none. Jim Mraz asked if there were any other questions. There were none.

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: Joe Gillis
SECONDED: Diana Putnam
VOTE: 5 in favor, 0 opposed
ABSTAIN: Joe Semione

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: Jim Mraz reviewed the information on the Agenda. He asked if there were any questions. There were none.

IDA ACTION:

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

MADE BY: Joseph Semione
SECONDED: David D’Amore
VOTE: Unanimous

B. Sheds at Tryon:

- The IDA has received a proposal from Joshua Loveless 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: Jim Mraz reviewed the information on the Agenda. He asked Kara Lais if there were any issues with the IDA selling these sheds? Kara Lais stated that the IDA could do so as long as it declared sheds as surplus property. She stated the alternative approach would be for the IDA to put the sheds out for bid. Joe Semione asked if Mr. Loveless would be signing a Waiver of Liability form? Jim Mraz stated, "Yes." He stated it would be the same liability form the IDA has used on other matters, particularly lawn mowing services. Jim Mraz asked if there were any other questions. There were none.

IDA ACTION:

MOTION: To declare the two (2) sheds at Tryon as surplus property and to authorize this sale to Joshua Loveless for \$1,000 with said payment due up front.

MADE BY: Joseph Gillis
SECONDED: Tim Munn
VOTE: Unanimous

VI. NEXT MEETING:

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

VII. CLOSE MEETING:

MOTION : To close the meeting.
MADE BY : Joseph Gillis
SECONDED : David D'Amore
VOTE : Unanimous
TIME : 8:59 a.m.