

FULTON COUNTY INDUSTRIAL DEVELOPMENT AGENCY

TUESDAY
AUGUST 13, 2019
8:00 A.M.

PLANNING DEPARTMENT CONFERENCE ROOM

AGENDA

PRESENT:

___ DAVE D'AMORE, CHAIRMAN
___ TIM MUNN, VICE CHAIRMAN
___ JOSEPH SEMIONE, TREASURER
___ JOE GILLIS, SECRETARY
___ TODD RULISON, MEMBER
___ GEORGE DOHERTY, MEMBER
___ JANE KELLEY, MEMBER
___ JAMES MRAZ, EXECUTIVE DIRECTOR
___ KARA LAIS, FITZGERALD, MORRIS, BAKER, FIRTH PC
___ SCOTT HENZE, PLANNING DIRECTOR
___ RON PETERS, FULTON COUNTY CENTER FOR REGIONAL GROWTH
___ MARIE BORN, LIAISON, ECONOMIC DEVELOPMENT AND ENVIRONMENT COMMITTEE
___ MIKE ANICH, LEADER-HERALD

I. MINUTES FROM JULY 9, 2019 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:

- Monthly Bank Reconciliation Reports: Dave D'Amore

C. Governance Committee:

- No report.

D. Finance Committee:

- No report.

IV. OLD BUSINESS:

A. Status of Johnstown Renewables (JR) Project:

- Amendment to Lease Agreement was sent to JR.
- Amendment extends project completion date through December 31, 2019.

B. IDA Website:

- Emery Designs completed work updating IDA website.
- Emery Designs conducted "Discovery Process" meetings on July 26th and August 9th.

C. Northern Borders Regional Commission Grant:

1. Background:

- In 2015, the IDA, in partnership with Fulton County, applied for a grant from the Northern Borders Regional Commission (NBRC) to rehabilitate the F-Wing of Building 3 at the Tryon Technology Park.
- The NBRC awarded a grant of \$184,153 for this project.
- The IDA Board, at its October 13, 2015 meeting, agreed to commit \$65,847 of IDA funds towards the total cost of this project.
- The funding for the project was to be as follows:
 - NBRC : \$184,153
 - Fulton County : \$150,000
 - IDA : \$ 65,847
- Fulton County/IDA hired C.T. Male to prepare plans and specifications for the project.
- Due to National Grid not completing the installation of a new primary electric service, the renovation of the F-Wing did not move forward.
- The NBRC has withdrawn its grant.

2. IDA Invoice:

- A total of \$36,888.49 was expended on this project.
- Fulton County is seeking reimbursement of 50% of these costs from the IDA.
- Total due to Fulton County: \$18,444.25

IDA DISCUSSION:

IDA ACTION:

MOTION: To authorize a payment of \$18,444.25 to Fulton County.

MADE BY:

SECONDED:

VOTE:

V. NEW BUSINESS:

A. Board Training:

1. Background:

- The 2018 Board evaluations indicated a desire to conduct more training and updates for Board members.
- As a result, it was agreed to allocate time at IDA meetings to provide training.

2. Fulton County's Economic Development Program:

a. History:

- Prior to 1985, economic development efforts in Fulton County were decentralized. Several groups were involved:
 1. Montgomery-Fulton Economic Development Corporation
 2. Fulton County Community Development Corporation
 3. Mohawk Valley Economic Development District
 4. Fulton County Chamber of Commerce
 5. FCIDA
- In 1985, the Fulton County Board of Supervisors decided to centralize economic development efforts and focus on marketing. Fulton County executed an Agreement with the Fulton County Community Development Corporation to market Fulton County. The Fulton County Community Development Corporation then changed its name to the Fulton County Economic Development Corporation (FCEDC).
- In 1988, the FCEDC created the Crossroads Incubator Corporation (CIC).
- The EDC marketed the County and managed loan pools.
- The CIC built and managed real estate.
- In 2012, the FCEDC, in conjunction with Fulton County, decided to:
 - Create the Fulton County Center for Regional Growth (FCCRG).
 - Disband the FCEDC and CIC.

- In 2012, Fulton County Board of Supervisors committed to provide funding to the FCCRG and for the FCCRG to recommit to marketing.

b. Fulton County's Current Economic Development Program:

- At present, the following key entities are involved with Fulton County's Economic Development Program:
 1. Fulton County Board of Supervisors
 - Funding
 - Marketing
 2. Fulton County Center for Regional Growth
 - Marketing
 - Financing/Grants
 - Community Development
 - Other
 3. Fulton County Industrial Development Agency
 - Provide shovel-ready sites
 - Sell land
 - Provide financial incentives

3. Tryon Technology Park:

a. Project Summary:

- In 2014, the IDA acquired the former Tryon Youth Detention Facility from NYS Empire State Development (ESD) which included:
 - 515+/- acres of land
 - Approximately 210+/- acres were proposed as shovel-ready land
 - 50+/- buildings
 - Water and sewer infrastructure
 - Wastewater pump station
 - Water tank
 - Electrical system

b. Work Completed to Date:

1. IDA:

- Timber Harvest
- 2 auctions to sell off items left by New York State
- Deeded land for CR117 to Fulton County
- Developed the Tryon Technology Park website – www.tryontechnologypark.com
- Developed logo
- Evaluated use of certain lands for solar array

2. Fulton County:

- Reconstructed internal access road which became CR117
- Constructed new water/sewer lines
- Constructed new water booster station
- Constructed new elevated water tank
- Deeded waterlines, booster station and tank to City of Gloversville Water Department
- Conducted a Targeted Industry Analysis
- Prepared Marketing Brochure
- Completed Building Demolition Project
- Installed entry sign and banners

- c. Land Sold/Optioned to Date:
 - 20+/- acres and one (1) 15,000 sf existing building was sold to Vireo Health.
 - 3.5+/- acres and one (1) 15,000 sf existing building has been optioned to 1776 Hemp.
 - There remains 190+/- acres of shovel-ready land.

- d. Building Demolition:
 - When FCIDA took title to Tryon, the lands identified as shovel ready had 22 existing buildings located there.
 - One (1) existing building was sold to Vireo Health.
 - One (1) existing building was optioned.
 - Four (4) existing buildings were demolished as part of building the new access road.
 - Eight (8) existing buildings were demolished in 2017.
 - At present, nine (9) existing buildings remain:
 - 3 large dormitories
 - 2 small dormitories
 - 3 small storage/office/laundry buildings
 - 1 gymnasium

- e. New Electric Service:
 - At present, the existing primary electric service at Tryon is owned, operated and maintained by the FCIDA.
 - Fulton County and the FCIDA are working with National Grid to have a new primary electric service installed to service Tryon.

- f. Tryon's Current Assets:
 - Shovel-ready Land:
 - 190+/- acres

 - Tryon Development Area:
 - 35+/- acres

 - Vacant Lands on South Side of CR107:
 - 25+/- acres

 - Building 3:
 - 60,000+/- sf

 - F-Wing of Building 3:
 - 15,000+/- sf

IDA BOARD DISCUSSION:

4. Inventory of Available Shovel-Ready Sites and Buildings:

a. Shovel-Ready Sites:

<u>Park</u>	<u>Acres</u>
1. Crossroads Industrial Park	7
2. Johnstown Industrial Park	20
3. Tryon Technology Park	190
Tract 1: 100+/- acres	
Tract 2: 40+/- acres	
Tract 3: 25+/- acres	
Tract 4: 25+/- acres	

b. Available Buildings:

- | | | |
|-------------------------------|---|---------------------------------|
| 1. Crossroads Industrial Park | : | All buildings utilized/occupied |
| 2. Johnstown Industrial Park | : | All buildings utilized/occupied |

IDA DISCUSSION:

B. NYS Economic Development Council's IDA Academy:

- NYSEDC is conducting its annual IDA Academy training session for IDA Board members and staff.
- IDA Academy will be held on Tuesday, September 10, 2019 at the Genesee County Community College.
- Registration Fee: \$75
- Scott Henze is interested in attending.

IDA DISCUSSION:

IDA ACTION:

MOTION: To authorize reimbursing Scott Henze for the cost of registering for the IDA Academy.

MADE BY:

SECONDED:

VOTE:

C. Invoice from Fitzgerald Morris Baker Firth:

- Fitzgerald Morris Baker Firth has submitted an invoice for legal services provided to the IDA as part of the recent Eminent Domain action.
- Total Invoice Amount: \$6,898.65
- IDA will seek reimbursement of this cost from Fulton County.

IDA DISCUSSION:

IDA ACTION:

MOTION: To authorize a payment of \$6,898.65 to Fitzgerald Morris Baker Firth.

MADE BY:

SECONDED:

VOTE:

D. Resignation:

- George Doherty has submitted a letter of resignation from the IDA Board due to personal reasons.

IDA DISCUSSION:

IDA ACTION:

MOTION: To accept George Doherty's resignation from the IDA Board.

MADE BY:

SECONDED:

VOTE:

E. Don Brown Bus Sales:

1. Background:

- Don Brown Bus Sales is located on CR107 adjacent to the Tryon Technology Park.
- The Company conducted an onsite auction on Saturday, April 27, 2019.
- The company requested to use four (4) parking lots at the Tryon Technology Park to park vehicles:
 - Building 3 : 3 lots
 - Building 60 : 1 lot
- Don Brown Bus Sales parked vehicles at the Tryon Technology Park from Saturday, April 20, 2019 until Friday, May 3, 2019.
- Don Brown Bus Sales then requested to keep buses in one parking lot behind Building #3 until August 31, 2019.
- Don Brown Bus Sales agreed to pay the IDA \$200/month to keep these buses parked until August 31, 2019.

2. Request to Extend Use of Parking Vehicles at Tryon Technology Park:

- Don Brown Bus Sales has requested permission to continue parking buses at Tryon through October 30, 2019.
- Don Brown Bus has agreed to pay \$500/month to keep buses parked until October 30, 2019.

IDA DISCUSSION:

IDA ACTION:

MOTION: To authorize Don Brown Bus Sales to continue to park buses in the one (1) parking lot at Tryon through October 30, 2019 for \$500/month.

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
September 10, 2019
8:00 a.m.

VIII. CLOSE MEETING:

MOTION :
MADE BY :
SECONDED :
VOTE :
TIME :