

FULTON COUNTY INDUSTRIAL DEVELOPMENT AGENCY

**TUESDAY
FEBRUARY 13, 2018
8:00 A.M.
1ST FLOOR 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 JANUARY 9, 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 is hoping to start demolition work this month

IDA DISCUSSION:

B. 2018 Lawn Mowing at Tryon Technology Park

1. The IDA annually seeks quotes from local contractors to mow grass at Tryon
2. Review Map showing areas proposed to be mowed in 2018

IDA DISCUSSION:

IDA ACTION:

MOTION: To authorize the distribution of a Request for Quotes to contractors for 2018 mowing services

MADE BY :

SECOND :

VOTE :

TIME :

V. NEW BUSINESS:

A. Status Report of Existing Industrial/Business Parks:

1. Crossroads Industrial Park

a. Vacant Lots Available:

1. Lot 13: 3.28 Acres

2. Lot 14: 3.06 Acres

Total: 6.34 Acres

b. Vacant Buildings Available: See attached map.

1. Former Incubator Building : 100,000 sf : owned by STAG

2. Crossroads Business Park

a. Vacant Lots Available:

1. 21 Lots: 69.03 Acres

b. Vacant Buildings Available:

1. None

3. Johnstown Industrial Park

a. Vacant Lots Available

1. Lot 20: 20 Acres

2. Land fronting NYS Rt. 30A: 12 Acres

b. Vacant Buildings Available:

1. Former Coast Building : 52,500 sf : owned by STAG

4. Tryon Technology Park

a. Vacant Lots Available

1. 9 Lots: 215 Acres

b. Vacant Buildings Available:

1. Building 3 : 60,000 sf : owned by IDA

2. F-wing : 15,000 sf : owned by IDA

5. Summary

	Crossroads Industrial Park	Crossroads Business Park	Johnstown Industrial Park	Tryon Technology Park
# Vacant Lots	2	21	2	9
Acres of Vacant Lots	7	69	32	215
Average Acres/Lot	3.5	3.3	20	24
# Vacant Buildings	1	0	1	2
SF of Vacant Buildings	100,000	0	52,500	75,000

IDA DISCUSSION:

VI. OTHER BUSINESS:

A. 2017 PILOT Report:

1. Background:

- Each year, the IDA monitors all PILOT Agreements it has on projects to verify that PILOT payments are being made per the PILOT Agreements.
- Each year, the IDA sends a letter to every company it has a PILOT with asking that they fill out a PILOT Report.
- The IDA also sends a similar letter to all local taxing jurisdictions impacted by an IDA PILOT. The information from local taxing jurisdictions is used to compare against the information received from companies.
- Initial letters were sent out on November 9, 2017.
- 2nd Request letters were sent on December 26, 2017.

2. Status Report:

- To date, the IDA has received responses from:

Companies:

YMCA

CG Roxane

Johnstown Renewables

Nathan Littauer Hospital

Swany

Municipalities/School Districts:

Town of Johnstown

Fulton County

City of Gloversville
 City of Johnstown
 Greater Johnstown School District

- The IDA is still waiting for responses from:

Municipalities/School Districts:
 Fonda-Fultonville School District

3. As of January 1, 2018, the IDA has the following active projects:

Owner	Lessee	Address	Occupant
IDA	Swany	115 Corporate Drive, Gloversville	Swany
IDA	CG Roxane	1 Old Sweet Road, Johnstown	CG Roxane
IDA	YMCA	213 Harrison Street, Gloversville	YMCA
IDA	Johnstown Renewables	Enterprise Drive, Johnstown	Johnstown Renewables

4. As of January 1, 2018, the IDA has the following active PILOT Agreements:

Owner	Lessee	Address	Occupant
IDA	Swany	115 Corporate Drive, Gloversville	Swany
IDA	CG Roxane	1 Old Sweet Road, Johnstown	CG Roxane
IDA	Johnstown Renewables	Enterprise Drive, Johnstown	Johnstown Renewables

IDA DISCUSSION:

B. 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
March 13, 2018
8:00 a.m.

VIII. CLOSE MEETING:

MOTION :
MADE BY :
SECONDED :
VOTE :
TIME :