

FULTON COUNTY INDUSTRIAL DEVELOPMENT AGENCY

**TUESDAY
FEBRUARY 13, 2018
8:00 A.M.
1ST FLOOR CONFERENCE ROOM**

MEETING NOTES

PRESENT:

JOSEPH SEMIONE, CHAIRMAN
DAVE D'AMORE, VICE CHAIRMAN
JOE GILLIS, SECRETARY
DIANA PUTNAM, MEMBER
TODD RULISON, 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 JANUARY 9, 2018 MEETING:

MOTION : To accept as presented.
MADE BY : Joseph Gillis
SECONDED : Dave D'Amore
VOTE : Unanimous

II. BUDGET REPORT:

MOTION : To accept as presented.
MADE BY : Todd Rulison
SECONDED : Diana Putnam
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 is hoping to start demolition work this month

IDA DISCUSSION: Jim Mraz reviewed the information on the Agenda. He stated that Dan's Hauling is hoping to start work on February 20, 2018.

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: Jim Mraz stated it is that time of year to seek quotes from local contractors to provide mowing services at Tryon in 2018. He reviewed a map showing the areas that were mowed in 2017. He stated based upon the input provided by the Site Selectors, he is recommending that more areas be mowed this year and the grass be cut more often. He said this could result in a cost increase. He reviewed the map showing the areas proposed to have mowed this year. He identified the two (2) basic types of mowing that would occur. He identified the areas proposed to be brushhogged three (3) times this year versus two (2) in years past. He asked IDA Board members if they had any questions or concerns with the additional mowing? There were none. Jim Mraz then reviewed the list of local mowing contractors that he plans on sending the RFQ to. He asked IDA Board members if they knew of any additional contractors that provide mowing services to let him know and he would send them a copy of the RFQ. He said quotes would be due in early April. The IDA Board would award a contract at its April meeting.

IDA ACTION:

MOTION: To authorize the distribution of a Request for Quotes to contractors for 2018 mowing services
MADE BY : Joseph Semione
SECOND : Joseph Gillis
VOTE : Unanimous

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: Jim Mraz reviewed the information on the Agenda. He stated this presentation is being made as a result of a discussion at the last IDA Board meeting where a request was made to have the IDA Board members updated on the status of vacant lots and vacant buildings in the Industrial Parks. Jim Mraz distributed copies of maps of the four (4) Industrial/Business Parks in Fulton County. He reviewed each map and the history of each Park and the current status of buildings and lots in the Parks. With respect to the Crossroads Business Park, he pointed to the IDA Board members the fact that this park was set up for small white collar businesses. He stated, given the small lots and hilly nature of the Park, it is not conducive to larger manufacturing facilities that are looked at in the other Industrial Parks. Joe Gillis asked if the IDA should consider changing the Park Covenants to allowing other uses into this Park. Jim Mraz stated that the City of Gloversville should initiate that discussion and look to amend its Zoning Ordinance first. He reminded IDA Board members that the IDA, several years ago, recommended to the City that they amend their zoning to allow retail uses on the properties fronting South Kingsboro Avenue. He stated that is why the IDA Board has a higher lot sale price for those lots than the interior ones. Jim Mraz added that the lower leg of the Crossroads Business Park may also be an ideal site for a housing project. Given the close proximity to health care facilities, as well as Walmart, a senior housing project could be developed at this location.

With respect to the Crossroads Industrial Park, Jim Mraz stated that the only building currently vacant there is the former Incubator Building. There are also two (2) lots available at the northern end of the Crossroads Industrial Park totaling approximately 6 to 7 acres.

With respect to the Johnstown Industrial Park, Jim Mraz stated that there's only one (1) lot remaining in that Park. He stated the IDA does own additional land that fronts onto NYS Route 30A but there are no water and sewer services currently available to that property. He stated, however, that water and sewer service could be extended there if a company was interested in building on those lots. He said there is only one (1) vacant building available for sale/lease in this Park.

Jim Mraz asked if there were any further questions. There were none.

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

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:

Companies:

Swany

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: Jim Mraz reviewed the information on the Agenda. He stated that the IDA is still waiting for the annual PILOT Report back from Swany and the Fonda-Fultonville School District.

VII. NEXT MEETING:

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

VIII. CLOSE MEETING:

MOTION : To close the meeting.
MADE BY : Joseph Gillis
SECONDED : Todd Rulison
VOTE : Unanimous
TIME : 9:00 a.m.