

FULTON COUNTY INDUSTRIAL DEVELOPMENT AGENCY

TUESDAY
JUNE 13, 2023
8:00 A.M.

PLANNING DEPARTMENT CONFERENCE ROOM

MEETING NOTES

PRESENT:

SUE COLLINS, VICE CHAIRMAN
JOSEPH GILLIS, SECRETARY
TODD RULISON, TREASURER
JOSEPH SEMIONE, MEMBER
DAVID D'AMORE, MEMBER
DR. GREG TRUCKENMILLER, MEMBER
JAMES MRAZ, EXECUTIVE DIRECTOR
KARA LAIS, FITZGERALD, MORRIS, BAKER, FIRTH PC
SCOTT HENZE, PLANNING DIRECTOR
DENIS WILSON, FULTON COUNTY CENTER FOR REGIONAL GROWTH
JACK WILSON, SUPERVISOR, TOWN OF JOHNSTOWN
BETSY EMERY, EMERY DESIGNS (ZOOM)

I. MINUTES FROM MAY 9, 2023 MEETING:

MOTION : Accept as presented.
MADE BY : Dave D'Amore
SECONDED : Joe Gillis
VOTE : Unanimous

II. BUDGET REPORT:

MOTION : Accept as presented.
MADE BY : Sue Collins
SECONDED : Dave D'Amore
VOTE : Unanimous

III. COMMITTEE REPORTS:

A. Nominating Committee:

- No report.

B. Audit Committee:

- Monthly Bank Reconciliation Report: Dave D'Amore

IDA DISCUSSION: Dave D'Amore approved the Monthly Bank Reconciliation Reports.

C. Governance Committee:

- No report.

D. Finance Committee:

- No report.

IV. FULTON COUNTY/FULTON COUNTY CENTER FOR REGIONAL GROWTH (FCCRG) REPORTS:

1. Fulton County Report:
2. FCCRG Report: (See attached.) Denis Wilson

IDA DISCUSSION: Denis Wilson reviewed the information in the CRG's report that was attached to the Agenda. He stated that Ron Peters was particularly pleased with the CRG being designated by the United States Department of Labor as an Apprenticeship Ambassador. Denis Wilson stated that there are only 300 or so economic development agencies around the country that has receive this designation. Upon completion of his report, Joe Gillis asked what is considered to be Advanced Manufacturing? Greg Truckenmiller stated that it typically refers to manufacturing that is automated or using robotics. It also references a type of manufacturing that utilizes machinery versus people.

V. OLD BUSINESS:

A. Review IDA's Website with Betsy Emery, Emery Designs:

1. Proposed Changes to Home Page:

- a. It is proposed to replace existing pictures with pictures of other types of uses such as apartments, townhouse, condominiums, mixed use, commercial and other types of uses the IDA can assist. The intent would be to try and change the perception that the IDA only does "industrial" projects. Narrative would be added to describe the types of projects the IDA can assist and identify the financial incentives the IDA can provide.

- b. It is proposed to add a link regarding Housing. Clicking this link would provide access to the Fulton County's Housing Strategy and the work the IDA will be doing to promote the development of new housing in the County.

2. Fulton County Housing Strategy:

- a. Emery Designs will be developing a series of articles from the information contained in Fulton County's Housing Strategy. These articles will be placed on the IDA's Google Business and LinkedIn pages. These articles would also be available for someone to read by clicking on the new "Housing" link that Emery Designs will be creating on the Home Page.

3. Current IDA News:

- a. It is proposed to add to the Home Page a place where the IDA can share current news. For example, at our last meeting, we had a presentation from David Kimmel, President, Two Plus Four Construction and Lakewood Development LLC. Mr. Kimmel provided information and guidance to the IDA on how to pursue developing new housing in a community. The IDA should be sharing what was learned, and the IDA could do so by putting that information onto its Home Page as well as Google Business and LinkedIn pages.
- b. The same could be done regarding the IDA's attendance at the IDA Academy and Brownfield's Summit.

IDA DISCUSSION: Jim Mraz reviewed the information on the Agenda. There was a discussion regarding the images that are proposed to be used. We want to make sure that we are not having any copyright infringements with imagery. It was agreed to try and utilize photographs of existing projects in Fulton County with the photos acknowledging that they are illustrative of the types of projects the IDA is involved with and noting that the IDA was not directly involved with the project shown in the photograph. Betsy Emery asked IDA Board members to please like or subscribe to the IDA's LinkedIn and YouTube pages?

B. Nexus Renewables:

IDA DISCUSSION: Jim Mraz stated that he had a phone conversation with Nexus Renewables' representative on June 12th. He stated that Nexus is still waiting for the interconnect approval from National Grid. Nexus applied to National Grid approximately five (5) months ago and is not expecting an approval from National Grid for another two (2) months. Nexus advised that the Tryon project is being bungled with four (4) other projects in the Towns of Amsterdam and Perth. Nexus hopes to receive all of the approvals for all of these projects in the third quarter of 2023. Once all of the approvals are obtained, Nexus will issue a Request for Proposals to get quotes from contractors to construct these five (5) facilities. Quotes will then be reviewed with the company who will be financing the project and then construction contracts will be awarded. Nexus advised that once materials are ordered, the wait time is now approximately six (6) months for those materials to be delivered. As a result, Nexus advised that the construction of the project at Tryon will not commence until 2024.

C. Winstanley Enterprises Project:

1. Tryon Electric Service:

- Participated in MS Teams meeting with National Grid and Winstanley Enterprises to discuss what options are available to bring more power to Tryon.

IDA DISCUSSION: Jim Mraz stated that Winstanley and National Grid are currently evaluating two (2) options for bringing additional power to Tryon. He stated those two (2) options will be discussed at a second Microsoft Teams meeting that is scheduled for next week.

D. Back-up Generator Project:

- Koval completed training of County Facilities staff on May 16, 2023.
- Project is substantially complete.
- Punchlist was prepared and submitted to Koval.
- Once punchlist is complete, final payment will be processed.

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

E. Vireo Health Project:

1. Sales Tax Exemptions:

- a) On July 13, 2021, the IDA Board approved granting up to \$2,251,520 in sales tax exemptions.
- b) On August 9, 2022, the IDA Board authorized increasing the total sales tax exemptions available from \$2,251,520 to \$3,284,534 contingent upon Vireo signing either a standard Lease or an Agent and Equipment Lease.
- c) On May 9, 2023, the IDA Board authorized extending from May 31, 2023 to October 31, 2023 the deadline for using sales tax exemptions. This approval was granted contingent upon Vireo signing an Agent and Equipment Lease and paying the balance of the Administrative Fee owed the IDA.
- d) To date, the Lease has not been executed.

IDA DISCUSSION: Jim Mraz reviewed the information on the Agenda. He stated he would have further updates to the Board in Executive Session.

VII. NEW BUSINESS:

A. Sale of Lands to DJF Motorsports:

1. Background:

- IDA owns .251 acre parcel on east side of NYS Route 30A across from Johnstown Industrial Park.
- DJF Motorsports has offered to purchase the parcel for \$500.

2. Appraisal:
 - IDA hired Whittaker Appraisal Group to prepare an appraisal.
 - Whittaker Appraisal Group completed the Appraisal.

3. SEQR:
 - a. Background:
 - The proposed action should be classified as an Unlisted Action.
 - The IDA Board is the only Involved Agency.

 - b. Environmental Assessment Form (EAF):
 - A Short Form EAF has been prepared.
 - See attached.

 - c. Determination of Significance:
 - The IDA Board must issue a Positive or Negative Declaration under SEQR.

4. Resolution:
 - Kara Lais has prepared a Resolution authorizing the sale of this .251 acre parcel to DJF Motorsports.
 - See attached Resolution.

IDA DISCUSSION: Jim Mraz reviewed the information on the Agenda. He reviewed the Short Environmental Assessment Form (EAF) that was attached to the Agenda. He asked IDA Board members if they had any questions regarding the EAF. There were none. He stated that the Board needs to issue a determination of significance under SEQR. He stated the Board could issue either a Negative or Positive Declaration. He stated, given that the proposed action would not create any major environmental impacts, he recommended that a Negative Declaration be issued.

IDA ACTION

MOTION: To classify the proposed action as an Unlisted Action and to issue a Negative Declaration.

MADE BY: Joe Semione
 SECONDED: Joe Gillis
 VOTE: Unanimous

IDA ACTION

MOTION: To approve a Resolution approving and authorizing sale of real property.

MADE BY: Dave D'Amore
 SECONDED: Sue Collins
 VOTE: Unanimous

VIII. OTHER BUSINESS:

A. Existing Mission Statement:

1. Existing Mission Statement:

“The IDA’s mission is to create and promote economic growth and prosperity for both residents and entrepreneurs in Fulton County. The IDA’s role in Fulton County’s Economic Development Program is to develop and maintain an inventory of shovel-ready sites for new and expanding businesses, offer financial incentives, as may be required, to encourage the creation of new and retention of existing jobs and expand the County’s tax base. In doing so, the IDA strives to make Fulton County a desirable place to live and do business.”

2. Potential New Mission Statements:

- a. “We provide opportunities for economic development/growth/progress/prosperity.”
(Select 1)
- b. “We offer opportunities for economic development/growth/progress/prosperity.”
(Select 1)
- c. “We provide/offer incentives to Fulton County businesses.”
- d. “We incentivize opportunities for economic development/growth/progress/prosperity.” (Select 1)
- e. “We encourage investment into economic development/growth/progress/prosperity.” (Select 1)

IDA DISCUSSION: Jim Mraz reviewed the information on the Agenda. He asked if there were any comments on the options shown in the Agenda? Joe Semione stated that he likes Options b and c. Joe Gillis stated that he likes Option b using the terms economic development or growth. Dave D’Amore commented that he thinks all five (5) are still a little too long. He suggested “we incentivize opportunities.” Todd Rulison suggested not saying that we provide incentives to Fulton County businesses because someone could interpret that as meaning we don’t provide incentives to companies outside of Fulton County looking to move into Fulton County.

After a discussion, it was the consensus of all present to have Jim Mraz prepare short versions of potential Mission Statements to present at the next meeting.

B. IDA Benefits to Housing Projects:

1. 1969 IDA Act:

- The 1969 Act creating Industrial Development Agencies stated that the purpose of IDA’s was to:

“promote economic welfare of the State’s inhabitants and to actively promote, attract, encourage and develop economically sound commerce and industry through governmental actions for the purpose of preventing unemployment and economic deterioration.”

- The original Act identified a number of specific types of projects IDA's could assist.
- This Act was then amended a number of times to add additional types of projects IDA's could assist.
- This Act and all subsequent amendments never specifically identified housing as a type of project an IDA could assist.

2. 1985 NYS Comptroller's Opinion No. 85-51:

- In 1985, the New York State Comptroller's Office was asked by the village attorney for the Village of Port Chester whether construction of an apartment complex was a commercial project an IDA could assist.
- The Comptroller's opinion stated that, at its inception, the IDA Act's primary thrust was to promote the development of commerce and industry as a means of increasing employment opportunities. The Opinion then reasoned that for an apartment complex to qualify as an eligible project, it had to:
 - 1) Promote employment opportunities.
 - 2) Prevent economic deterioration in the area served by the IDA.
- The Comptroller's Opinion added that the Comptroller's Office was "not in a position to render an opinion" as to whether a project that consisted of the construction of an apartment complex was a commercial project. Rather, the Opinion stated such a determination "must be made by local officials based upon all the facts relevant to the proposed project."
- Any such determination, the Comptroller's Opinion concluded, had to take into account the stated purposes of the IDA Act:
 - 1) The promotion of employment opportunities.
 - 2) The prevention of economic deterioration."

3. 1987 Triple 5 Realty v. Village of Port Chester:

- In this case, the NYS Supreme Court in Westchester County found that an apartment complex could receive IDA tax exemptions if the IDA determined that:
 - 1) The construction and operation of the apartments would increase employment opportunities.
 - 2) The construction and operation of an apartment complex would prevent economic deterioration in the area served by the IDA.

4. 2017 Ryan v. Town of Hempstead Industrial Development Agency:

- The Town of Hempstead IDA (TOHIDA) granted financial tax benefits to Renaissance Downtowns Urban America LLC with respect to a new 336-unit residential apartment complex proposed to be built in the Village of Hempstead, Long Island.
- The financial benefits and assistance granted by the TOHIDA included:
 - Exemptions from mortgage recording taxes for one or more mortgages.
 - Securing the principal amount not-to-exceed \$70,000,000.
 - A sales and use tax exemption up to \$3,450,000 in connection with the purchase/lease of building materials, services, or other personal property for the project; and
 - Abatement of real property taxes for an initial term of 10 years pursuant to a Payment in Lieu of Taxes ("PILOT") Agreement.
- Six petitioners, including a trustee for the Village of Hempstead, challenged the TOHIDA's resolution in an Article 78 proceeding, arguing that an IDA could not grant benefits for a project that was residential, either in whole or in part, in nature.

- The Court dismissed the petitioners case. In its decision:
 - The Court noted that the 1985 Comptroller’s Opinion had observed that the determination of whether construction of an apartment complex was a commercial activity within the meaning of the IDA Act had to be made by local officials based on facts relevant to the proposed project.
 - The Court noted that the TOHIDA found that the development of the first phase of the facility would “promote and maintain the job opportunities, health, general prosperity and economic welfare” of the town’s citizens and “improve their standard of living.”
 - The Court further noted that the project promoted employment opportunities and served to combat economic deterioration in the area served by the TOHIDA.
 - The Court upheld the TOHIDA’s decision as rationally based and not arbitrary or capricious, an abuse of discretion, or an error of law.
- These two (2) Court cases, in conjunction with the 1985 Comptrollers Opinion, establish the basis that an IDA can assist a residential project if the project demonstrates that it:
 - 1) **Promotes employment opportunities.**
 - 2) **Prevents economic deterioration.**

IDA DISCUSSION: Jim Mraz reviewed the information on the Agenda. He stated that IDA’s can provide financial incentives to housing projects as long as the Board makes a finding that a potential residential project will promote employment opportunities and prevent economic deterioration. Dave D’Amore asked can an argument be made for an IDA to provide incentives to a housing project be that the housing project will bring people into the community that would help further businesses find employees? Kara Lais stated “yes.”

5. Uniform Tax Exemption Policy (UTEP):

a. Section 3: General Provisions:

- Section 3 of the IDA’s existing UTEP references a section of the original Act to identify the types of projects it can assist.
- Since this Act does not specifically identify housing as a type of project the IDA could assist, the UTEP could be interpreted as not allowing the IDA to assist a housing project.
- As such, it is recommended that Section 3 be amended to include a detailed listing of the types of projects the IDA could assist.

b. Affordable v. Market Rate Housing:

- Some IDA’s provide different PILOT’s for affordable and market rate housing projects.

IDA DISCUSSION: Jim Mraz reviewed the information on the Agenda. He suggested amending the UTEP to include housing. Greg Truckenmiller cautioned to not be specific. Kara Lais agreed saying that the language in the current UTEP could stay the same but just add housing and other options. There was a brief discussion regarding whether the IDA’s UTEP should have separate PILOT’s for affordable and/or market-rate housing projects. It was agreed to have Jim Mraz provide at the next meeting examples of other IDA’s use for affordable and market-rate housing. Kara Lais stated that PILOT’s for housing projects are typically longer than the 10-year PILOT that 485-b provides.

C. FCCRG's Small Business Symposium:

- FCCRG will be hosting a Fulton County Small Business Symposium on:

Tuesday
June 13, 2023
4:30 – 7:00 p.m.
Holiday Inn

- IDA will have a table at this event.
- Purchased pens to have as a handout at Symposium.

D. 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 : Sue Collins
SECOND : Dave D'Amore
VOTE : Unanimous

TIME : 8:53 a.m.

MOTION : To go out of Executive Session.

MADE BY : Joe Semione
SECOND : Dr. Greg Truckenmiller
VOTE : Unanimous

TIME : 9:50 a.m.

IX. NEXT MEETING:

Tuesday
July 11, 2023
8:00 a.m.

X. CLOSE MEETING:

MOTION : To close the meeting.
MADE BY : Sue Collins
SECONDED : Dr. Greg Truckenmiller
VOTE : Unanimous

TIME : 9:51 a.m.

Fulton County Center for Regional Growth

June 2023

Business Marketing / Business Leads / Business Inquires

1. CRG has been recognized by the United States Department of Labor as an Apprenticeship Ambassador.
2. The 52 Church Street Project in Gloversville is moving forward. The developer is hoping to demolish the building in the fall of 2023.
3. CRG's EPA Brownfield Program Task Force recently met. It was decided to move forward with further investigations on Fashion Tannery and Skip's Garage, Phase IIs will be conducted. Additionally, CRG met with the Village of Broadalbin to start the process of developing a plan to move several zombie properties from their current state to third party developers.
4. The Mohawk Valley Brownfields Developer Summit took place April 25 – 26 at Herkimer College. There were 210 registered plus 25 walk-ins attending from all over NY State. This year our six-county event was noticed!! EPA sent their regional people and discussed with the event planning team how the EPA might roll out a program like this on a national level. The NYS Executive Office took notice and Lt. Governor Antonio Delgado gave the opening welcome address. RACER Trust, the group that handled hundreds of millions of General Motors brownfield sites, was the keynote speaker on day one.

Lisa Garcia, Regional Administrator for Region 2 US EPA gave the keynote for day two. The Mohawk Valley Regional Economic Development Council (MVREDC) has also expressed interest in the program.

5. The Microenterprise CARES Act Grant Round 4 drawdown came in and grants were processed for Beyond Your Garden, Stump City Brewing, Adirondack Express Lube, and Fulton County Barbershop.
6. CRG was invited to meet with a Taiwanese Delegation touring the state. They were interested in advanced manufacturing.
7. CRG closed a loan with the Eccentric Club through the Gloversville Loan Fund. CRG anticipates closing a loan with a start-up, Sage and Cedar, in Gloversville in the next three weeks. This start-up plans to offer a convenient, casual, healthy eating option.
8. The second loan under the newly established City of Johnstown Loan Fund was approved and is now moving to closing.

9. CRG's Downtown Development Specialist continues to meet with DRI project awardees. During May, the DDS held 13 related DRI meetings.

Upcoming events include Food Truck Fridays (first and third Fridays in June, July, and August) and a Gloversville Community Walk that will be held during NYS Path Through History weekend, June 17 and 18. Ongoing downtown related activities include the Local Waterfront Revitalization Program, the Brownfield Opportunity Area (BOA), and the "Crescent Area" of the city.

10. Save the date for the Palace Diner's 100th Anniversary celebration on August 26th.



THE UNITED STATES DEPARTMENT OF LABOR
Employment & Training Administration

**Apprenticeship Ambassador
Certificate of Recognition**

This is to certify that

Fulton County Center for Regional Growth

Has received recognition from the U.S. Department of Labor as an Apprenticeship Ambassador committed to modernizing, diversifying, and expanding Registered Apprenticeship to support the success of American workers, employers, and communities across the country.

Date: March 24, 2023

John V. Ladd
John V. Ladd, Administrator
Office of Apprenticeship



Apprenticeship Ambassador Initiative

The U.S. Department of Labor (DOL) is committed to strengthening, expanding, diversifying, and modernizing Registered Apprenticeship to support the success of workers, employers, and communities across the country.

DOL's **Apprenticeship Ambassador Initiative** is designed to create a national network of employers, labor organizations, industry associations, program sponsors, educators, workforce intermediaries, community-based organizations, and other stakeholders to serve as champions for expanding and diversifying Registered Apprenticeship.

WHAT IS THE APPRENTICESHIP AMBASSADOR INITIATIVE?

As champions for Registered Apprenticeship, Apprenticeship Ambassadors partner with DOL to:

- ▶ **Promote and expand awareness of the benefits of Registered Apprenticeship** in the U.S. for industry, employers, career seekers, educators, and communities as a whole;
- ▶ **Identify and scale innovative practices and partnerships** to modernize, strengthen, and accelerate the adoption of Registered Apprenticeship;
- ▶ **Increase access and support for underrepresented and underserved populations** in Registered Apprenticeship including women, youth, people of color, rural communities, justice-involved individuals, and people with disabilities; and
- ▶ **Communicate the business case for Registered Apprenticeship as a mainstream workforce strategy** for high-demand industries and creating opportunities for good jobs for all Americans across the economy. Connecting Employers With a Skilled Workforce

WHAT IS THE ROLE OF APPRENTICESHIP AMBASSADORS?

Apprenticeship Ambassadors will support DOL's goals of modernizing Registered Apprenticeship; increasing diversity, equity, inclusion, and accessibility in Registered Apprenticeships (RA); engaging industry in new and emerging sectors; and expanding pre-apprenticeship, youth apprenticeship and degree apprenticeships. Apprenticeship Ambassadors will assist with the following activities:

Partnerships and Innovation: Launch new, innovative Registered Apprenticeship partnerships and initiatives. Examples of partnership or innovation activities could include:

- ▶ Developing partnerships with intermediaries, community based organizations, and workforce development partners;
- ▶ Creating new RAs and/or pre-apprenticeship programs that lead to RA particularly in high demand industries and/or occupations;
- ▶ Improving equity in RA by conducting outreach and recruitment efforts aimed at increasing opportunities for underrepresented populations;



- ▶ Mobilizing resources and new investments to create opportunities for business, philanthropy, and others to invest in apprenticeship expansion; and
- ▶ Building public-private strategic partnerships and other mechanisms to accelerate apprenticeship adoption and innovation.

Best Practices, Research and Impact: Develop and share research, lessons learned, and best practices. Other examples of possible activities in this area could include:

- ▶ Developing and sharing success stories, research, lessons learned, and best practices to advance the impact of RA;
- ▶ Scaling up current RAs to expand the availability to more businesses and workers across the country; and
- ▶ Expanding the use of evaluation and data-driven efforts to improve RA.

WHO CAN BE AN AMBASSADOR?

Organizations that have experience with Registered Apprenticeship are eligible to become an Apprenticeship Ambassador. Examples of organizations that would be eligible include Registered Apprenticeship sponsors, Related Technical Instruction providers, intermediaries, sponsors of pre-apprenticeship programs that lead to RA, and equity partners who have seen the value and benefits of Registered Apprenticeship and want to partner with DOL to help promote, expand, diversify, and modernize it. Organizations that are interested in becoming an Apprenticeship Ambassador should fill out an application on the website at apprenticeshipusa.gov.



WHY BECOME AN AMBASSADOR?

Benefits to selected Apprenticeship Ambassadors include:

- ▶ National recognition as an Apprenticeship Ambassador, which includes elevating your efforts to expand and diversify Registered Apprenticeship.
- ▶ Being a part of a network of industry, workforce, education, equity, and labor apprenticeship champions where you can sharing best practices in your industry and/or area of expertise; and
- ▶ The opportunity to partner with DOL to shape Registered Apprenticeship expansion and diversification in your industry, supply chain, area of expertise, and local area.

Explore Registered Apprenticeship Today!

Want to learn more? Visit the U.S. Department of Labor's one-stop source for all things apprenticeship: www.apprenticeship.gov or email us at apprenticeship@dol.gov.

APPRENTICESHIPUSA

Apprenticeship Ambassador Initiative

Organization Name: Fulton County Center for Regional Growth
Submission Date: Thu Jul 21 16:55:12 GMT 2022



Contact Information

Organization Name: Fulton County Center for Regional Growth
Address:
34 West Fulton St.
Gloversville, NY 12134

Applicant Name: Mr. Ronald Peters
Title: President & CEO
Phone: (518) 725-7700
Email: kena@fccrg.org

Geographic Scope: Local

Specify area if regional, state, or local: Fulton County New York

Industry(ies): Other Services (Except Public Administration)

Registered Apprenticeship Program (RAP) Experience

Number of years of RAP experience: 5

Brief description of RAP experience: FCCRG is the Economic Development arm for Fulton County and serves on the 3 County workforce development board. We work directly with business and educational institutions locally to develop apprenticeship programs. We also handles grants, business development and workforce development for the Fulton County region

Please select one or more that apply and the corresponding length of experience. Note that a minimum of one year of experience with RAPs is required.

RAP sponsor with minimum of 10 apprentices total: No

RAP Related Technical Instruction provider: No

RAP Intermediary: Yes

- *Intermediary Name:* Electro Metrics

Sponsor of Pre-Apprenticeship program leading into a RAP program: No

U.S. Department of Labor (DOL) Office of Apprenticeship contractor: No

DOL Office of Apprenticeship grantee: No

Previous ApprenticeshipUSA LEADER: No

Previous national Advisory Committee on Apprenticeship member: No

Registered Apprentice: No

Other RAP experience: Yes

- *Please describe the type of RAP experience:* FCCRG is the Non-profit economic development organization for Fulton County NY. We also serve on the 3 County workforce Board for Fulton, Montgomery and Schoharie counties. We also have close ties to local BOCES and our local community college to help assist businesses in this area. I spoke with Cierra Mitchell, Division Director and she asked our organization to apply due to the work we are doing and our discussions at the Select USA conference held recently in Washington DC.

RAP Commitment

Please select one or more Engagement Activities that you would commit to as an Apprenticeship Ambassador over the next year along with the specific commitment associated with those activities so that the DOL Office of Apprenticeship can recognize you for your efforts:

Promotion: Yes

- *Please identify the number of meetings/conferences that you plan to host:* 1

Outreach and Recruitment: Yes

- *Please specify the number of outreach and recruitment activities that you plan to hold:* 5
- *Identify targeted underserved population(s):* Women; People of Color; Veterans/Military; Justice-involved Individuals; Rural Communities; People with Disabilities; Agricultural

Resources: No

Training: Yes

- *Please specify the number of training sessions you plan to conduct:* 4
- *Please specify the target audience for the training:* Justice-involved Individuals; People of Color; People with Disabilities; Rural Communities; Veterans/Military; Women; Agricultural

Research/Best Practices: No

Develop Registered Apprenticeship Programs: Yes

- *Please specify the number of programs you plan to develop:* 2
- *Please specify the industries:* Manufacturing, Health Care
- *Please specify the occupations:* Manufacturing will be need specific for businesses. health care would also be need specific
- *Please list key partners and/or employers:* Electro Metrics, Nathan Littauer Hospital, Townsend Leather Benjamin Moore, Pioneer Windows, Lexington ARC, FAGE, Euphrates, Espuna, Taylor Made

Launch Registered Apprenticeship Initiatives: Yes

- *Please specify the number of initiatives you plan to launch:* 1
- *Please briefly describe the proposed initiative(s):* Working on a project called Expertise Project. This program Bridges the Awareness Gap. Creates connections

between K-12 , BOCES, community colleges and businesses to move workforce forward. The program has a website where schools and businesses can partner to create videos of businesses and careers needed by each business. Then the school can use the site as a career development platform to educate students on careers starting as early as 6th grade. It use 2D, 3D and virtual reality technology to gain need audio/video content. Another advantage is the videos are built by students for the business. This provides interaction that is much needed in today's workforce environment

- *Please list key partners and/or employers: Townsend Leather, Benjamin Moore, Electro Metrics, Fulton Montgomery Community College, Pioneer Windows, Expertise project, FCCRG, Fulton County Board of Supervisors, FMS Workforce Solutions*

Outreach Activities

Optional Menu of Outreach Activities

Core Expectations for Apprenticeship Ambassadors (Minimum Commitment – 1 Year)

Willing to participate in National Apprenticeship Week;Willing to share best practices in Registered Apprenticeship with DOL;Willing to recruit additional Apprenticeship Ambassadors;Willing to conduct outreach to businesses and employers within your industry, supply chain, or geographic location on behalf of DOL;Willing to allow DOL to display organizational logo on DOL websites and promotional materials;Willing to participate in DOL-hosted Apprenticeship Ambassador events (virtual/in-person);Willing to host organizational open houses for prospective apprentices, educational, training or other stakeholders on behalf of DOL

Confirmation

Signature of Authorizing Official Agreeing to Be an Apprenticeship Ambassador

Name: Ronal M. Peters

Title: FCCRG President & CEO

Signature of Authorizing Official Allowing DOL to display Company Logo

Name: Ronald M. Peters

Title: FCCRG President & CEO



Adopted June 13, 2023

Introduced by Dave D'Amore
who moved its adoption

Seconded by Sue Collins

**RESOLUTION OF THE FULTON COUNTY INDUSTRIAL DEVELOPMENT AGENCY
APPROVING AND AUTHORIZING SALE OF REAL PROPERTY**

WHEREAS, the Fulton County Industrial Development Agency (the "Agency") owns certain property in the Town of Johnstown; and

WHEREAS, DJF Motorsports, Inc., a New York business corporation, or its permitted assigns, desires to purchase from the Agency the following vacant real property (the "Property"):

Tax Map Parcel 174.-2-66 0.251+/- acres State Highway 30A

WHEREAS, pursuant to section 6(c) of the Agency's Disposition of Property Guidelines, the Property may be sold by negotiation and for less than fair market value if the disposal is intended to further the economic development interests of the Agency; and

WHEREAS, the appraisal value of the Property is \$1,900.00; and

WHEREAS, DJF Motorsports has offered to purchase said Property for \$500.00; and

WHEREAS, based on the foregoing, the Agency has determined that the sale of said Property interests of the County of Fulton and the Town of Johnstown, is in accord with the public provisions of applicable federal, state and local laws and the Agency's Disposition of Property Guidelines, and will benefit the welfare and the economies of both Fulton County and the Town of Johnstown and the residents of those municipalities.

NOW, THEREFORE, it is hereby

RESOLVED that after due deliberation thereon, the Agency has determined that the disposal of the Property intends to further the economic development interests of the Agency, whereby (a) the Property is undevelopable as a standalone lot; (b) the purchaser is the adjacent landowner and has the only use for the Property; and (c) the sale of the Property will return the Property to the tax rolls; and

RESOLVED, that the sale of the Property by the Agency constitutes an Unlisted action under the State Environmental Quality Review Act ("SEQRA"). After conducting this review, the Agency has determined that the sale of the Property is consistent with social, economic and other essential considerations and will not result in any significant adverse impacts on the environment. The Agency hereby issues a Negative Declaration with respect to the sale of the

property. In doing so, the Agency satisfies the requirements of Part 617 of Title 6 of the New York Code of Rules and Regulations.

RESOLVED, that:

1. The Agency agrees to sell the Property described above, consisting of approximately 0.251 acres of land on State Highway 30A in the Town of Johnstown to DJF Motorsports Inc., or its permitted assigns (the "Purchaser") for the sum of Five Hundred Dollars (\$500.00), in accordance with the terms and conditions set forth in the Contract for Purchase and Sale of Real Estate as presented at this meeting; and it is further

2. The Purchaser agrees to pay the Agency's legal fees for this transaction in an amount not to exceed \$500.00.

RESOLVED, that the Chairman, or Vice Chairman in his absence, is authorized to execute and deliver a contract of sale, deed, and other such documents as will incorporate the terms set forth above, subject to the approval of the Agency's legal counsel as to form and content.

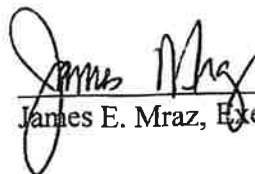
The question of the adoption of the foregoing resolution was duly put to a vote, which resulted as follows:

The foregoing resolution was thereupon declared duly adopted.

AYES: 6
NAYS: 0
ABSENT: 1
ABSTAIN: 0

This is to certify that I, James E. Mraz, Executive Director of the Fulton County Industrial Development Agency, do hereby certify that the foregoing is a true and correct copy and the whole thereof of a Resolution duly adopted by the Fulton County Industrial Development Agency on the 13th day of June, 2023.

In witness whereof, I have hereto set my hand and affixed the official seal of the Fulton County Industrial Development Agency on this 13th day of June, 2022.



James E. Mraz, Executive Director

Short Environmental Assessment Form

Part 1 - Project Information

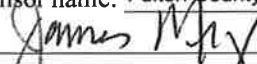
Instructions for Completing

Part 1 - Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 - Project and Sponsor Information			
Fulton County Industrial Development Agency			
Name of Action or Project: Proposed sale of .251 acre parcel to DJF Motorsports			
Project Location (describe, and attach a location map): East side of NYS Route 30A			
Brief Description of Proposed Action: The Fulton County Industrial Development Agency is proposing to sell a .251 acre vacant parcel of land to DJF Motorsports. The parcel is vacant and is adjacent to other lands owned by DJF Motorsports.			
Name of Applicant or Sponsor:		Telephone:	
		E-Mail:	
Address:			
City/PO:		State:	Zip Code:
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO <input checked="" type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval:			YES <input type="checkbox"/>
3.a. Total acreage of the site of the proposed action? _____ .251 acres			
b. Total acreage to be physically disturbed? _____ --- acres			
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ .251 acres			
4. Check all land uses that occur on, adjoining and near the proposed action.			
<input type="checkbox"/> Urban <input checked="" type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban)			
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____			
<input type="checkbox"/> Parkland			

5. Is the proposed action, a. A permitted use under the zoning regulations?	NO	YES	N/A
	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	NO	YES	
	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Are public transportation service(s) available at or near the site of the proposed action?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places? b. Is the proposed action located in an archeological sensitive area?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency? b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input checked="" type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input type="checkbox"/> Suburban			
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
16. Is the project site located in the 100 year flood plain?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

<p>18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)?</p> <p>If Yes, explain purpose and size: _____</p> <p>_____</p> <p>_____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>
<p>19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?</p> <p>If Yes, describe: _____</p> <p>_____</p> <p>_____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>
<p>20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?</p> <p>If Yes, describe: _____</p> <p>_____</p> <p>_____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>
<p>I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</p> <p>Applicant/sponsor name: <u>Fulton County Industrial Development Agency</u> Date: <u>6/13/23</u></p> <p>Signature: <u></u></p>		