

FULTON COUNTY INDUSTRIAL DEVELOPMENT AGENCY

TUESDAY
MAY 14, 2024
8:00 A.M.

PLANNING DEPARTMENT CONFERENCE ROOM

AGENDA

PRESENT:

___ MIKE FITZGERALD, CHAIRMAN
___ SUE COLLINS, VICE CHAIRMAN
___ DR. GREG TRUCKENMILLER, TREASURER
___ JOSEPH GILLIS, SECRETARY
___ JOSEPH SEMIONE, MEMBER
___ DAVID D'AMORE, MEMBER
___ DAN ROUNDS, MEMBER
___ JAMES MRAZ, EXECUTIVE DIRECTOR
___ KARA LAIS, FITZGERALD, MORRIS, BAKER, FIRTH PC
___ SCOTT HENZE, PLANNING DIRECTOR
___ TOM ROEHL, LIASON ECONOMIC DEVELOPMENT & ENVIRONMENT COMMITTEE
___ KENT KIRCH, FULTON COUNTY CENTER FOR REGIONAL GROWTH

I. MINUTES FROM APRIL 9, 2024 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 Report: Sue Collins

C. Governance Committee:

- No report.

D. Finance Committee:

- No report.

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

1. FCCRG Report: Kent Kirch (See attached.)
2. Fulton County Report: Tom Roehl

V. OLD BUSINESS:

A. Nexus Renewables:

- Nexus has obtained required easement from Innovative Industrial Properties (IIP).
- Nexus' Option on the lands it desires to develop a solar project on at Tryon expires on June 30, 2024.

IDA DISCUSSION:

B. Winstanley Enterprises:

- No report.

IDA DISCUSSION:

C. T-Bills:

1. Current T-Bills:

T-Bill #	Expiration Date
1	11/2/24
2	4/17/25
3	5/16/2024
4 & 5	8/8/2024

2. T-Bill 3 is coming due and needs to be renewed.
3. Current T-Bill rates are:

	Current	Last Month
3 month	5.00%	4.909%
6 month	5.11%	5.107%
9 month	5.06%	4.940%
12 month	5.06%	4.974%

4. Current CD rate: are 4.55% for 5 months and 4% for 10 months.

IDA DISCUSSION:

IDA ACTION:

MOTION:

MADE BY:

SECONDED:

VOTE:

D. Crossroads Park Housing:

- At the February 13, 2024 meeting, the IDA Board agreed to put up for sale a 25+/- acre parcel in the Crossroads Park.
- Howard Hannah has finalized marketing materials and sign.
- The site has officially been listed for sale.
- Howard Hannah has shown the property a couple of times.
- Howard Hannah contacting house developers directly to let them know about the sites availability.
- City of Gloversville's DPW did a great job sprucing up Kathy's Way.

IDA DISCUSSION:

E. Development Strategy

- Board of Supervisors hired the MRB Group to prepare the new Development Strategy.
- The Development Strategy will have 3 main components:
 1. Economic Development
 2. Housing
 3. Tourism
- Survey being has been distributed to Community Stakeholders to obtain input on Fulton County’s Strengths, weaknesses, Opportunities and Threats.(SWOT)
- IDA Board members were sent the survey to complete.

IDA DISCUSSION:

VI. NEW BUSINESS:

A. Fulton Montgomery Regional Chamber of Commerce:

- It is suggested that the IDA become a member of the Fulton Montgomery Regional Chamber of Commerce.
- Membership Fee: \$299.00

IDA DISCUSSION:

IDA ACTION:

MOTION:

MADE BY :
SECOND :
VOTE :

B. Leasing Lands at Tryon:

- R & R Farms desires to lease approximately 55 acres of land at Tryon to grow corn.
- R & R Farms has offered \$30/acre to do so.

IDA DISCUSSION:

IDA ACTION:

MOTION: To authorize the Chairman to sign a Lease with R & R Farms to lease approximately 55 acres at Tryon to grow corn.

MADE BY :
SECOND :

VOTE :

C. Senate Bill S4545 and Assembly Bill A3069:

- Senator Skoufis has sponsored Senate Bill S4545 and Assemblywomen Wallace has sponsored Assembly Bill A3069 to amend General Municipal Law to establish ten (10) regional industrial development agencies and consolidating the 109 local IDA’s currently operating in New York State into these 10 regional IDA’s.
- The Act’s sponsoring memos indicates a reason for these bills regards IDA applicants “shopping around” amongst IDA’s with overlapping jurisdiction to attempt to obtain the “best deal.
- The Fulton County IDA is not aware of any company shopping around a project in Fulton County.
- It is recommended that the IDA Board authorize the Chairman to send letters to Senator Walczyk and Assemblyman Smullen expressing the IDA’s opposition to Senate Bill S4545 and Assembly Bill A3069

IDA DISCUSSION:

IDA ACTION:

MOTION:

MADE BY :
SECOND :
VOTE :

VII. OTHER BUSINESS:

A. Board Training: Public Benefit Corporation’s:

1. Background:

- The Fulton County Industrial Development Agency (IDA) is a public benefit corporation. It is not a not for profit corporation.
- Public benefit corporations in New York State can only be created by a special act of the State Legislature.
- The IDA was created in 1970 by a special act of the New York State Legislature.
- Boards of Directors for public benefit corporations are appointed by elected officials.
- The seven (7) members of the IDA’s Board of Directors are appointed by the Fulton County Board of Supervisors. IDA Board members are reappointed annually. They serve 1 year terms.
- IDA receives no funding from the County. IDA generates its revenue from administrative fees and lot sales.
- IDA employs two (2) part time employees. It has no full time staff.

2. Types:

- Class B – These PBC’s are affiliated with a State agency, or entities created by the State that have limited jurisdiction but a majority of Board appointments made by the Governor or State officials; entities that would not exist but for their relationship with the State.
- Class C – These PBC’s have local application: IDA’s
- Class D – These public benefits corporations have interstate or international jurisdiction.

3. Examples of New York State Public Corporations:

1. Aggregate Trust Fund
2. Agriculture and NYS Horse Breeding Development Fund
3. Albany Convention Center Authority
4. Capital District Transportation Authority (CDTA)
5. Central New York Regional Transportation Authority (CNYRTA)
6. City University of New York (CUNY) – Senior College Supporting Organizations
7. Dormitory Authority of the State of New York (DASNY)
8. Governor Nelson A Rockefeller Empire State Plaza Performing Arts Center Corporation (ESPPACC)
9. Greenway Conservancy for the Hudson River Valley, INC
10. Health Research, Inc.
11. Homeless Housing and Assistance Corporation (HHAC)
12. Housing Trust Fund Corporation (HTFC)
13. Hudson River Black River Regulation District
14. Hugh L Carey Battery Park City Authority (BCA)
15. Long Island Power Authority (LIPA)
16. Metropolitan Transportation Authority (MTA)
17. MTA Operation Authorities and Affiliates:
18. Long Island Rail Road Company (LIRR)
19. Metro-North Commuter Railroad Company (MNCRC)
20. Staten Island Rapid Transit Operating Authority (SIRTOA)
21. First Mutual Transportation Assurance Company (FMTAC)
22. MTA Construction and Development
23. MTA Bus Company
24. MTA Grand Central Madison Concourse Operating Company
25. New York City Transit Authority (TA)
26. Triborough Bridge and Tunnel Authority (TBTA)
27. Municipal Bond Bank Agency (MBBA)
28. Natural Heritage Trust
29. New York Convention Center Operating Corporation (NYCCOC)
30. New York Job Development Authority (JDA)
31. New York Power Authority (NYPA)
32. New York Racing Authority, Inc. (NYRA)
33. New York State Affordable Housing Corporation (AHO)
34. New York State Bridge Authority
35. New York State Energy Research and Development Authority (NYSERDA)
36. New York State Environmental Facilities Corporation (EFC)
37. New York State Health Foundation
38. New York State Higher Education Services Corporation (HESC)
39. New York State Housing Finance Agency (HFA)
40. New York State OLYMPIC Regional Development Authority (ORDA)
41. New York State Thoroughbred Breeding and Development Fund Corporation (TBDFC)
42. New York State Thruway Authority (NYSTA)
43. Niagara Frontier Transportation Authority (NFTA)
44. Ogdensburg Bridge and Port Authority
45. Port of Oswego Authority
46. Research Foundation for Mental Hygiene, Inc. (RFMH)
47. Rochester-Genesee Regional Transportation Authority (RGRTA)
48. Roosevelt Island Operation Corporation
49. Roswell Park Cancer Institute Corporation (RPCIC)
50. State Insurance Fund (SIF)
51. State of New York Mortgage Agency (SONYMA)
52. State University of New York (SUNY) Foundations and Auxiliary Corporations
53. Urban Development Corporation (UDC)

4. 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 :

B. NEXT MEETING:

Tuesday
June 11, 2024
8:00 a.m.

C. CLOSE MEETING:

MOTION :
MADE BY :
SECONDED :
VOTE :
TIME :

Fulton County Center for Regional Growth

May 2024

Business Marketing / Business Leads / Business Inquires

1. Three loans were made this month. Two loans from the Countywide Loan Fund. First loan was to Adacks LLC in the amount of \$15,000 and the second loan was to My Paw Place in the amount of \$15,000. A third loan was from the City of Gloversville Loan Fund to the Center for Marriage and Family Therapy in the amount of \$35,000.
2. The 2024 Microenterprise Grant application for \$300,000 has been approved by New York State.
3. The EPA announcement is still pending regarding CRG's \$500,000 site assessment grant application.
4. The CRG Team applied for a \$250,000 grant from National Grid for use in Downtown Gloversville. National Grid approved the grant, and an award letter was received.
5. CRG held a kickoff meeting with Delaware Engineering to start the engineering process to complete the Fast Track A Shovel Ready Site designation.
6. The Gloversville Downtown Development Specialist continues to meet with DRI project awardees and is currently working on the capital stacking process for each project. The Gloversville DDS continues to work with downtown-related activities including the Local Waterfront Revitalization Program and the City's Brownfield Opportunity Area (BOA).
7. The Mohawk Valley Brownfields Developer Summit was successful. We had over 240 registrations, 30 more than last year.
8. CRG will continue its efforts to add more companies to the NYS Nano Tech Sites Map.