

FULTON COUNTY INDUSTRIAL DEVELOPMENT AGENCY

TUESDAY

JULY 8, 2025

8:00 A.M.

PLANNING DEPARTMENT CONFERENCE ROOM

MEETING MINUTES

IDA PRESENT:

SUE COLLINS, CHAIRMAN

DR. GREG TRUCKENMILLER, VICE CHAIRMAN

MIKE FITZGERALD, TREASURER

JOSEPH SEMIONE, MEMBER

DAVID D'AMORE, MEMBER

DAN ROUNDS, MEMBER

KARA LAIS, FITZGERALD, MORRIS, BAKER, FIRTH PC

SCOTT HENZE, EXECUTIVE DIRECTOR

OTHERS PRESENT:

TOM ROEHL, LIASON ECONOMIC DEVELOPMENT&ENVIRONMENT COMMITTEE

JARED GODERIE, CHAIRMAN, FULTON COUNTY BOARD OF SUPERVISORS

GREG FAGAN, SUPERVISOR, TOWN OF PERTH, FULTON COUNTY BOARD OF SUPERVISORS

JON R. STEAD, FULTON COUNTY ADMINISTRATIVE OFFICER

DR. LESLIE FORD, MEMBER, FCCRG (VIA ZOOM)

KEN ADAMCZYK, ECONOMIC DEVELOPMENT SPECIALIST, FCCRG

SETH BROWN, FMRCC

IDA'S MISSION:

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.

I. MINUTES FROM JUNE 10, 2025 MEETING:

** Meeting minutes were emailed to all members on July 1, 2025.*

MOTION: To approve the minutes to the June 10, 2025 meeting.

MADE BY: Mike Fitzgerald

SECONDED: Joe Semione

DISCUSSION: None

VOTE: Unanimous

II. BUDGET REPORT:

MOTION: To approve the budget report as presented.
MADE BY: Dave D'Amore
SECONDED: Dan Rounds
DISCUSSION: None
VOTE: Unanimous

III. COMMITTEE REPORTS:

A. Nominating Committee:

- No report.

B. Audit Committee:

- Monthly Bank Reconciliation Report: Sue Collins

IDA DISCUSSION: Sue Collins stated that she reviewed the monthly bank reconciliation report and all was in order.

C. Governance Committee:

- No report.

D. Finance Committee:

- No report.

IV. FULTON COUNTY/FCCRG/FMRCC REPORTS:

1. County Report: Tom Roehl

IDA DISCUSSION: Tom Rohl reported that 90% of the sewer line infrastructure has been installed as part of the County's NYS Route 30 sewer project. He stated that the Inflow and Infiltration project within the City of Gloversville is going to commence soon. He stated that the County's Great Sacandaga Lake Discovery Center project is out to bid for building construction.

2. FCCRG Report: (See attached.) Dr. Leslie Ford

IDA DISCUSSION: Dr. Ford reviewed the FCCRG report (attached).

3. FMRCC Report: Seth Brown

IDA DISCUSSION: Seth Brown stated that the Chamber is re-working their membership focus with the MaryBeth Shults as the new Executive Director. He stated that the Chamber has added additional Chamber Ambassadors to assist. Seth Brown stated that the Chamber is working with McClary Media on the new FOCUS magazine.

V. **OLD BUSINESS:**

A. **Nexus Renewables :**

- Nexus continues to wait until the Town of Johnstown Moratorium on Solar and Battery Storage Energy Facilities expires so it can file an application for a new Special Use Permit.
- The Town of Johnstown held their last committee meeting on the new Solar and Battery Storage regulations on February 6, 2025 and have forwarded the draft to their counsel for a legal review.
- The Town of Johnstown issued a second 6-month extension to their moratorium that will not end on August 26, 2025.
- Executive Director participated in a virtual meeting with Nexus on February 19, 2025 to provide a status report.
- **No new report.**

IDA DISCUSSION: Scott Henze stated that he did not speak to Jeff Persch, Town of Johnstown Code Enforcement Officer as to the status of the Town’s Solar Moratorium.

B. **T-Bills:**

- Current T-Bills:

T-BILL #	TERM	RATE %	EXPIRATION DATE
1	12 month	4.15%	11/28/25
2	9 month	3.923%	1/22/26
3	12 month	4.005%	5/14/26
4	6 month	4.11%	8/14/25

IDA DISCUSSION: Scott Henze stated that T-Bill 4 is due to expire in August and stated that he will have the updated rates for discussion during the August meeting.

C. Website Research Project

- Emery Designs contract has been executed.
- Executive Director attended a kickoff Zoom meeting with Betsy Emory on March 5, 2025 to discuss the execution of the project and to establish milestone dates.
- Emery Designs commenced the audit of IDA, CRG, FMRCC & FMSWS websites on Monday March 10, 2025.
- Expected to complete the audit of websites by May 31, 2025.
- Emery Designs and Executive Director commencing the development of a questionnaire for the Customer Development Interviews (CDI) along with a list of ten (10) potential interviewees per category (Economic Development, Workforce, Housing and Tourism).
- Received list of potential interviewees from the CRG and forwarded to Emery Designs.
- Emery Designs completed the audit of the CRG, IDA and Visitor Bureau websites. Currently working on Workforce Development.
- Emery Designs submitted a draft report “*Unifying Economic Development & Tourism Web Experience Fulton County, NY*”.
- **Updated CDI Interview list sent to Betsy Emory.**
- **Betsy Emory making contact to those on the list to see who is willing to participate in the interviews.**

IDA DISCUSSION: Scott Henze stated that Emory Designs has commenced making contact with individuals that have been identified on the CDI list to see if they would be interested in participating in the project.

D. CITY OF JOHNSTOWN SENIOR HOUSING INITIATIVE:

a. Background:

- The City of Johnstown owns several parcels of land at the end of Prindle Avenue totaling 4.732+/- acres that include:

PARCEL
174.8-3-30
174.8-3-8
174.8-3-9
162.20-11-51

- The City of Johnstown recently amended the Zoning District for several of these properties from Public Use to Multi Family 1.

- The City of Johnstown Planning Board recently approved a 2-lot minor subdivision of lands of parcel 174.8-3-9 so that the Johnstown Community Center would be on its own lot.
- The City of Johnstown desires to have these properties developed into Senior Housing and is requesting that the IDA consider taking ownership of the properties in order to do so.
- In 2024, the City of Johnstown became the first municipality within Fulton County to be designated as a “Pro Housing” community under the State’s Pro Housing Communities Program.
- 5 Corners Development Corp. located in Saratoga Springs has expressed an interest in developing Senior Housing on the site.
- During the April 8, 2025 meeting, the IDA Board entertained a presentation by 5 Corners Development Corp. on developing Senior Housing on the Site.
- The IDA obtained an appraisal of the properties by Newmark Valuation & Advisory that included a Market Value in “As Is” condition at \$50,000.
- During that meeting, the IDA Board discussed the transaction that would take place transferring the property from the City of Johnstown to the IDA and entering into an Option Agreement with 5 Corners Development to develop the property for Senior Housing.

b. Property Transfer from City of Johnstown to IDA:

- On April 21, 2025, the City of Johnstown adopted Resolution No. 42 of 2025 Authorizing to execute a contract with to convey city-owned property to the IDA for the purpose of affordable Senior Housing.
- A Bargain and Sale Deed has been provided to the IDA.
- Property Transfer Agreement has been signed by the City of Johnstown and by the IDA.

c. Option Agreement between 5 Corners Development and IDA:

- **Option Agreement has been executed.**

IDA DISCUSSION: Scott Henze stated that the Option Agreement with 5 Corners Development has been executed.

VI. NEW BUSINESS:

A. VIREO HEALTH HIRING REPORT:

- In January 2025, the IDA executed a first amendment to the Agent and Equipment Lease Agreement concerning job creation that required Vireo

to submit a series of reports to the IDA showing the number of jobs created.

- The reports required are as follows:
 1. On or before June 30, 2025, the Company will have created a total of 68 full-time equivalent Company Employees.
 2. On or before December 31, 2025, the Company will have created a total of 85 full-time equivalent Company Employees.
 3. On or before June 30, 2026, the Company will have created a total of 120 full-time equivalent Company Employees.
- Vireo submitted their first report on June 30, 2025 indicating that 83 full-time equivalent employees have been hired.
- *See report.

IDA DISCUSSION: Scott Henze reviewed the background information as identified within the agenda and reviewed the report that was provided as a handout. Joe Semione stated that Vireo is doing what they said that they were going to do. Scott Henze stated that he and Kara Lais met via a monthly Zoom meeting whereby the report was discussed with Liz Shepard and Nicole Stanton. He stated that Liz Shepard is now the main contact with Vireo. Mike Fitzgerald asked if Vireo mentioned what capacity the facility was at currently. Scott Henze stated that 50% of the building is fully operational and that Vireo is waiting on the availability of additional power in order to building out the remaining 50%.

B. NYS EDC SUMMER IDA ACADEMY:

- To be held on July 29, 2025 at the downtown Ithaca Conference Center.
- Time: 9:00 a.m.-4:30 p.m.
- Registration Fee is \$175.00
- Topics are still being finalized however the following information was provided by Ryan Silva, Executive Director NYS EDC:
 1. Office of the NYS Comptroller will provide IDA report.
 2. Authorities Budget Office will provide a board training (undetermined at the moment).
 3. Session on FASTNY grant program.
 4. Session on Power Up grant program.
 5. Session on housing.
- Executive Director is requesting to attend the academy.

IDA DISCUSSION: Scott Henze reviewed the background information as identified within the background. He stated that he would like to attend and asked if there were any other Board members that would like to attend. Dave D'Amore stated that he highly encourages anyone that hasn't attended to attend. Both Mike Fitzgerald and Greg Truckenmiller stated that they would like to attend as well.

MOTION: To authorize three (3) registrations at \$175.00 each/\$525 total for the Executive Director and two (2) Board members to attend the NYS EDC IDA Academy in Ithaca NY.

MADE BY: Sue Collins
SECONDED: Joe Semione
DISCUSSION: None
VOTE: Unanimous

VII. IDA TRAINING:

- Mr. Ken Adamczyk, Economic Development Specialist – FCCRG to present an overview of the Fulton County Micro Enterprise Grant program.

IDA DISCUSSION: Scott Henze stated that during the June meeting, it was discussed to have Ken Adamczyk attend the IDA's August meeting to provide an overview of the County's MicroEnterprise Grant program. Ken Adamczyk presented a Powerpoint presentation on the MicroEnterprise Grant program (See attached). Dave D'Amore questioned what the grant awardees are spending the grant dollars on. Ken Adamczyk stated that the participants develop a wishlist of items that they would like to have covered under the grant. He stated that he will then sit down with the participant and go over the list. He stated that they will typically buy equipment which makes sense. He stated that marketing materials also make sense particularly if the business is a startup. He stated that at times in may be leased space however that would need to make sense to request funding for that. He stated that its varies from business to business but the bottom line is, what do they need in order to make money and be successful. Dave D'Amore stated that it seems to be geared to equipment acquisitions that are typically a big upfront cost. Dave D'Amore referenced his previous private business venture stating that he did not believe that this opportunity was available at that time but if it was he would have taken advantage of it. Dave D'Amore questioned how do you know if the business is not spending it on payroll etc? Ken Adamczyk stated that each business has to provide copies of purchase orders, invoices or paid receipts. He stated that he will review the purchase order, invoices or paid receipts and then package that whereby the package will then go to Scott Henze for review and signoff and then Jon Stead. Once signed off, the package will go to the Stated and the money is typically released within 30 days. He stated that for startup business, at times will be provided with bridge loans due to the business not having the cash flow. Dan Rounds questioned whether or not a business can apply a second time for the funding. Ken Adamczyk stated that as long as they are creating one job and they have 5 or less total employees they can however the committee that reviews and recommends who to award to will take into consideration the other applicants proposals etc. Joe Semione stated that he is on the Committee that reviews the applications and indicated that the Committee really tries to be fair etc. Ken Adamczyk stated that the County program has become well known at this point.

VIII. OTHER BUSINESS:

- Mr. Jon R Stead, Fulton County Administrative Officer, to discuss Fulton County's Great Sacandaga Lake Discovery Center initiative.

IDA DISCUSSION: Scott Henze introduced Jon Stead. Jon Stead provided a powerpoint presentation of the Great Sacandaga Lake Discovery Center Display Visioning (See attached). He stated that when the Federal Government launched the American Rescue Plan Act (ARPA) funds coming off of the heels of the COVID-19 pandemic, Fulton County developed a Strategic Plan to utilize those dollars titled Destination Fulton County that provided funding to three (3) main projects; NYS Route 30/30A Regional Sewer project, "Field of Dreams" Parkhurst Field little league complex and the Great Sacandaga Lake Discovery Center. He stated that rather than using the funds for one-off projects, Fulton County dedicated the funds to projects that will provide long range funding to support the local economy for many years to come. He stated that Fulton County has shifted focus to Tourism growth. Jon Stead discussed the review of the Great Sacandaga Lake Discovery Center project that was undertaken by the Adirondack Park Agency and NYS Department of Transportation referencing significant added costs to the project based upon the review. Jon Stead indicated that in 2024, the County awarded a Phase I Site Construction contract to Miller Excavating for \$1,014,750 who commenced work in early spring of 2025. Jon Stead the Great Sacandaga Lake Discovery Center Financial Plan dated 7/2025 with the Board noting that based upon the Phase II bids received totaling \$5,664,711 along with an additional contingency of \$400,000, deducting additional monies set aside by the County for the project totaling \$2,534,500 there remains a funding gap of \$3,280,711 that the County needs to close in order for the project to move forward. Mr. Stead noted that all of the interior exhibit design and construction will be paid for through the County's established Occupancy Tax Reserve account. Mr. Stead noted that the County is requesting that the IDA step in and contribute to the project initiative to close the funding gap. He noted that in the past, Jim Mraz expressed interest in providing funding back to the County to pay the County back for all of the investment that has been made into Tryon. He stated that however at that time, the IDA was still working on projects at Tryon and would need funds in order to complete them. He stated that at that time, rather than providing the County with some dollars to then three (3) months later come back to the County requesting additional dollars for the next investment into Tryon, it was agreed that the IDA should not provide dollars to the County at that point. Jon Stead stated that in discussion with Scott Henze, the current financial status of the IDA is healthy and noted that with the new water bottling project coming into Tryon, the dollars that the IDA will be taking in via the lot sale and application fees etc, the County is requesting that the IDA take the proceeds from that project and dedicate them back to the County in order to complete the Destination Fulton County initiative of the Great Sacandaga Lake Discovery Center project. He stated that with those proceeds, he feels strongly that the County can close the budget gap for the project to commence. Jon Stead stated that he understands that this request is a big ask however noted that it was always the assumption that the IDA would pay back the County for the dollars invested into Tryon. Jon Stead stated that the County put just over \$4.1M dollars into Tryon with the IDA's partnership.

Greg Truckenmiller stated that the IDA is very positive about the water bottling project however it could take many months for the conclusion of the project and any dollars provided to the IDA. He asked how that timing works with the County's schedule. Jon Stead noted that he believes that a written agreement to provide the funding between the County and IDA would be acceptable in order to keep the project moving forward. Scott Henze stated that he spoke to Adam Winstanley who felt as though the closing on the property would occur in March or April of 2026. He stated that the County does have some funds that would most likely be enough to cover the costs of the contractors through the end of the year or longer. Jon Stead stated that he believes that the dollars from the IDA would be acceptable to be provided in the first part of 2026. Greg Truckenmiller questioned whether or not the County was looking to award the construction contracts at the next Board of Supervisors meeting (July 14). Jon Stead noted that certainly if the IDA were to provide a written agreement to provide the funding he believes that the County would move forward with the award of the contracts. Scott Henze noted that the project received many bids for each trade noting that the General Construction component received around twelve bids. Jon Stead noted that the bids that were received was the best showing of quality contractors that he has experienced in thirty (30) years. Mike Fitzgerald asked if there were any local bidders. Jon Stead indicated that there were not any local bidders for the building construction however there were many for the Phase I Site Excavation bid. Mike Fitzgerald questioned whether or not the contracts would be a maximum not to exceed contract. Jon Stead noted that they are however they have contingency allowances built into each of them. Joe Semione asked whether or not there will be an admission fee to enter the facility. Jon Stead stated that the idea at the moment is to not charge an admission at first, but later as things progress there would most likely be a nominal admission fee. Jon Stead stated that when the initiative began and the County was looking for sites, there were three (3) criteria. He stated that the site needed to be on a NYS highway, either be on the lake or have a view of the lake and needed to be within walking distance to a walkable downtown. He stated that since the site was chosen, there have been many new ideas that have evolved to include the re-routing of the nearby Northville-Lake Placid Trail onto the property.

Greg Truckenmiller asked whether or not a motion needs to be made. Scott Henze stated that in order for the IDA to entertain the request, the presentation needed to be made in open session. He stated that if the IDA would like to move forward, the IDA will need to make the finding that the Great Sacandaga Lake Discovery Center initiative is a positive tourism driver for Fulton County and that the IDA has amended the UTEP to include Tourism etc. Kara Lais stated that in order to meet the ABO requirements, the IDA will need to have an agreement in place with the County and that if the IDA would like to move forward, then authorization to develop the agreement with the County be made. She stated that the IDA is prohibited from providing gifts etc. Kara Lais stated that she mentioned to Scott Henze that a draft agreement be in place for IDA consideration. Jon Stead stated that the County typically will take a vote and direct the County Attorney to draft the required language in order for the Chairman to sign off on. Kara Lais stated that typically her recommendation is to have the agreement in place for consideration with the specific parameters etc. if the Board wanted to move forward in that fashion then you can do so.

IX. 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.**

IDA ACTION:

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 then to go into a closed session for Attorney/Client discussion.

MADE BY: Joe Semione

SECONDED: Mike Fitzgerald

DISCUSSION: Kara Lais stated that the first part of the Executive Session will be for discussion on the water bottling project.

VOTE : Unanimous

TIME : 9:51a.m.

MOTION: To go out of Executive Session and Attorney/Client discussion.

MADE BY: Greg Truckenmiller

SECONDED: Dan Rounds

DISCUSSION: None
VOTE: Unanimous
TIME: 10:35a.m.

Scott Henze stated that the IDA has listened to a presentation on the County's Great Sacandaga Lake Discovery Center project and the County's ask for the IDA to contribute dollars to assist in the development of the major Tourism initiative and that the IDA agrees that the project is an economic development project to enhance tourism in Fulton County. Scott Henze stated that the IDA has agreed to fund the project using proceeds using the sale of property at the Tryon Technology Park for a water bottling project.

MOTION: To authorize the IDA attorney to draw up an agreement with the County concerning the IDA providing financial assistance to the County in connection with the Great Sacandaga Lake Discovery Center project in an amount not to exceed the net proceeds paid to the IDA from a lot sale in the Tryon Technology Park and any associated administrative fees resulting from a project application.

MADE BY: Greg Truckenmiller

SECONDED: Joe Semione

DISCUSSION: Kara Lais stated that the motion is to include authorization for the Chairman to sign the agreement.

VOTE: Unanimous

X. NEXT MEETING:

Tuesday
August 12, 2025
8:00 a.m.

XI. CLOSE MEETING:

MOTION: To close the meeting at 10:27a.m.

MADE BY: Sue Collins

SECONDED: Dan Rounds

DISCUSSION: None

VOTE: Unanimous

DRAFT

FULTON COUNTY

MICROENTERPRISE GRANT
SUCCESS STORY

AGENDA

Description Of the Process

Recipient Listing by Year

Case Studies (2 Up & 2 Down)

Final tips & takeaways





THE POWER OF COMMUNICATION



Applicant Training Process

Microenterprise Grant Training Agenda

Day 1 -Introduction & Business Basics –

- 6 pm – 6:15 pm: Introduction –
- 6:15 – 7:15 pm: Business Legal Issues – **Michael Albanese Esq.**
- 7:15 – 7:30 pm: Break
- 7:30 – 8:30 pm: Human Resources – **James Bepko, NYS Department of Labor**
- 8:30 – 9:00 pm: Local Businessperson who received a grant.

Day 2 –Marketing, Advertising & Social Media - **Ken Adamczyk, Economic Development Specialist**

- 6 pm – 6:45 pm: Marketing & Branding
- 6:45 – 7:00 pm – Break
- 7 pm – 7:45 pm – Advertising & Market Strategy
- 7:45 – 8:00 pm – Break
- 8:00 – 8:45 pm – E-Commerce & social media
- 8:45 – 9:00 pm - Questions

Day 3 – Business Accounting, Finance and Taxes – **Phil Beckett, CPA**

- 6 pm – 6:45 pm – Business Recordkeeping and Finance –
- 6:45 – 7:00 pm – Break
- 7 pm – 7:45 pm – Business Grants, Loans, and Taxes–
- 7:45 – 8:00 pm – Break
- 8:00 – 8:45 pm – Planning – **Aaron Enfield – FC Planning Department (recently added)**
- 8:45 – 9:00 pm - Questions

Day 4 –Developing a Business Plan and How to Be Successful

Matt Hosek – Small Business Development Center (SBDC)

- 6 pm – 6:45 pm –
- 6:45 – 7:00 pm – Break
- 7 pm – 7:30 pm –
- 7:30 – 7:10 pm – Break
- 7:10 – 8:00 pm –
- 8:00 – 8:15 pm – Break
- 8:15 – 8:45 pm -
- 8:45 – 9:00 pm – Presentation of Certificate –



**FCCRG is a Certified
Training Provider with
NYS HCR**

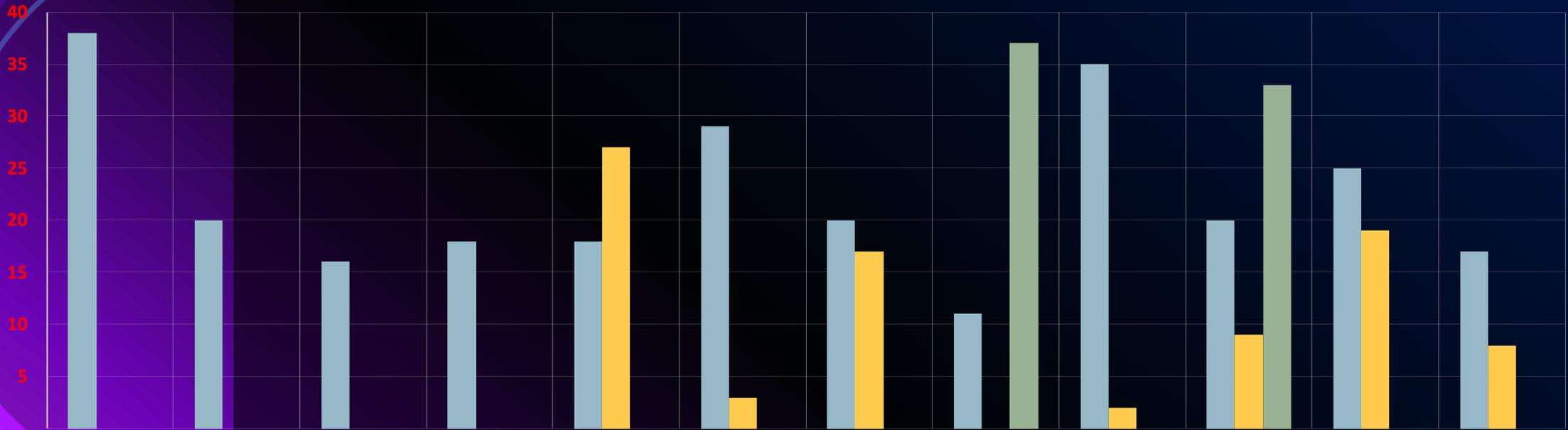
Recruitment has now become word of mouth

With success of program

Microenterprise Training Program Success

Aug 2019	Mar 2020	Jan 2021	Jun 2021	Jan 2022	Jun 2022	Jan 2023	Jun 2023	Jan 2024	Jun 2024	Jan 2025	Jun 2025	Totals
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■ Fulton County
 ■ Montgomery County
 ■ Greene County



County	Aug-19	Mar-20	Jan-21	Jun-21	Jan-22	Jun-22	Jan-23	Jun-23	Jan-24	Jun-24	Jan-25	Jun-25	Total
Fulton County	38.00	20.00	16.00	18.00	18.00	29.00	20.00	11.00	35.00	20.00	25.00	17.00	267.00
Montgomery County	0.00	0.00	0.00	0.00	27.00	3.00	17.00	0.00	2.00	9.00	19.00	8.00	85.00
Greene County	0.00	0.00	0.00	0.00	0.00	0.00	0.00	37.00	0.00	33.00	0.00	0.00	70.00
Total	38.00	20.00	16.00	18.00	45.00	32.00	37.00	48.00	37.00	62.00	44.00	25.00	422.00

QUALIFYING CRITERIA

1. Eligibility

a. Eligible Businesses- Grants will be available only to microenterprises. A microenterprise is defined as a commercial enterprise that has (5) five or fewer FTE employees, one (1) or more of which owns the enterprise at the time of application. Projects must result in the creation of at least one FTE job. (37.5 hrs. per week) In the case where no jobs are to be created, the employer and/owner or current employee base must be a low or moderate-income person as established by CDBG at the time of closing.

b. Eligible Activities - Eligible activities include providing assistance to businesses that are involved in manufacturing, warehousing and distribution, agriculture, high technology, research and development and traditional and innovative small business endeavors. Retail projects will be considered if the business is located in a town, village or city's main street.

c. Business Structure - The Microenterprise may be a sole proprietorship, partnership, limited liability company or corporation.

d. Location - The business must be located within Fulton County.

e. Feasibility - Microenterprise businesses must present a reasonable likelihood for long term viability based upon issues such as feasibility, marketability, management, competition, and capitalization.

f. Use of Funds - Grants can be used for capital assets (such as marketing, machinery, and equipment) and working capital.

g. Applicant Qualifications - Applicants for financing under this program shall be a United States corporation, LLC, partnership, or sole proprietorship, be able to repay if found in default of program objectives and possess good character and reputation and be of legal age.

h. Passive Investing Prohibited - Grant funds will not be utilized for activities that consist primarily of investing, speculation in real estate, or to primarily assist in the sale or purchase of an existing business.

i. Limits on Construction Funding - Construction, rehabilitation and renovation activities are not eligible using CDBG Microenterprise funding, as such activities would trigger Federal Labor Standards. The program will look to non-Federal funds to cover the cost of construction or renovation in those instances where such activities need to take place.

2. Funding

a. Grant Calculation - The minimum grant for each business will be \$5,000 and the maximum will be \$25,000. The grant will be calculated as follows. In addition, for any business at least 51% of the jobs created shall be low-mod jobs.

b. Use of Grant Funds - Grant Funds will be provided Financing of capital assets (such as real estate, buildings, machinery, and equipment) and working capital.

c. Owner Contribution - Grant recipient will provide a minimum of 10% equity in the project.

d. Timing of Grant Funds - Grant funds will be release on a pre-agreed upon schedule, where CDBG funds will be disbursed on a pro rata basis with the other financing.

e. Compliance During the Regulatory Term - A formal agreement between the business and the County will be executed. Where collateral is available, this agreement will be secured by a means of a mortgage on real estate or a lien in other hard assets. This agreement will constitute the means by which the County enforces compliance with program requirements. The program will include regular periodic monitoring of each business to ensure that it is making good faith efforts to achieve employment goals and other program objectives.

3. Entrepreneurial Training Requirement

Participation in the Fulton County Center for Regional Growth (CRG) business training program will be required of all program participants and completion CRG's entrepreneurial training Small Business Training Program.

APPLICATION PROCESS

Item	Description
1	Application Form (Pages 1 through 7)
	Application Attachments:
2	A Business Owners Resumes (2)
3	B Prior Year's Business Financials & tax returns (2 years)
4	C Current Business Financials – 3 year projections
5	D Personal Financials of Business Owner (Attachment D)
6	E Tax Returns of Business Owners (2 years)
7	F Company History or Business Plan
8	G Cost Documentation - Property Appraisal (n/a if not owned)
9	H Cost Documentation - Real Estate Purchase (n/a if not owned)
10	I Cost Documentation - Machinery & Equipment (Project Summary)
11	J Other Financing Commitments
12	Local ME Grant approval (rez)
13	M-E form 1-4B or 1-6B
14	Documentation of Training Program Attendance
15	Executed Grant Agreement
16	Personal Guarantee (Corporate Grantee only)
17	Corporate (Theirs's) Authorization to Execute Grant Agreement (Corp. only)
18	Mortgage (only if owned-Lease if not)
19	Certificate of Good Standing (Corporate Grantee Only)
20	Building Permits and Certificate of Occupancy (if owned)
21	Paid Real Estate/school Tax Bills (if owned)
22	Certificates of Insurance (Liability, Property (if owned), Worker's Comp)
23	Documentation of Disbursement of Funds (Copies of invoices, checks in/out)
24	Documentation of Job Creation (Family Income Form)
25	Ongoing Monitoring of Business (Reports and Photos) (ME Grant follow up form)
26	Other

Once the application is compiled it then meets the Microenterprise Grant Committee comprised of:

1. Jack Wilson- Chair (former Supervisor/CRG Board)
2. Kent Kirch – CRG Board
3. Dr. Leslie Ford – CRG Board
4. Joe Semione - IDA Board
5. Travis Mitchell – EDP/County Appointment

RECIPIENT LISTING BY YEAR

(WITH MUNICIPALITY, AMOUNT AWARDED, START-UP, OPEN OR CLOSED)

Business Name:	Grant Funded Year:	Amount:	Municipality:	LMCMC or Jobs Created:	Status:		
Microenterprise							
Easterly Woodworking Design	2015	\$25,000.00	Gloversville	LMCMC	Open		
SW Skin Care & Cosmetics	2015	\$15,000.00	Gloversville	1	Open	Start-up	
Fit Happens	2015	\$25,000.00	Gloversville	1	Open		
JPAK Holding LLC	2015	\$25,000.00	Caroga Lake	LMCMC	Open	Start-up	
L & L Embroidery	2015	\$25,000.00	Johnstown	1	Open		
LaFamila Spanish Restaurant	2015	\$25,000.00	Gloversville	LMCMC	Closed	Start-up	
LaVilla Dog Works LLC	2015	\$25,000.00	Johnstown	LMCMC	Open	Online	
7-Grants		\$165,000.00					
Microenterprise							
Adirondack Pet Emergency Trans	2018	\$30,688.00	Gloversville	LMCMC	Open	Start-up	
Bright Futures Learning Center	2017	\$31,933.90	Mayfield	19	Open	Start-up	
Chad's Second Gear	2017	\$13,464.00	Gloversville	LMCMC	Open		
East Canada Stop & Shop	2017	\$18,345.65	Stratford	LMCMC	Closed		Reopened as Trailside Deli
Cover the Distance Golf LLC	2017	\$28,887.00	Johnstown	1	Open		
Frozen Parts	2017	\$26,982.00	Johnstown	LMCMC	Open		
Second Wind Coffee LLC	2018	\$32,356.91	Johnstown	LMCMC	Open	Start-up	
7-Grants		\$182,657.46					

RECIPIENT LISTING BY YEAR

(WITH MUNICIPALITY, AMOUNT AWARDED, START-UP, OPEN OR CLOSED)

Microenterprise							
Austin's Glass Shop	2020	\$16,554.74	Gloversville	LMCMC	Open		
Broadalbin Hotel	2020	\$25,000.00	Broadalbin	1	Open		
Frank's Gun Shop	2020	\$23,005.05	Perth	2	Open		
Great Sacandaga Brewing Company	2020	\$25,000.00	Mayfield	12	Open	Start-up	
MamaBee's	2020	\$19,961.52	Broadalbin	LMCMC	Open	Start-up	
Peck's Flowers	2020	\$16,393.23	Gloversville	LMCMC	Open		
Primary Teeth Pediatric Dentistry	2020	\$10,237.74	Gloversville	4	Open	Start-up	
Royal Mountain Inn	2020	\$24,495.07	Johnstown	LMCMC	Closed		Fire destroyed in mid 2023
Upstate Coffee	2020	\$24,590.39	Gloversville	LMCMC	Open	Start-up	
9-Grants		\$185,237.74					
Microenterprise							
Doc's Marina	2021	\$25,000.00	Mayfield	2	Open	Start-up	
Grass Roots Lawn Specialists	2021	\$20,000.00	Northampton	1	Open		
The Mason Jar/Mac Factor	2021	\$20,000.00	Johnstown	1	Open		
Primary Teeth Pediatric Dentistry	2021	\$33,043.44	Gloversville	4	Open		
Stump City Brewing Company	2021	\$25,000.00	Gloversville	1	Open		
Adirondack Therapeutic Touch	2021	\$15,000.00	Johnstown	LMCMC	Open	Start-up	
ADK Blend	2021	\$20,000.00	Northville	LMCMC	Open	Start-up	
Woods Hollow	2021	\$25,000.00	Mayfield	1	Open	Start-up	
El Cielo	2021	\$20,000.00	Gloversville	LMCMC	Open	Start-up	
North Star Books & Café	2021	\$20,000.00	Gloversville	1	Open	Start-up	New location on West Fulton now a gallery
Purple Glass Healing Arts	2021	\$15,000.00	Gloversville	LMCMC	Open	Start-up	
Agora Marketplace	2022	\$10,000.00	Gloversville	1	Closing	Start-up	Owner recently passed away and company is going through the legal dissolution process
The Apothecary	2022	\$10,000.00	Gloversville	1	Closing	Start-up	Owner recently passed away and company is going through the legal dissolution process
Higher Ground Distilling	2022	\$25,000.00	Mayfield	1	Open	Start-up	
14-Grants		\$283,043.44					

RECIPIENT LISTING BY YEAR

(WITH MUNICIPALITY, AMOUNT AWARDED, START-UP, OPEN OR CLOSED)

CARES ACT Micro Program Eligibility Requirements

To be eligible for CDBG-CV funds, businesses will need to meet the following requirements:

- 1. The business may be a sole proprietorship, partnership, limited liability company or corporation.
 - 2. The business must be a for profit entity. Non-profit organizations are not eligible.
 - 3. The business must low-income and operate in Fulton County.
 - 4. The business must have been in operation during the 2019 year. Businesses, which opened after 2019, are not eligible.
 - 5. The business must have 25 or fewer employees at the time of application.
 - 6. The business must have operated at a loss during the 2020 year based on the 2020 tax return for the business. Alternatively, if the business did not operate at a loss, the business must clearly demonstrate substantial cost reduction measures that the business took to avoid running a loss (such as layoffs, or temporary shutdowns). These cost-cutting measures must be reflected by a comparison of the 2019 and 2020 tax returns for the business.
 - 7. The business must demonstrate a reduction in total gross revenue of at least 20% during the 2020 as compared to the 2019 tax year. Businesses that did not have a minimum 20% decline in revenue are not eligible.
 - 8. The business must demonstrate income eligibility as follows:
 - If the owner is low income, the owner may prove eligibility by providing copies of income tax returns (3 years) to prove low-income status. If the business has multiple owners, they must all be low income.
- Or,
- If the owner is not low income, the business must qualify by retention or creation of jobs where at least 51% of the jobs retained or jobs created are low/mod income. For job retention, eligibility will be documented by collecting Family Income Forms for all existing employees to demonstrate that at least 51% of all existing employees are low income. For job creation, Family Income Forms for all new hires must be obtained, showing that at least 51% of the hires are low income. For part time employees, full time equivalent (FTE) jobs will be calculated in determining whether the business qualifies as 51% low income.

CARES ACT Microenterprise	All Rounds					
Bright Futures Learning Center	2022	\$75,000.00	Mayfield	2	Open	
DeGiulio Brothers Flooring	2022	\$84,000.00	Perth	1	Open	
Jay's Village Pizzeria	2022	\$35,000.00	Northville	LMCMC	Open	
Upstate Coffee	2022	\$75,000.00	Gloversville	LMCMC	Open	
Perth Ultimate Fitness	2022	\$25,000.00	Perth	LMCMC	Open	
Royal Mountain Inn	2022	\$30,000.00	Johnstown	LMCMC	Closed	Fire destroyed in mid 2023
Tribe Fitness	2022	\$30,000.00	Perth	1	Open	
Vic's Tavern	2022	\$55,000.00	Northampton	LMCMC	Open	
Brass Monkey	2022	\$50,000.00	Gloversville	LMCMC	Open	
Peck's Flowers	2022	\$25,000.00	Gloversville	LMCMC	Open	
Vintage Café	2022	\$30,000.00	Johnstown	Retention	Open	New owners same business
Go For It Fitness	2022	\$32,255.08	Gloversville	LMCMC	Open	
DreamRoad Jerseys	2022	\$75,000.00	Johnstown	LMCMC	Open	
518 Entertainment/High rollers	2022	\$65,000.00	Perth	1	Open	
Thnk Tank Media/WENT	2022	\$45,000.00	Gloversville	Retention	Open	
Mohawk Harvest	2022	\$72,800.00	Gloversville	1	Open	
Royal Mountain Ski Area	2022	\$75,000.00	Johnstown	1	Open	
Second Wind Coffee	2022	\$25,000.00	Johnstown	LMCMC	Open	
Clear Image	2022	\$55,000.00	Northampton	1	Open	
Y Not Dog Cookies	2022	\$50,744.92	Mayfield	LMCMC	Open	
Lara's Bakery/Cravings	2023	\$40,000.00	Gloversville	1	Open	
Good Guys Fencing	2023	\$35,000.00	Gloversville	LMCMC	Open	
3 Girls & Two Saints	2023	\$50,000.00	Caroga Lake	LMCMC	Open	
JM Berry Enterprises/Derby	2023	\$30,000.00	Gloversville	1	Open	
Great Sacandaga Brewing	2023	\$75,000.00	Mayfield	1	Open	
New York Lunch	2023	\$50,000.00	Gloversville	Retention	Open	
Stump City Brewing	2023	\$29,000.00	Gloversville	LMCMC	Open	
Beyond Your Garden	2023	\$46,814.25	Broadalbin	1	Open	
ADK Express Lube	2023	\$50,000.00	Perth	1	Open	
Fulton County barbershop	2023	\$15,000.00	Gloversville	LMCMC	Open	
First Credit Corporation of NY	2023	\$40,000.00	Gloversville	1	Open	
TW Services	2023	\$30,000.00	St. Johnsville	LMCMC	Open	
Better Berry Farm LLC	2023	\$15,000.00	St. Johnsville	LMCMC	Open	
Zippy's Ice Cream	2023	\$20,000.00	Mayfield	LMCMC	Open	
Oakridge View Farm	2023	\$22,500.00	Johnstown	LMCMC	Open	
SSPVMF/Peaceful Valley Maple Farm	2023	\$60,000.00	Johnstown	LMCMC	Open	
Grassroots Lawn Specialists	2024	\$15,000.00	Northampton	LMCMC	Open	
Broadalbin hotel	2024	\$15,000.00	Broadalbin	1	Open	
38-Grants		\$1,648,114.25				

RECIPIENT LISTING BY YEAR

(WITH MUNICIPALITY, AMOUNT AWARDED, START-UP, OPEN OR CLOSED)

Microenterprise 2022							
Fulton County Auto	2023	\$20,000.00	Gloversville	LMCMC	Open		
Sacandaga Outdoor Equipment	2023	\$20,000.00	Northampton	LMCMC	Open		Business is up for sale
Adirondack Massage Therapist	2023	\$8,000.00	Gloversville	LMCMC	Open	Start-up	
TM Squared	2023	\$20,000.00	Gloversville	1	Open	Start-up	
VICE	2023	\$20,000.00	Johnstown	1	Closed	Start-up	Bankruptcy
Dig It Dogs	2023	\$20,000.00	Gloversville	1	Open		
Mainly House Stuff	2023	\$8,000.00	Gloversville	1	Open		
Olan & Sons Property Care	2023	\$15,000.00	Gloversville	LMCMC	Open	Start-up	
Marissa Mae's Confections	2023	\$20,000.00	Johnstown	LMCMC	Open	Start-up	
City Buzz Connects	2023	\$25,000.00	Johnstown	1	Open	Start-up	
The Meat Locker BBQ & Burgers	2023	\$25,000.00	Johnstown	LMCMC	Closed	Start-up	Owner has a heart condition so status in the air
DeJong Bros Excavation	2023	\$25,000.00	Broadalbin	1	Open		
ADK Stove	2023	\$15,000.00	Caroga Lake	LMCMC	Open		
Slate A Rustic Tavern	2023	\$25,000.00	Caroga Lake	1	Closed	Start-up	Closed in late 2024
Trailside Deli	2023	\$15,000.00	Stratford	LMCMC	Open	Start-up	
15-Grants		\$281,000.00					
Microenterprise 2024							
High Tower Farm	2024	\$20,000.00	Broadalbin	LMCMC	Open		
My Life-this time around	2024	\$10,000.00	Northville	LMCMC	Open	Start-up	
My Paw Place	2024	\$20,000.00	Broadalbin	LMCMC	Open	Start-up	
Sage & Cedar Café	2024	\$30,000.00	Gloversville	LMCMC	Open	Start-up	
Sisters Construction & Excavation	2024	\$20,000.00	Gloversville	1	Open	Start-up	
Something Different	2024	\$10,000.00	Caroga	LMCMC	Open		
Thryve Yoga Holistic Health	2024	\$10,000.00	Perth	LMCMC	Open	Start-up	
Dr Kate Holtz DMD	2024	\$20,000.00	Gloversville	1	Open		
Vassar Mobile Phlebotomy	2024	\$12,510.00	Johnstown	LMCMC	Open	Start-up	
Ego Expressions Salon	2025	\$15,000.00	Northville	LMCMC	Open		
Glamful	2025	\$15,000.00	Broadalbin	1	Open		
Ricmar Design & Print	2025	\$20,000.00	Gloversville	LMCMC	Open		
Focus Finance & Accounting	2025	\$10,000.00	Johnstown	1	Open		
Mainly House Stuff	2025	\$20,000.00	Mayfield	1	Open		
Fulton County Auto		\$27,490.00	Gloversville	1	Processing currently		
15-Grants		\$260,000.00					



Fulton County
NEW YORK

THE POWER OF

SUCCESS STORIES

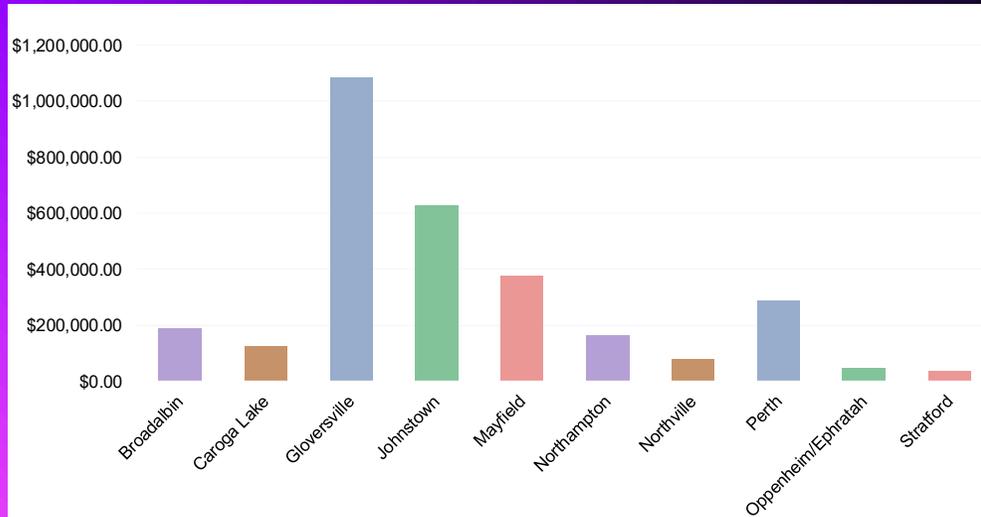
Bright Futures

Montessori Center

Grant Breakdown by Municipality

Date:
January 1, 2025

Municipality	Number of Grants	ACTUAL	% of Funds Awarded
Broadalbin	8	\$186,775.77	6.00%
Caroga Lake	5	\$125,000.00	4.00%
Gloversville	41	\$1,082,516.62	36.00%
Johnstown	21	\$627,730.98	21.00%
Mayfield	10	\$372,678.82	12.00%
Northampton	5	\$165,000.00	5.00%
Northville	4	\$80,000.00	3.00%
Perth	7	\$287,005.05	10.50%
Oppenheim/Ephratah	2	\$45,000.00	1.50%
Stratford	2	\$33,345.65	1.00%
Total expenses	105	\$3,005,052.89	100.00%



COUNTY & PROGRAM SUCCESS

Our ability to effectively execute this Low to Moderate Job Creation development grant is lauded at the State level.

The funds will leave a lasting impact on Fulton County businesses and the tax base in helping to generate funding

Effectively delivering funding throughout the ENTIRE County has been a focus for CRG and the Micro Grant Committee.

BUSINESS SUCCESS STORIES

Bright Futures Learning Centers LLC opened in 2016 with just 2 owners and 1 staff member.

In 2017 they received a Micro grant that was used for equipment and to get their Montessori Training Certification

In 2022 they received a Micro CARES Act Grant, and those funds purchased more equipment and COVID related supplies

Since they started 8 years ago, they have grown to have 24 teachers and staff.

NOW ENROLLING!

Bright Futures Montessori Center
2736 State Highway 30
Gloversville, NY 12078

Bright Futures
Montessori Center

Providing a safe and fun environment in which a child's growth is nurtured in order to promote independence, confidence and happiness.



Bright Futures PreK program has immediate openings for September

- Students engage in learning throughout several content areas including math, language arts, culture and science, sensorial, practical life and art.
- Smaller class ratio for personalized education.
- Educational hands on activities including crafts, sensory play, STEM activities and more.

Call for enrollment information and to tour our center:
518-613-4383

www.brightfuturesllc.net

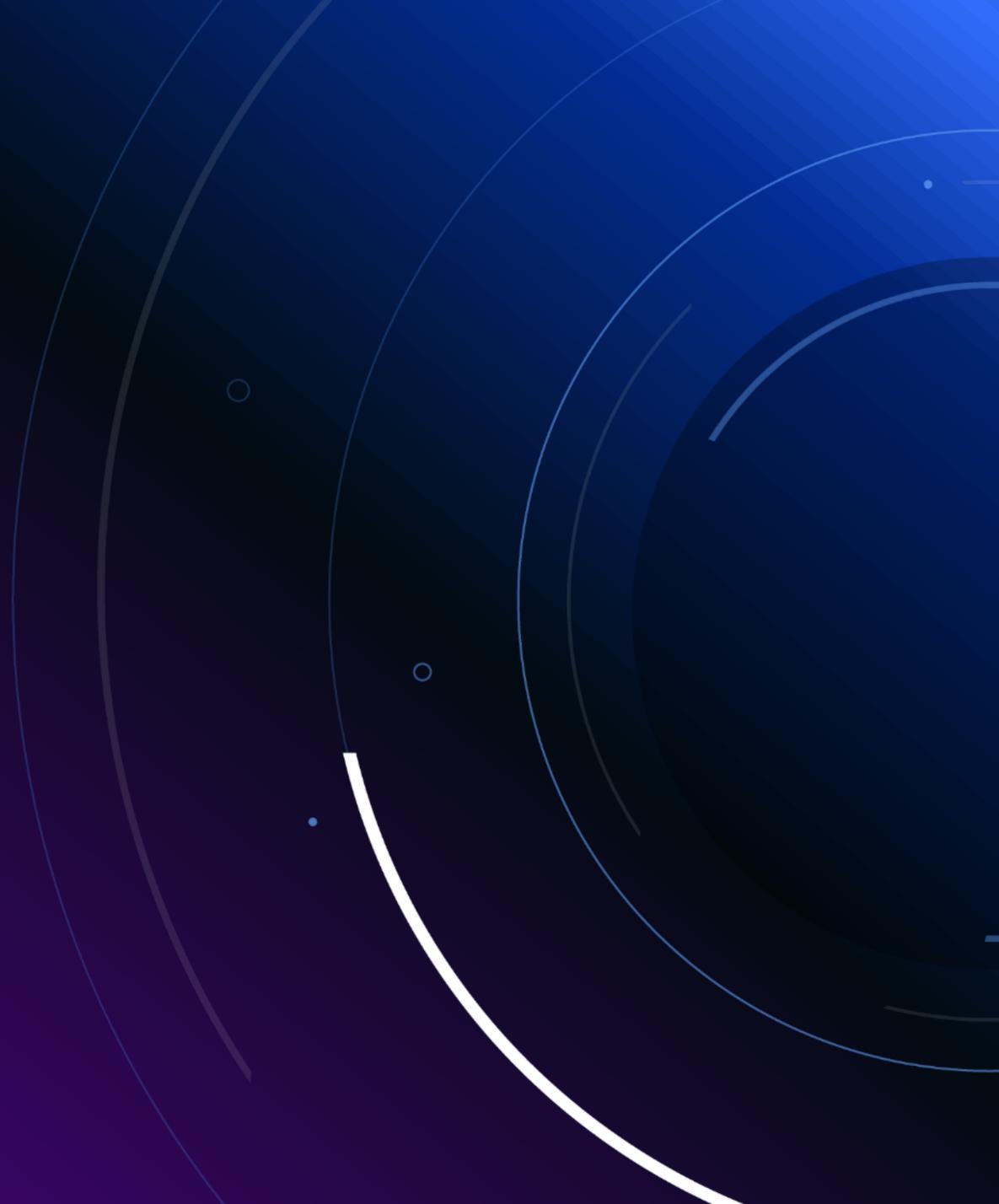


BUSINESS SUCCESS STORIES

- Primary Teeth Pediatric Dentistry PLLC incorporated in 2019 and then the pandemic arrived. They finally opened after construction in late 2020 with just 1 owner and 1 staff member.
- In 2020 they received a small Micro grant that was used for equipment and supplies. They could only get a small amount as the funds were allocated prior to being ready to open for business.
- In 2022 they received a Micro CARES Act Grant, and those funds purchased more equipment and COVID related supplies
- Since they started 4 years ago, they have grown to have 12 employees and are looking at an expansion that could double the staff again.



THANK YOU



Great Sacandaga Lake Discovery Center

Display Visioning





Great Sacandaga Lake Discovery Center

Inspiration ...

Harnessing Nature Building The Great Sacandaga

Nestled in the southern foothills of the majestic Adirondack Mountains is the Great Sacandaga Lake, the largest man-made body of water in New York State. This is the story of how the people of the Sacandaga Valley had to sacrifice their homes, their farms and their livelihoods for the greater good. It is a story of heartbreak, rebirth and a remarkable engineering project in its own right.

DVD
VIDEO CC 80 min

- “Rotunda” Exhibit Hall
- *Harnessing Nature: An Engineering Marvel...*
- “Ghosts of the Hamlets”
- “Coney Island of the North”
- Natural Resources Habitat
- Recreation
- Visiting Display Area
- Theater
- Conference Room
- Entry/Souvenir Shop
- Office



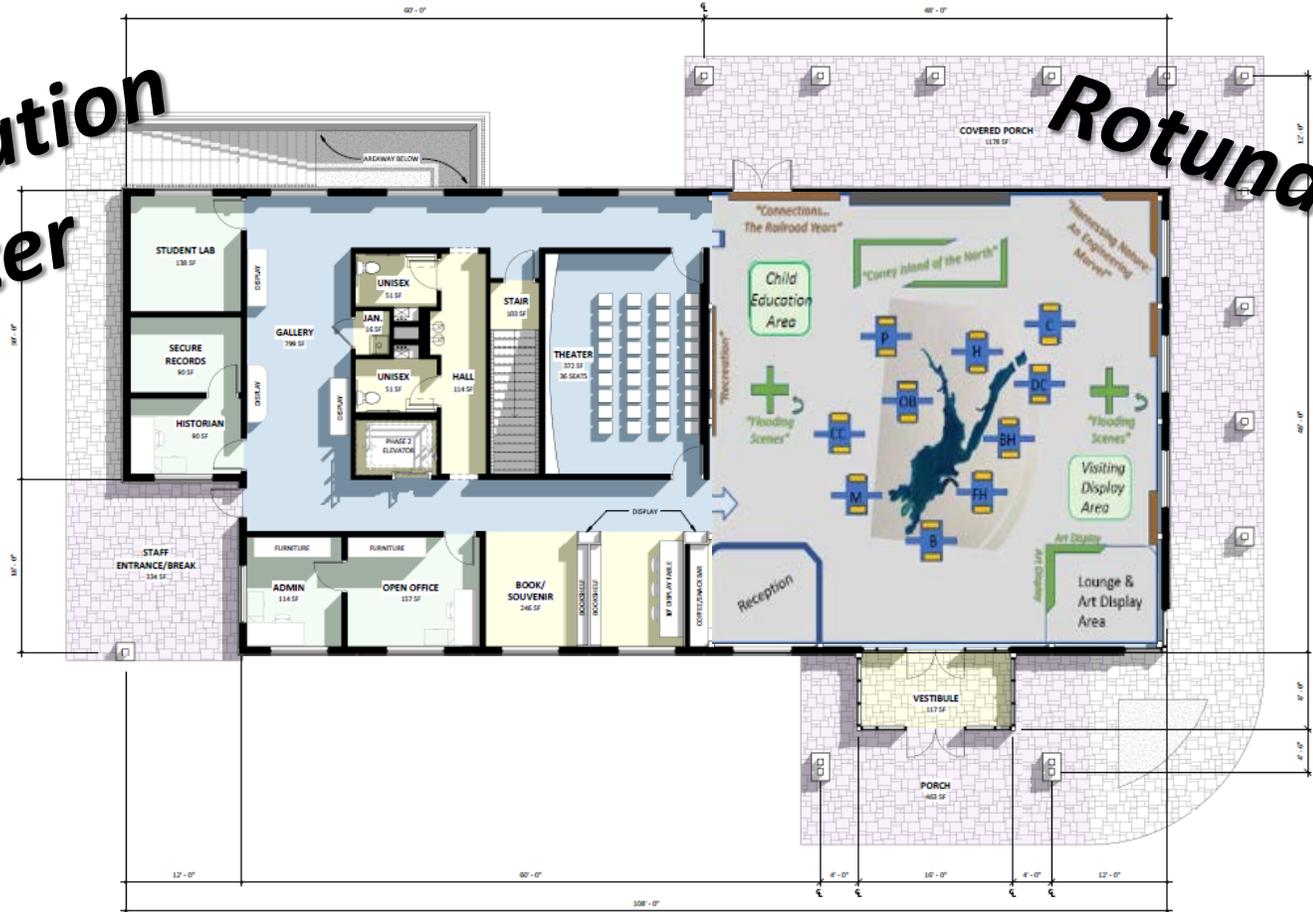




An Interpretive Center & a GSL Community Network...

Education Center

Rotunda



BASEMENT	
CONDITIONED	
VESTIBULE	704 SF
PHASE 2 CLASSROOM	2080 SF
STORAGE/MECHANICAL/SERVER	1023 SF
STAIR	280 SF
BLV	485 SF
UNISEX	55 SF
JAN	25 SF
UNISEX	55 SF
UNCONDITIONED	4557 SF
MEZANINE	216 SF
STAIR	318 SF
LEVEL 1	
CONDITIONED	
OPEN OFFICE	157 SF
ADMIN	114 SF
HISTORIAN	90 SF
SECURE RECORDS	90 SF
STUDENT LAB	138 SF
THEATER	272 SF
LOBBY/LOUNGE	440 SF
SACANDAGA MAP DISPLAY	1628 SF
GALLERY	796 SF
UNISEX	55 SF
VESTIBULE	117 SF
BOOK SOUVENIR	146 SF
RECEPTION	100 SF
HALL	114 SF
STAIR	250 SF
JAN	10 SF
UNISEX	55 SF
BLV	485 SF
UNCONDITIONED	4741 SF
ROOF NETWORK/MEZANINE	104 SF
COVERED PORCH	1178 SF
PORCH	463 SF
	8976 SF

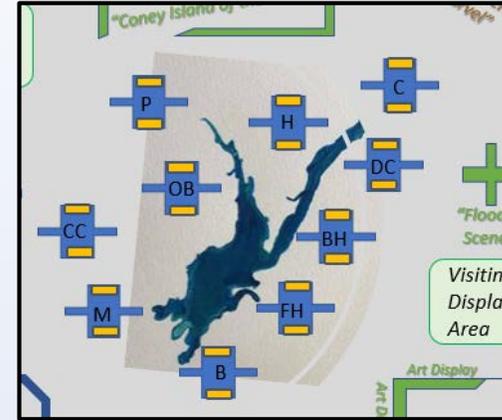


Rotunda Displays...

- ***“Ghosts of the Hamlets”***
- ***“Harnessing Nature: An Engineering Marvel”***
- ***“Coney Island of the North”***
- ***“The Flooding” Wall Video Screen***
- ***“Connections... the railroad years”***
- ***Childrens’ Discovery Spot***
- ***“Recreation”***
- **Lounge & Art Display Area**
- **Visiting Display Area**
- **Artifact Display Area**

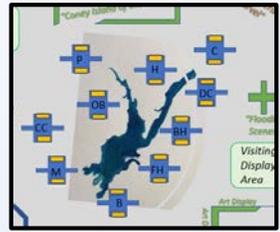


"Ghosts of the Hamlets"

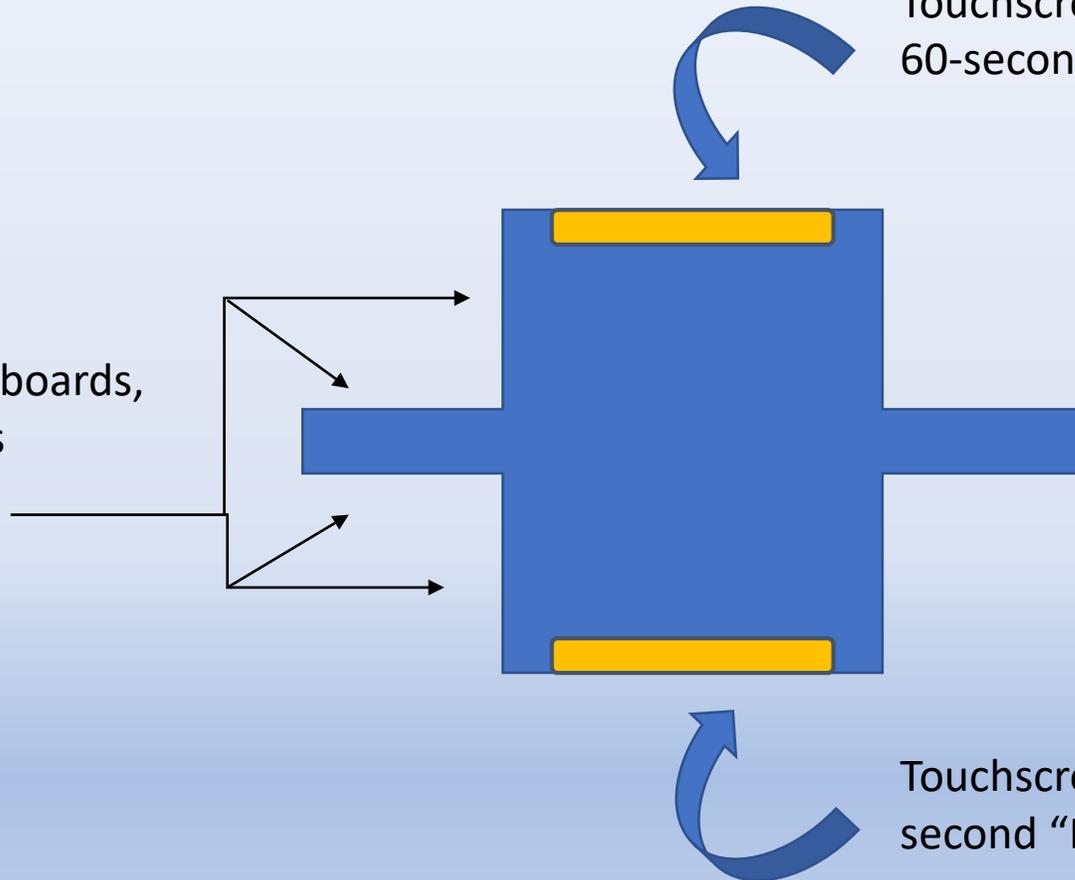


- This Exhibit will involve 10 Video Kiosks surrounding a large map of the Lake inset into the floor. Each Kiosk will present the historical story of one of the “drowned” hamlets with a “before & after” approach.
- This Exhibit is intended to evoke strong emotions surrounding the story of the State-imposed elimination of the hamlets and the forced removal of the Valley’s residents.
 - Two (2) Video Screens :
 - 1 front for “before” (from *Harnessing Nature* documentary)
 - 1 rear for “after” (potential new footage)
 - 60 Second Video Stories (approximate)
 - Side walls of Kiosks present supporting story-boards, photos & artifacts from that hamlet

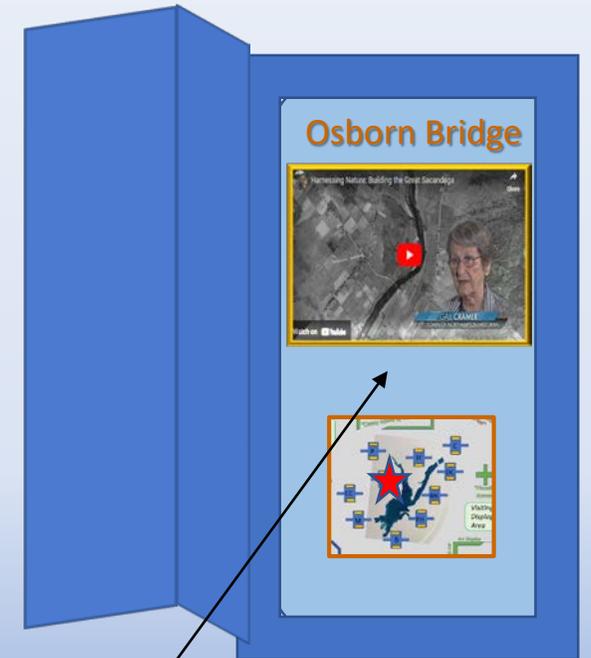
"Ghosts of the Hamlets" KIOSK



Supporting Story-boards,
photos & artifacts



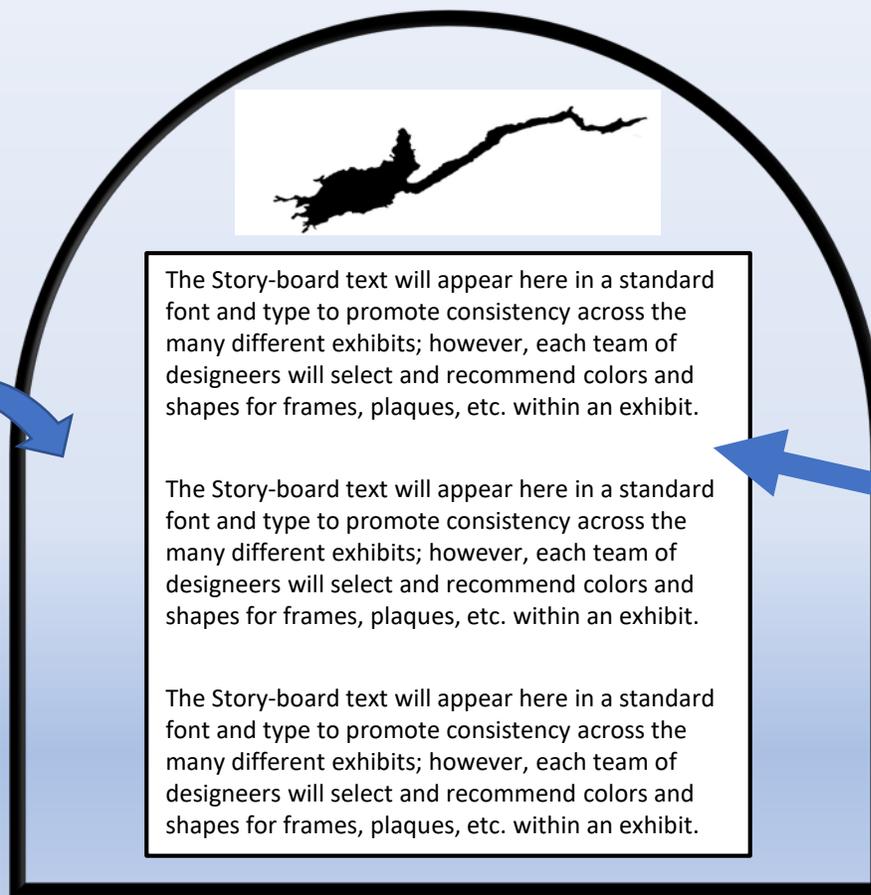
Touchscreen featuring
60-second "After" video



Touchscreen featuring 60-
second "Before" video

Potential “Standardized “Story-board” Design

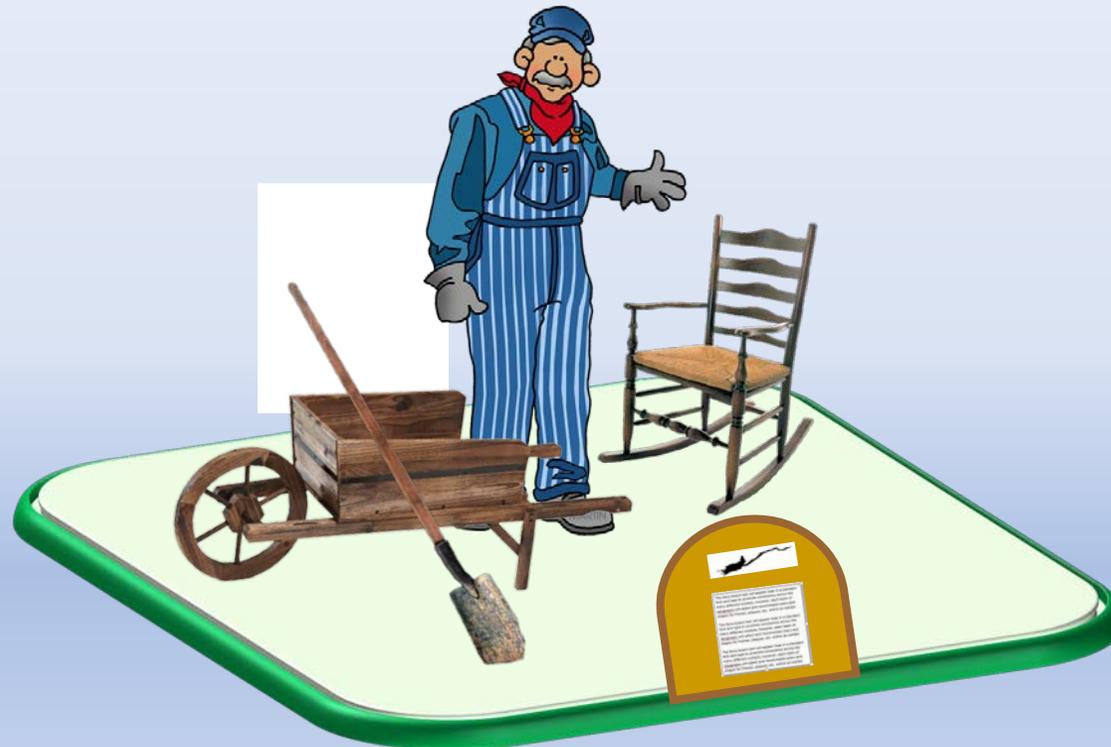
Background color of choice
(perhaps Brown for fixed
wall exhibits, Green for
moveable wall exhibits)



Text explaining the Exhibit
topic and referencing items
displayed within it.

Visiting Display Area

- This designated floor area within the Rotunda will be reserved for special visiting Exhibits on a temporary basis.
- Rotating exhibits may be a local historian's artifact, a crafts person demonstration, guest speaker, special feature artifact relating to a public event, anniversary celebration associated with the Lake community, etc.



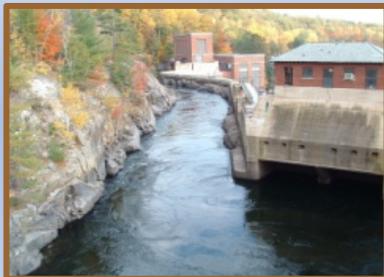
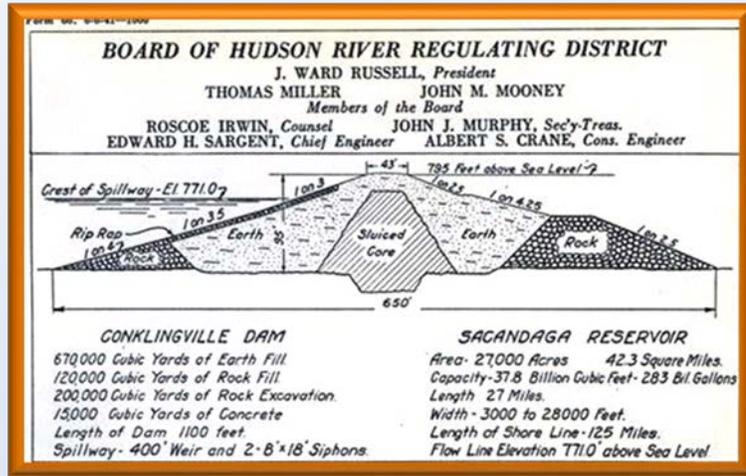
“Harnessing Nature: An Engineering Marvel”

- This “Mini Theater” will involve a large corner wall display dedicated to the engineering and physical accomplishments involved in construction of the Conklingville Dam.
 - Story-boards, photos & artifacts describing:
 - Creation of the Hudson River-Black River Regulating District
 - “The Taking Line”
 - Impoundment design
 - Feats of construction
 - Eminent domain process
 - State Legislature enactments
 - Deed transaction history
 - Cemetery relocations



- A video screen on the wall will cycle an excerpt from the *Harnessing Nature* documentary.

"Harnessing Nature" Mini Theater



Supporting Story-boards, photos & artifacts

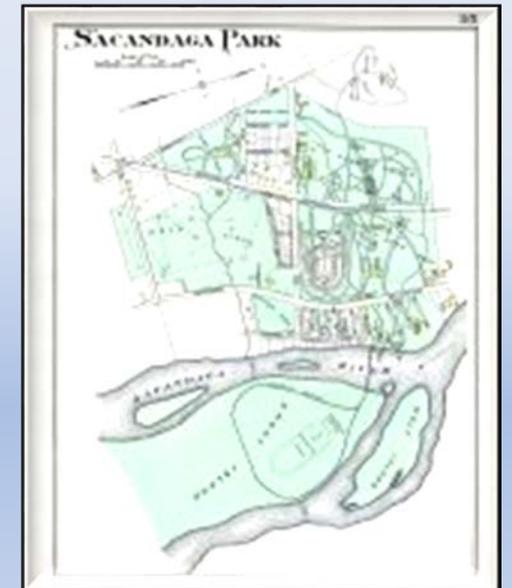
Bench Seating

Touchscreen video featuring *Harnessing Nature* documentary excerpt

“Coney Island of the North”



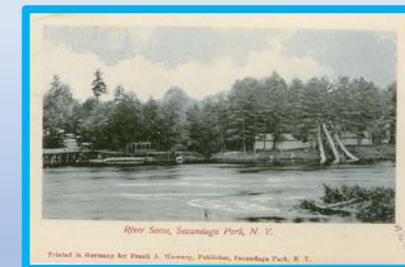
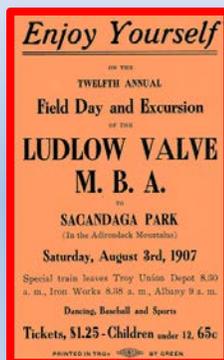
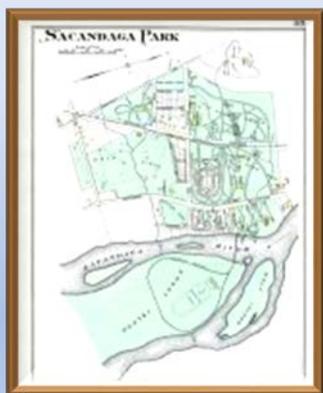
- This Exhibit will involve a large walk-through/around wall display depicting the unique & intriguing story of the rise and fall of Sacandaga Park & Sport Island Amusement Park.
- This fun topic has immense potential as the secondary feature to the “Ghosts of the Hamlets” within the Rotunda and should be upbeat with excitement and lighting, etc. to off-set the emotional story of “*The Flooding*”.
 - Story-boards, photos & artifacts describing:
 - Midway, miniature train, donkey rides, boating, stadium, etc.
 - Adirondack Theater, Vaudeville performers
 - Sacandaga Park “camp town”, cottages, the Springs, etc.
 - Hotels of Sacandaga Park
 - Logging runs on the adjacent Sacandaga River.
 - Small feature about current commercial activity in downtown Northville.
 - Also serves as an introduction to nearby “*Connections...the Railroad Years*” exhibit.



"Coney Island of the North"



Supporting Story-boards,
photos & artifacts on
inner & outer walls



“The Flooding...”



- A large jumbo video screen in the shape of the Great Sacandaga Lake will be mounted high on the rear wall of the Rotunda. It will be visible from anywhere in the room.
- The continuous-running video will transition through three phases:
 1. The Sacandaga Valley prior to flooding with hamlets, farms and buildings depicted.
 2. Flooding stage when the Valley was inundated and covered by the rising waters- “The Flooding”.
 3. Modern Lake stage at the full high water mark with no hamlets or roads, farms, etc. visible .
- The display is intended to portray the flooding and stir emotion about the dramatic altering of the Sacandaga Valley, its inhabitants, their livelihoods, and their futures... forever.
- The display can also portray the new opportunities for commercial enterprise, tourism and recreation that were created by the massive new lake at the southern end of the Adirondack Mountain range.

"Connections... The Railroad Years"



- This Exhibit will involve a wall display describing the Railroad industry in the region and its relationship to the development of the cities, towns and hamlets of the Sacandaga Valley.
- It may be appropriate for this Exhibit to be adjacent or near the “*Coney Island of the North*” Exhibit due to the railroad’s influence on the development of Sacandaga Park and Sport Island.
 - Story-boards, photos & artifacts describing:
 - History of the Delaware & Hudson, F, J & G Railroad Companies as well as the various smaller RR companies that operated in the region in the early to mid 20th Century.
 - Adirondack Railroad Stations
 - The Northville Turntable
 - Investments and infrastructure
 - The Railroad company’s legal challenge to stop Lake construction
 - Etc.

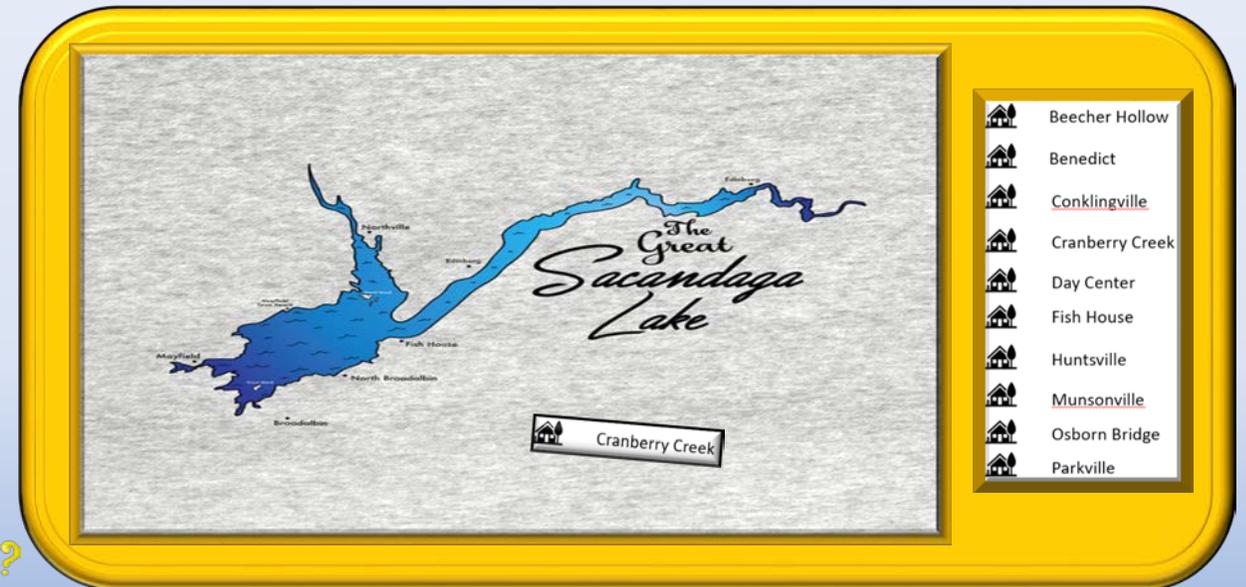


"Childrens' Discovery Spot"



- This Exhibit Area will be dedicated to interesting interactive activities for children.
- One of the key interactives will be a Touchscreen Map Game where a player will attempt to place Labels for each of the "drowned hamlets" on a map of the Great Sacandaga Lake. If the player moves the Label to the wrong position, it bounces back to the List. If the correct position is chosen, the Label "sticks". The game will reset after a minute or so of inactivity- ready for the next player(s).
- Other possible interactives could be a building block game to build a Dam or a video-based fishing Game, steering a boat, etc.

Interactive Map Game... Can you place the name of each drowned Hamlet where it belongs on the map?



Interactive Map Game... Can you place the name of each drowned Hamlet where it belongs on the map?



-  Beecher Hollow
-  Benedict
-  Conklingville
-  Cranberry Creek
-  Day Center
-  Fish House
-  Huntsville
-  Munsonville
-  Osborn Bridge
-  Parkville

Artifact Display Area

- This designated floor area will be reserved for larger artifacts associated with the Sacandaga Valley and the Lake's formation story.
- The area may function well as an area for rotating special-featured artifacts.



“Recreation”

- This Exhibit will be dedicated to illustrating the many ways that the Lake contributes to recreation and tourism. It will portray and emphasize the positive aspects that the Valley’s flooding produced.
- The exhibit has potential to display artifacts, photos, articles and news stories about outdoor sports, including swimming, boating, skiing, fishing, hunting and others.
- The Recreation Exhibit will be a large tall display with bold colors and over-sized photos, artifacts and advertising.
- This Exhibit should be staged to counter-balance the serious and “darker” story of the “ghosts of the Hamlets”. It will also be the last exhibit in view in the Rotunda for visitors who proceed logically counter-clock-wise around the Rotunda Exhibits.
- Brochure Racks for tourist attractions & restaurants in Fulton, Saratoga & Hamilton Counties should be located nearby.

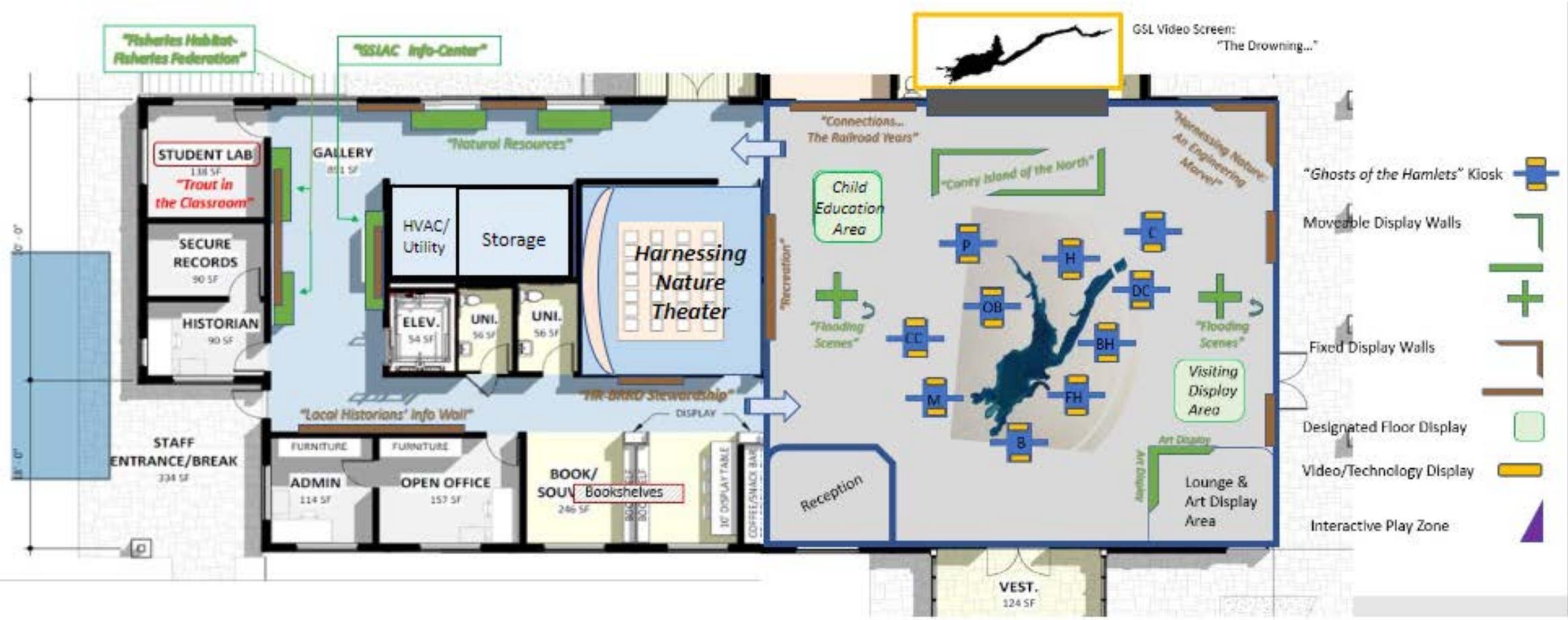




Creating a GSL Community Network...

Education Center

Rotunda



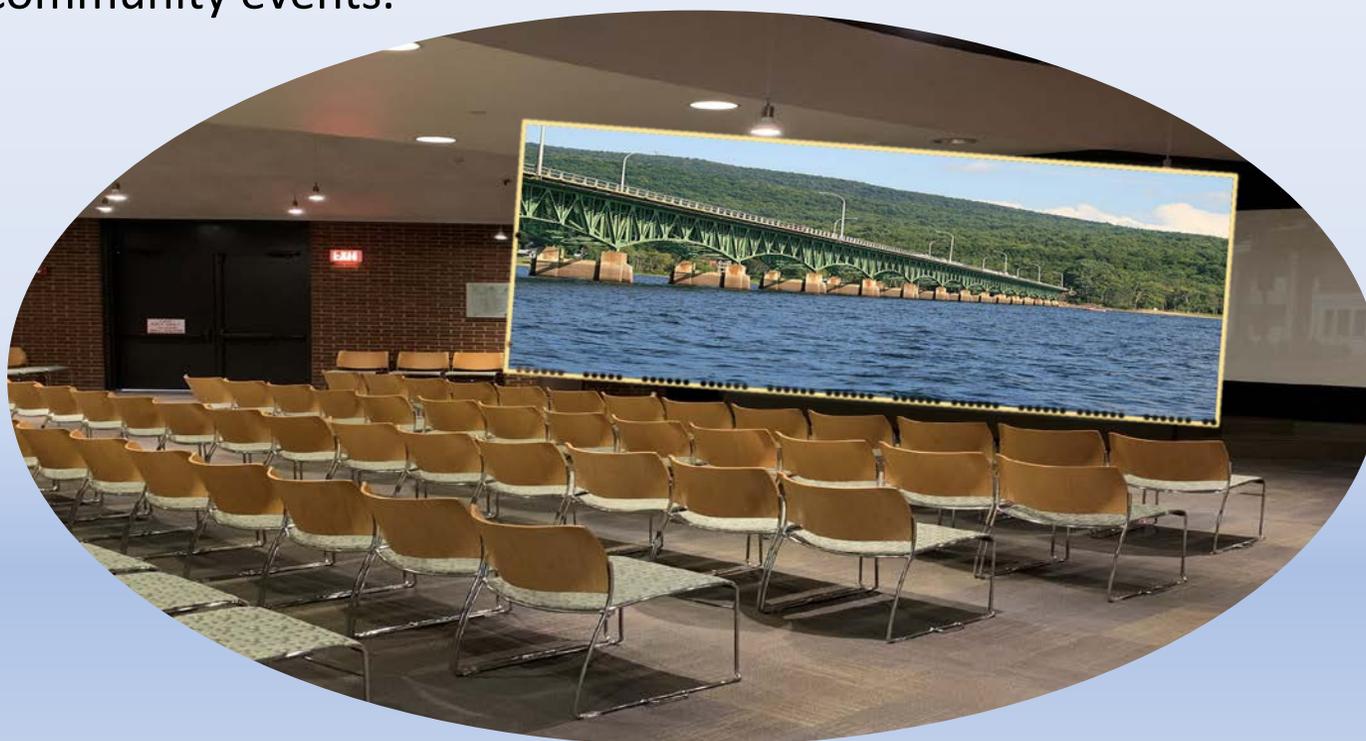


Education Center Components

- *Harnessing Nature Theater*
- *“Natural Resources”*
- *“GSLAC Info-Center”*
- *“Fisheries Habitat-Fisheries Federation”*
- *Student Lab-“Trout in the Classroom”*
- *“Local Historians Network”*
- *“HR-BRRD Stewardship”*
- *Administration Bulletin Board*

“Harnessing Nature” Theater

- The *Harnessing Nature Theater*, will be a fitting transition between the Rotunda display area and the Education Center. It will be the dedicated viewing room for the feature documentary *“Harnessing Nature: Building the Great Sacandaga”*.
- It will also be available for smaller special topic movies and videos, as well as a lecture area for local Historians and community events.



“Natural Resources Habitat”



- This Exhibit area will describe the environmental features and natural resources of the Lake.
- Dedicated to the geographic & geologic features of the Sacandaga Valley pre- and post- flooding.
- The wall and floor cabinet displays will promote programming regarding environmental conservation, aquatic and animal life related to the Lake. This Exhibit may be a good area for information, brochures & maps directing visitors to hiking trails, parks, etc. to witness this wonderful nature.
- There is great potential to partner with organizations for sponsorship and/or program ideas for this exhibit (NYSDEC, HRBRRD, GSL Fisheries Federation, Great Sacandaga Lake Advisory Council, Adirondack Park Agency, FMCC, schools and others).



"GSLAC Info-Center"

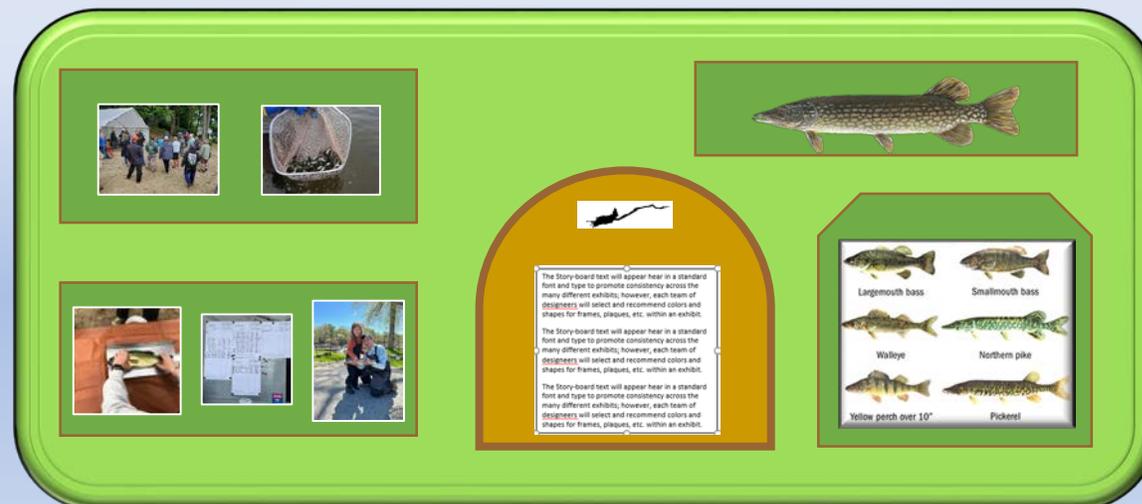
- This Exhibit will be an exclusive display area dedicated for the Great Sacandaga Lake Advisory Council to manage as it sees fit. The GSLAC may also have an associated office area for its use.
- Plaques and Text descriptions about the GSLAC, its mission, improvement projects completed and underway could potentially be subject matter. Wall and floor cabinet displays could be used to publicize the important stewardship role of the Council.
- It is essential for the GSLAC to have a dedicated area and be involved in portrayal of the story of *Harnessing Nature: Building the Great Sacandaga*.

Great Sacandaga Lake
Advisory Council 

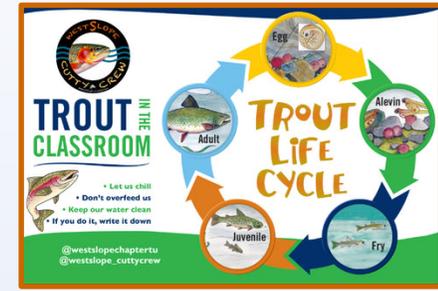


“Fisheries Federation & Habitat”

- This Exhibit and Information will be an exclusive display area dedicated for the Great Sacandaga Lake Fisheries Federation to manage as it sees fit.
- Plaques and Text descriptions about the Fisheries Federation mission, stocking initiatives and *Trout in the Classroom* could potentially be subject matter. Wall and floor cabinet displays could be used to publicize the Federation’s great volunteer efforts and for potential fund-raising.
- This Exhibit would probably be more specific to the fisheries of the Lake than the exhibit on all natural resources.



“Student Lab-”Trout in the Classroom”



- The Student Lab will be a laboratory room and display area dedicated for use by area school districts. Biology, natural resources and history classes and/or clubs will be able to operate educational programming out of this area.
- Educational exhibits related to the Great Sacandaga and other associated water bodies could be conducted and displayed in the Student Lab. *Trout in the Classroom* and water quality monitoring are examples of potential subject matter.
- Aquariums, poster presentations and other interactives prepared by students would all be viable for the Lab. Students and their instructors could periodically host events and learning labs.



“Local Historians’ Network”



- This Exhibit and Information and Display Area will be adjacent to the local *Historian’s Network* office for exclusive use by local Historians from around the Sacandaga Valley.
- It is essential for the many local Historians to play a role in interpreting and maintaining the story of the Valley’s history, the Lake’s formation and ongoing developments.
- The Office and *Historians’ Network* area will also be an important venue for promoting all the local history museums and historical attractions supported by local groups around the region.
- The Area can be a key resource for guiding tourists to the local history sites and for preservation of the history of the Fulton/Saratoga/Hamilton region.



How to find us...

The Story-board text will appear here in a standard font and type to promote consistency across the many different exhibits; however, each team of designers will select and recommend colors and shapes for frames, plaques, etc. within an exhibit.

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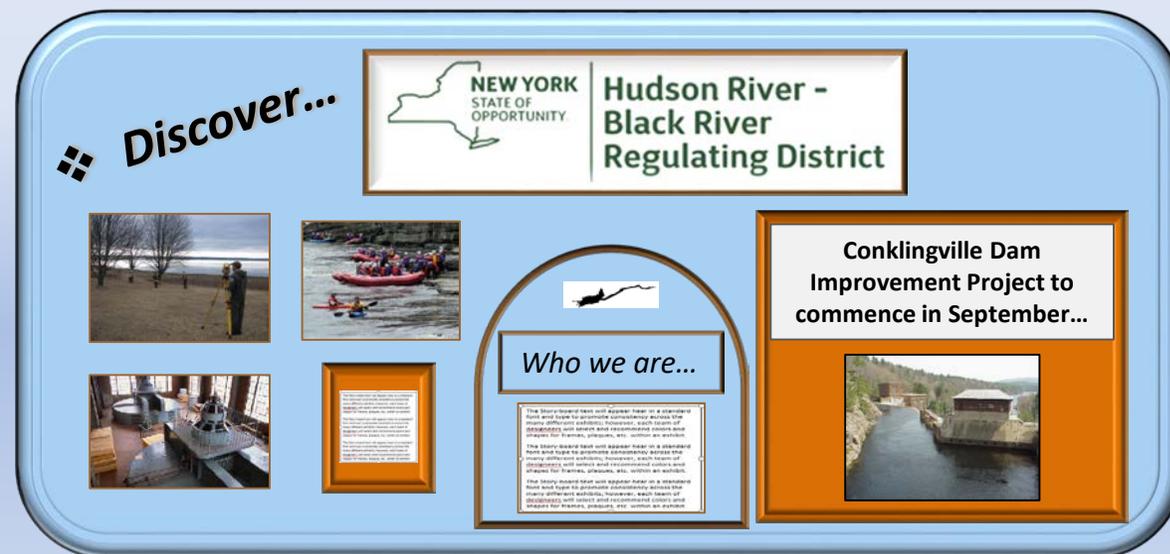
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❖ Discover our... History

HR-BRRD Stewardship



- The Hudson River-Black River Regulating District (HR-BRRD) is statutorily responsible for operation and maintenance of the Great Sacandaga Lake and its reservoir mission. This Exhibit will be an exclusive display area dedicated for the HR-BRRD to manage as it sees fit.
- This Display and Information area will be near the end of a visitor's counter-clock-wise route through the Education Center, adjacent to the Bookstore and Reception Area.
- It will be a fitting conclusion for visitors to learn about the ongoing stewardship and future activities of the District as they complete their route through the other exhibits in the GSL Discovery Center.



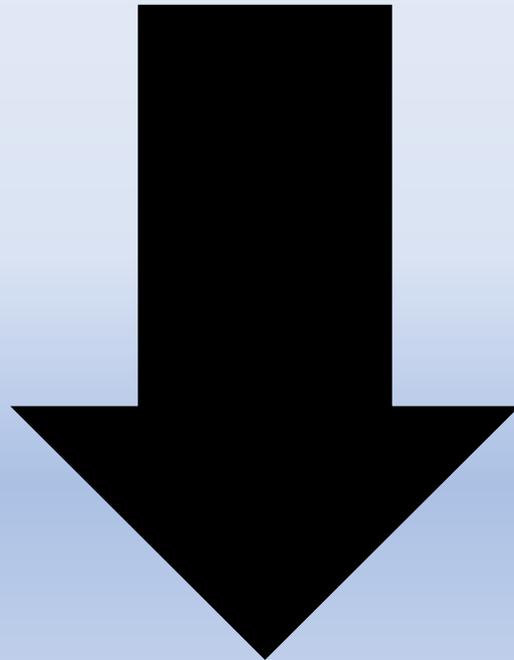
Administration Bulletin Board

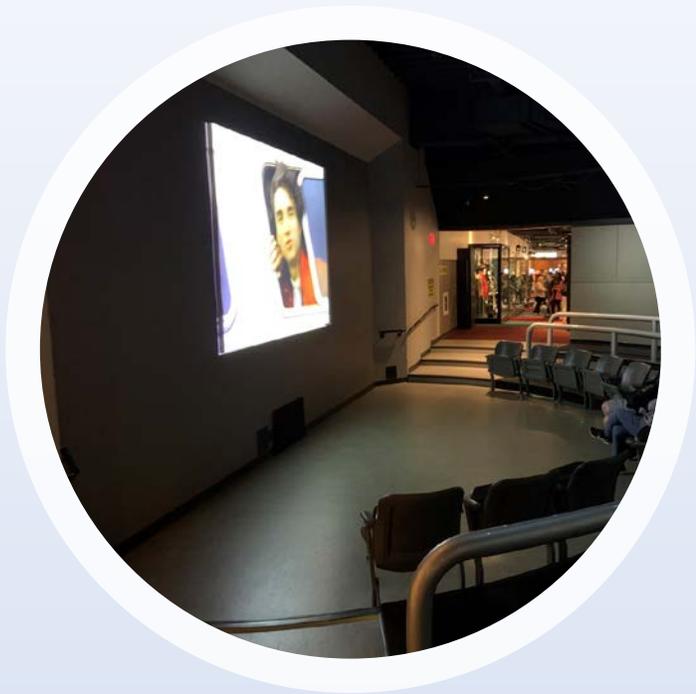


- This small Information Board will be near the Discovery Center Reception Area.
- It will function as the Discovery Center's main on-site forum for public announcements, schedules, advertisements for upcoming events, recruitment of artifacts, etc.

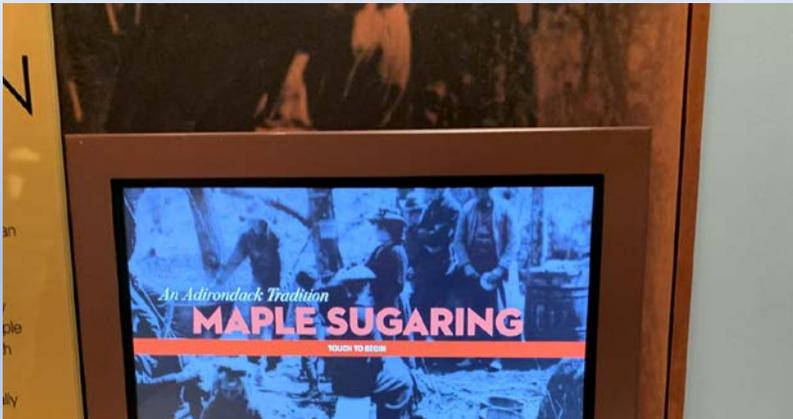
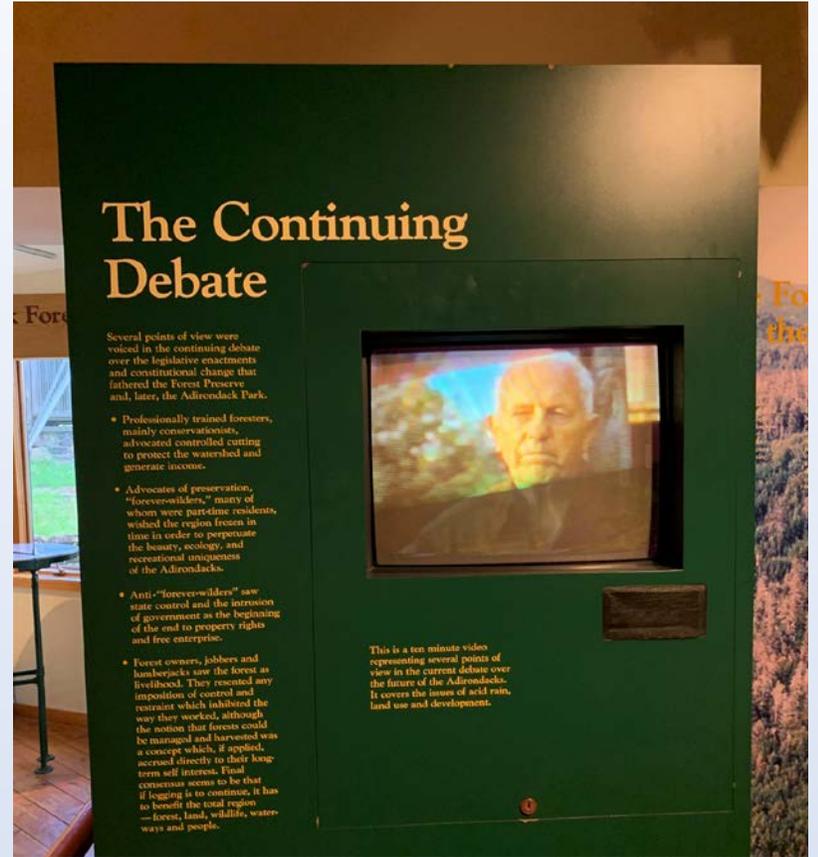


EXAMPLES

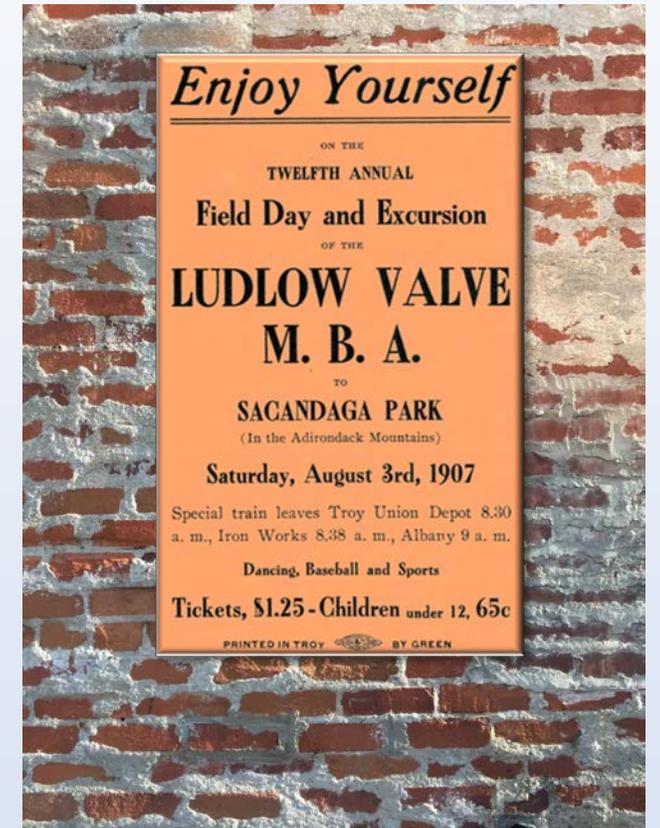




Theater Concept Examples...



Kiosks ...



Story Boards and Posters ...



Artifacts ...

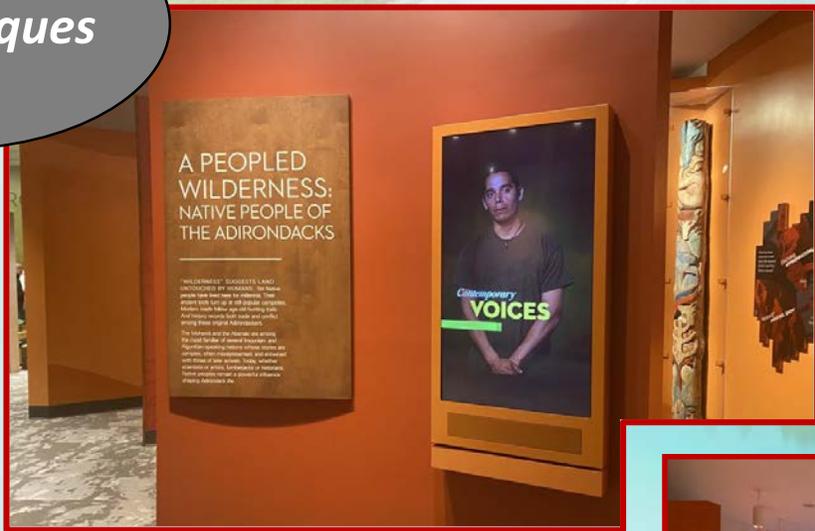


Floor Displays ...

Other features?



Wall Plaques



Desk-Reception Area



Mini-theater Area



Great Sacandaga Lake Discovery Center

Financial Plan (07/2025)





Great Sacandaga Lake Discovery Center- Financial (06/2025)

The ***Great Sacandaga Lake Discovery Center*** will be a state-of-the-art tourism destination showcasing the engineering marvel that is the Great Sacandaga Lake. The facility will also serve as a welcome center for hiking enthusiasts embarking and disembarking the Northville-Lake Placid Trail.

- The Great Sacandaga Lake Discovery Center is one of the three (3) key projects of *Destination: Fulton County*, the strategic plan adopted by the Board of Supervisors to expand the tourism and recreation sectors of the Fulton County economy. The fourth component, creating a robust county Visitors Bureau to promote tourism, was also implemented as part of the strategic plan.
- During early projections for *Destination: Fulton County*, the estimate for the Route 30/30A Sewer Construction Project component rose by approximately \$2.6 million to incorporate costs for handling Village of Mayfield waste within the scope of work. At that time, ARPA/SLFRF grant funding was diverted to ensure that the Sewer Project could proceed first and foremost.
- A combination of federal grants, state grants, Tobacco Settlement reserves and local funds are proposed to be used to complete design and construction of the facility in a phased approach over the years 2024-2027. A state-administered “*Market NY*” grant has been submitted to assist in future expenditures.

Great Sacandaga Lake Discovery Center Financial Plan Components

1) GSLDC Site & Building Construction

- 1) Site Engineering***
- 2) Architectural Design & Bidding Services***
- 3) Technical Studies***
- 4) Construction Management***
- 5) Building Construction Contracts***

2) GSLDC Interior Exhibit Design, Fabrication and Up-fit

(Adirondack Studios Exhibit Design Contract)



Great Sacandaga Lake Discovery Center Financial Plan

**Capital
Plan Yr**

Revenue

Expense

Property Acquisition (39 acres)

2021

\$ 524,326

Site Engineer, Architecture Design &
Constr. Admin, Surveys, Tech. Studies

2021-26

808,562

Site Construction Contract #1 (Miller)

2024-26

1,014,750

\$2,347,638

As of April 14, 2025, appropriations have been established for all expenses above. A combination of grant funds (ARPA, NYS Smart Growth), Tobacco Settlement Reserves & Fund Balance were utilized).

\$2,347,638

PENDING COMPLETION:

Building Construction Contract Bids (4)
(GC, Mechanical, Plumbing, Electrical)

2024-26

(public bids -06/25/2025, incl. Solar Array)

\$5,664,711

Project Contingency Account

2024-26

400,000

NYSERDA & NY Sun Energy Efficiency Rebates

250,000

Balance of 2024 & 2025 Capital Project funding appropriated for GSLDC Project

\$2,534,000

Funding needed to complete the project:

\$3,280,711

Total:

\$8,412,349

\$8,412,349



GSLDC: Interior Exhibit Design, Construction and Fit-up	Capital Plan Yr		Revenue	Expense
Adirondack Studios Exhibit Design and Construction Contract Allocation	2025-27			\$600,000
Occupancy Tax Reserve (Current Estimated Balance: \$887,000)	2025-27	Interior Promotion & Up-fitting	\$ 600,000	
		Total:	\$600,000	\$600,000