

FULTON COUNTY INDUSTRIAL DEVELOPMENT AGENCY

**TUESDAY
JULY 14 2026
8:00 A.M.**

**PLANNING DEPARTMENT CONFERENCE ROOM
MEETING AGENDA**

IDA PRESENT:

___ SUE COLLINS, CHAIRMAN
___ DR. GREG TRUCKENMILLER, VICE CHAIRMAN
___ MIKE FITZGERALD, TREASURER
___ DAN ROUNDS, SECRETARY
___ JOSEPH SEMIONE, MEMBER
___ JOE GILLIS, MEMBER
___ KARA LAIS, FITZGERALD, MORRIS, BAKER, FIRTH PC
___ SCOTT HENZE, EXECUTIVE DIRECTOR

OTHERS PRESENT:

___ TOM ROEHL, LIASON ECONOMIC DEVELOPMENT & ENVIRONMENT COMMITTEE
___ GEOFF PECK FCCRG
_____, FMRCC
___ TRAVIS MITCHELL, ENVIRONMENTAL DESIGN PARTNERSHIP

IDA'S MISSION:

"The Fulton County IDA's mission is to drive economic growth and prosperity by preparing shovel-ready sites for development including commercial enterprise, diverse housing options, workforce development and tourism".

I. MINUTES FROM JUNE 9, 2026 MEETING:

MOTION: To approve the minutes to the June 9, 2026 meeting.
MADE BY:
SECONDED:
DISCUSSION:
VOTE:

II. BUDGET REPORT:

MOTION: To approve the budget report as presented.
MADE BY:
SECONDED:
DISCUSSION:
VOTE:

III. COMMITTEE REPORTS:

A. Nominating Committee:

- No report.

B. Audit Committee:

- Monthly Bank Reconciliation Report: Sue Collins

DISCUSSION:

C. Governance Committee:

- No report

D. Finance Committee:

- The Finance Committee met on July 7, 2026 to continue the discussion on IDA investments and recent FastNY Track C grant award.

IDA Investments

- T-Bills 3&4 have been moved to the ICS account that generates 3.5% interest rate.
- The Finance Committee continues to explore investment opportunities that will:
 1. Meet regulatory Compliance
 2. Earn the best interest rates
 3. Provide short-term flexibility.
 4. Provide a diversified portfolio.
- Finance Committee recommendation is to continue to leave the T-Bill 3 & 4 investments in the ICS account for the time being.
- Finance Committee is recommending that the IDA maintain liquidity due to upcoming infrastructure projects at the Tryon Technology Park.
- Executive Director to provide T-Bill rates at each monthly meeting for monitoring purposes.

- Current IDA T-Bill status:

T-BILL #	TERM	RATE %	MATURITY DATE
1	12 month	3.502%	11/30/26
2	9 month	3.425%	10/29/26
3	ICS ACCOUNT	3.5%	-----
4	ICS ACCOUNT	3.5%	-----

- Current Daily T-Bill rates as of 7.6.26:

DURATION	RATE %
3 Mo. T-Bill	3.361%
6 Mo. T-Bill	3.689%
9 Mo. T-Bill	3.823%
12 Mo. T-Bill	3.624%

DISCUSSION:

FastNY Track C Grant Award

- Finance Committee is reviewing the Grant Disbursement Agreement provided by NYS ESD and quarterly reimbursement requests.
- Finance Committee continues to review available cash, FastNY Track C project costs and financing options.

DISCUSSION:

-----END OF AGENDA ITEM-----

IV. FULTON COUNTY/FCCRG/FMRCC REPORTS:

A. County Report: Tom Roehl

DISCUSSION:

B. FCCRG Report: (See attached.) Geoff Peck

DISCUSSION:

C. FMRCC Report:

DISCUSSION:

-----END OF AGENDA ITEM-----

V. **OLD BUSINESS:**

A. **NYS FastNY Track C Grant Award:**

A. Background:

- Executive Director prepared and submitted a revised NYS ESD FastNY Track C grant for various infrastructure improvements at Tryon Technology Park to include:

1. Water System Improvements:	\$2,715,365.00
2. Wastewater System Improvements:	\$1,083,125.00
3. Soils Spread/Lift:	\$3,037,000.00
4. <u>Demolition:</u>	<u>\$3,159,635.00</u>
TOTAL:	\$9,995,125.00

- NYS FAST NY Tract C grants will not fund contingencies.
- On December 12, 2025, NYS ESD notified the IDA that it was awarded \$8.99M.
- On February 27, 2026, NYS ESD provided a letter formalizing the grant award in the amount of \$8,995,612 (\$9M per GDA) having a total project cost of \$9,995,125.
- NYS goal for Minority and Women Owned Business Enterprise (MWBE) is 30%.
- NYS goal for Service-Disabled Veteran Owner Business (SDVOB) is 6%.
- There is a 1% non-refundable commitment fee requirement (\$90,000).
- Per the Grant Guidelines, the IDA will be required to provide a 10% equity match or approximately \$995,125.00.
- The IDA can assume reimbursable costs associated with the four (4) project improvements as of the date of the announcement on December 12, 2025.
- The grant requires that project work commence within two (2) years of announcement.
- During the January 13, 2025 meeting, the IDA authorized contracts with the following:

FIRM	ENGINEERING	COST
Bohler Engineering	Soils Construction	\$45,000
CT Male	Water System Improvements	\$200,000
Environmental Design Partnership	Wastewater Improvements	\$108,500
TOTAL		\$353,500

- All engineering agreements have been executed.

- ADK Bottling Works, LLC has agreed to reimburse the IDA for the above engineering costs associated with the Water, wastewater and soils project.
- A project manager has been assigned to the IDA.
- Executive Director has been communicating with the project manager on the grant.
- ESD Board provided formal approval of the Grant Disbursement Agreement (GDA) on June 25, 2026.
- The GDA will identify the terms of the grant to include progress reimbursement payments.
- ESD agreed to proceed with progress payments if the IDA desires.
- Draft GDA submitted to the IDA on June 26, 2026.
- NYS ESD has scheduled a Public Hearing on the GDA for July 17, 2026 at 2:00 p.m. (electronic only).
- It is anticipated that the GDA will be finalized and executed in August 2026.
- It is expected that the IDA will award construction contracts in September/October for the Water and Wastewater construction work.
- Quarterly progress payments can be made to ESD.
- ESD provided a draft GDA to the IDA on June 26, 2026. * See draft.

○ Project cost and financing sources are as follows:

Financing Uses	Amount
Water, Wastewater, Pipes, Valves, Pumps	\$3,500,000
Testing, Survey, Mobilization	\$350,000
Hauling, Grading, Compaction, Restoration	\$3,000,000
Abatement/Demolition	\$3,000,000
Soft Costs	\$145,125
TOTAL	\$9,995,125
ESD GRANT	\$9,000,000
LOCAL MATCH 10%	\$995,125
COMMITMENT FEE 1%	\$90,000

DISCUSSION:

-----END OF AGENDA ITEM-----

C. NYS ESD PowerUP Grant Award:

- The IDA submitted a grant through NYS Empire State Development’s PowerUP grant program to bring transmission level power into the Tryon Technology Park.
- On April 24, 2026, the IDA was notified that NYS ESD had awarded the IDA \$15.3M in funding in support of the \$17.3M anticipated project cost.
- To date, there has been no project manager assigned to the IDA for the grant.

DISCUSSION:

-----END OF AGENDA ITEM-----

D. Parkhurst Field Foundation Soil Request:

- Executive Director has had discussions with Dave Karpinski, Executive Director of the Parkhurst Field Foundation on the final buildout of the historic Parkhurst Field on Harrison Street.
- In 2022/23 Fulton County provided \$1M in ARPA funding in order to build the grand stadium.
- There remains three (3) additional fields to construct as part of the project.
- Mr. Karpinski has noted that per CT Male’s engineering drawings, in order to complete the fields, 4,000 yards of fill is needed per field.
- Mr. Karpinski requested the IDA consider donating up to 12,000 yards of fill from the Tryon Technology Park soils project.
- During the June 9, 2026 meeting, the IDA agreed to sponsor up to 12,000 yards of fill from the Tryon Technology Park to support the buildout of the Parkhurst Field.
- Approximately 10,000 yards of fill was hauled from the Tryon Park to Parkhurst Field on the 6th and 7th of July, 2027.

-----END OF AGENDA ITEM-----

E. National Grid Inghams to Rotterdam Transmission Upgrade Project Update:

- During the May 12, 2026 meeting, the IDA Board agreed to authorize a forty-month license agreement with Quanta Infrastructure Solutions Group (QISG) for the lease of IDA owned property within the Johnstown Industrial Park.
- During the same meeting, the IDA also agreed to authorize a short-term lease agreement with QISG to access the property on July 1, 2026.
- The executed lease agreement was sent to Kara Lais on _____, 2026.
- Payments totaling \$_____ was also transferred to Kara’s firm and is being distributed to the City of Johnstown and IDA.

DISCUSSION:

-----END OF AGENDA ITEM-----

VI. NEW BUSINESS:

A. Change Order to Agreement with Environmental Design Partnership (EDP):

- During the January 13, 2025 meeting, the IDA authorized a contract with EDP in the amount of \$108,500 to provide professional engineering services for wastewater infrastructure design and construction at the Tryon Technology Park.
- This work included the evaluation of Hale Creek Correctional Facilities Sewer infrastructure (State Infrastructure) as well as the engineering and design of upgrades to the existing Wastewater Pump Station servicing the Tryon Park to include the installation of a new section of sewer line along Maloney Road that would increase the overall wastewater capacity at the park.
- Based upon results of the evaluation of the existing wastewater infrastructure and the award of the FastNY Tract C grant funding, it is recommended that the existing wastewater pump station be replaced along with additional upgrades in the diameter of wastewater lines servicing the park to match the overall capacity of the state-owned infrastructure.
- It is anticipated that this will increase the over capacity at the park from 300-500 gallons per minute to 800 gallons per minute.
- EDP provided a proposal dated June 17, 2026 for additional engineering and design work at a cost not to exceed \$225,000. See attached.

DISCUSSION:

MOTION: To execute Change Order No. 1, subject to review and approval as to form and content by the Executive Director and counsel, to the agreement with Environmental Design Partnership to provide additional professional engineering services for Wastewater Infrastructure Construction at the Tryon Technology Park at a cost not to exceed \$225,00.00.

MADE BY:

SECONDED:

DISCUSSION:

VOTE:

-----END OF AGENDA ITEM-----

B. Updated Site Plan for the Tryon Technology Park:

- Since the sale of the 50-acre lot to Niagara Water Bottling, Winstanley Enterprises is updating the Site Plan for the Tryon Technology Park.

- Updates include the addition of the Gloversville Water Department easement that was not identified on the original plan.
- See draft Site Plan.

DISCUSSION:

-----END OF AGENDA ITEM-----

VII. OTHER BUSINESS:

-----END OF AGENDA ITEM-----

VIII. 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 for _____.

MADE BY:

SECONDED:

DISCUSSION:

VOTE :

TIME :

MOTION: To go out of Executive Session.

MADE BY:
SECONDED:
DISCUSSION:
VOTE:
TIME:

IX. NEXT MEETING:

- Next regularly scheduled meeting is Tuesday August 11, 2026.

X. CLOSE MEETING:

MOTION: To close the meeting at _____ a.m.

MADE BY:
SECONDED:
DISCUSSION:
VOTE:

DRAFT

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