

WARREN COUNTY BOARD OF SUPERVISORS

COMMITTEE: ECONOMIC GROWTH & DEVELOPMENT

DATE: AUGUST 20, 2019

COMMITTEE MEMBERS PRESENT:

SUPERVISORS MCDEVITT
BEATY
BRAYMER
STROUGH
HOGAN
MAGOWAN
SIMPSON
WILD

COMMITTEE MEMBER ABSENT:

SUPERVISOR LEGGETT

OTHERS PRESENT:

REPRESENTING ECONOMIC DEVELOPMENT CORPORATION:

ED BARTHOLOMEW, PRESIDENT
JOHN WHEATLEY, VICE PRESIDENT
JENNIFER SWITZER, DIRECTOR OF FINANCE
MATT FULLER, CHAIR, EDC BOARD OF DIRECTORS

REPRESENTING PLANNING & COMMUNITY DEVELOPMENT:

WAYNE LAMOTHE, COUNTY PLANNER
RYAN MOORE, COUNTY ADMINISTRATOR
AMANDA ALLEN, CLERK OF THE BOARD
ROBERT TERWILLIGER, FIRST ASSISTANT COUNTY ATTORNEY
FRANK THOMAS, BUDGET OFFICER
SUPERVISORS DIAMOND
DRISCOLL
SOKOL
TAMMIE DELORENZO, ASSISTANT TO THE COUNTY ADMINISTRATOR
MICHAEL SWAN, COUNTY TREASURER
TRAVIS WHITEHEAD, TOWN OF QUEENSBURY RESIDENT
DON LEHMAN, *THE POST STAR*
LESLIE LOVELACE, SECRETARY TO THE CLERK OF THE BOARD

Please note, the following contains a summarization of the August 20, 2019 meeting of the Economic Growth & Development Committee; the meeting in its entirety can be viewed on the Warren County website using the following link:

<http://www.warrencountyny.gov/gov/comm/Archive/2019/economic>

Mr. McDevitt called the meeting of the Economic Growth & Development Committee to order at 9:00 a.m.

Motion was made by Mr. Beaty, seconded by Mr. Simpson and carried by majority vote, with Mr. Magowan abstaining, to approve the minutes of the previous Economic Growth & Development Committee meeting, subject to correction by the Clerk of the Board.

Copies of the meeting agenda were distributed to the Committee members and a copy of same is on file with the meeting minutes. Privilege of the floor was extended to Ed Bartholomew, *President of the Economic Growth & Development Corporation (EDC)*, who distributed copies of a PowerPoint Presentation entitled "Collaborating", which he reviewed in detail. *A copy of the presentation is on file with the meeting minutes.*

Ms. Braymer entered the meeting at 9:03 a.m. and Ms. Hogan entered the meeting at 9:05 a.m.

During Mr. Bartholomew's presentation Ms. Braymer inquired as to the status of the land purchase in the Queensbury Business Park by the EDC. Mr. Bartholomew replied that was the next item to be discussed on the agenda. Ryan Moore, *County Administrator*, provided a brief history of the contract with the EDC in regards to the four parcels of land not yet purchased. He explained revenue had not been received on the four parcels since 1980 and the land did not fall

under a tax exemption within New York State Law. He indicated the benefit of selling the land to the EDC was to attract a private buyer rather than having the sale go through the Board of Supervisors for approval. Mr. Moore added there was a high water table and the land was very rocky on those parcels. He added the EDC was requesting an eighteen month extension to provide sufficient time for a site survey to determine if the land would be viable for development. Mr. Moore informed the EDC had indicated their intention if they purchased the four parcels was to split the money on all the parcels of land (numbered one through nine) with the County but a percentage of the proceeds needed to be determined by both parties.

A lengthy discussion ensued in regards to the revenue split. Matt Fuller, *Chair of the Economic Development Corporation (EDC) Board*, suggested an equitable proration to determine a formula for the proceeds. He stated the EDC's goal was not to sell the property, but rather to make the property productive with viable businesses. Jennifer Switzer, *Director of Finance, Economic Development Corporation (EDC)*, commented various scenarios for dividing the proceeds had been suggested and they would need to determine which should be used. After further discussion it was the census of the Committee to determine a percentage of proceeds at a future meeting.

A motion was made by Mr. Wild, seconded by Ms. Braymer and carried unanimously to authorize the eighteen month extension of the option agreement between Warren County and the Economic Development Corporation (EDC) to allow for a site survey by Chazen Company paid for by the EDC and to allow for a Public Hearing for discussion of the sale of property to EDC and the necessary resolution was authorized for the September 20th Board meeting.

Privilege of the floor was extended to anyone present wishing to address the Committee on any matter. Travis Whitehead, *Town of Queensbury Resident*, spoke on the potential sale of the four parcels of property located in the Town of Queensbury, expressing his satisfaction with the discussion of developing the land that had sat vacant for so long. He concurred if the EDC determined they were not interested in purchasing the land, the County would then be able to do something with it. He commented that one possible use would be as a solar farm due to an existing transmission line on the property.

There being no further business to discuss, on motion made by Mr. Simpson and seconded by Mr. Strough, Mr. McDevitt adjourned the meeting at 9:45 a.m.

Respectfully submitted,
Leslie Lovelace, Secretary to the Clerk of the Board