

# FULTON COUNTY INDUSTRIAL DEVELOPMENT AGENCY

TUESDAY  
AUGUST 13, 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
- \_\_\_ KARA LAIS, FITZGERALD, MORRIS, BAKER, FIRTH PC
- \_\_\_ SCOTT HENZE, PLANNING DIRECTOR
- \_\_\_ TOM ROEHL, LIASON ECONOMIC DEVELOPMENT & ENVIRONMENT COMMITTEE
- \_\_\_ TIM BECKETT, FULTON COUNTY CENTER FOR REGIONAL GROWTH

### I. MINUTES FROM JULY 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: Greg Truckenmiller

C. Governance Committee:

- No report.

D. Finance Committee:

- No report.

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

1. FCCRG Report: Tim Beckett (See attached.)
2. Fulton County Report: Tom Roehl

**V. OLD BUSINESS:**

A. Nexus Renewables:

1. Special Use Permit (SUP):

- In 2020, Nexus received a Special Use Permit (SUP) from the Town of Johnstown Planning Board for their Solar Project next to Tryon.
- This SUP was good for 1 year.
- Nexus never requested that the Planning Board extend the expiration date of the SUP.
- Nexus recently submitted a request to the Planning Board to extend the expiration date of the SUP.
- Since it has been 3 years since the SUP expired, the Town of Johnstown decided to require Nexus to submit a new application for a SUP.
- This application will be impacted by the current moratorium the Town Board enacted on all solar projects. This moratorium is scheduled to expire on August 26, 2024. The Town Board could extend the moratorium.
- The Town will not accept applications for any SUP's until after the moratorium expires.

IDA DISCUSSION:

**B. Winstanley Enterprises:**

- No report.

**C. Crossroads Park Housing:**

1. Status:

- Howard Hannah has shown the parcel to several parties.
- Howard Hannah continues to distribute marketing materials on the site to housing developers in the Region.

2. Wetlands Investigation:

- In May 1997 a wetlands investigation was conducted on the lands that were being proposed to develop into the Crossroads Business Park.
- Federal Army Corp of Engineers wetlands were identified and mapped.
- New wetlands mapping needs to be conducted if the lands the IDA has for sale are to be developed.
- IDA has received a proposal from Environmental Design Partnership to conduct a wetlands investigation on the 26+/- acres the IDA has for sale for housing.
- Total Cost: \$

IDA DISCUSSION:

IDA ACTION:

MADE BY :  
SECOND :  
VOTE :  
TIME :

**D. 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
- A Stakeholder Workshop was held on June 28<sup>th</sup> at FMCC.
- MRB Group working to identify 5 projects in 3 main component area.

IDA DISCUSSION:

## VI. NEW BUSINESS:

### A. Shared Tool Box:

#### 1. Background:

- Representatives from the FCCRG, FMRCC, Fulton County and IDA been meeting to discuss ways the three (3) entities could work together more efficiently. Shared Toolbox was identified as the one initiative to pursue.
- Developing a

#### 2. Shared Toolbox:

- A Shared Toolbox is a compilation of all service and programs currently offered and provided by:
  - a. FCCRG
  - b. FMRCC
  - c. FMS workforce Solutions
  - d. IDA
  - e. County Planning
  - f. Fulton County Visitor Bureau
- The Shared Toolbox will organize into three component areas.
  - 1) Economic Development
  - 2) Workforce
  - 3) Tourism
- The goal is for someone looking for information about either of these three (3) categories would click on one of those categories which would lead to a drop down showing approximately 12 services/programs. If that user then clicked on any of those 12 services/programs, it would show:
  - 1) Take the user to one of the entities websites where additional information would be available.
  - 2) The name, title, organization and contact information of the person who could be contacted for more information.
- Review Draft

IDA DISCUSSION:

## VII. OTHER BUSINESS:

### A. Board Training: Section 859-a of General Municipal Law

1. Prior to providing any financial assistance of more than \$100,000 to any project, the IDA must comply with the following requirements:
  - a. The IDA must adopt a resolution describing the project and the financial assistance that the IDA is contemplating with respect to such project. Such assistance shall be consistent with IDA Uniform Tax Exemption Policy (UTEP)
  - b. The IDA must hold a public hearing with respect to the project and the proposed financial assistance being contemplated by the agency. Said public hearing shall be held in a city, town or village where the project proposes to locate. At said public hearing, interested parties shall be provided reasonable opportunity, both orally and in writing, to present their views with respect to the project.

- c. The agency must give at least ten days published notice of said public hearing and shall, at the same time, provide notice of such hearing to the chief executive officer of each affected tax jurisdiction with which the project is located. The notice of hearing must state the time and place of the hearing, contain a general, functional description of the project, describe the prospective location of the project, identify the initial owner, operator or manager of the project and generally describe the financial assistance contemplated by the agency with respect to the project.

IDA DISCUSSION:

**3. 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  
September 10, 2024  
8:00 a.m.

**C. CLOSE MEETING:**

MOTION :  
MADE BY :  
SECONDED :  
VOTE :  
TIME :

## ***Fulton County Center for Regional Growth***

**August 2024**

### **Business Marketing / Business Leads / Business Inquires**

1. CRG received no new loan requests this month. The Ricmar Design and Print, LLC loan approved by the Gloversville Loan Fund committee last month is moving through the closing process.
2. The 2024 - \$300,000 Microenterprise Grant received 31 applications which CRG is processing. The Microenterprise Grant Committee is meeting next week to start the review process. Applications were received from businesses located in Mayfield, Johnstown, Broadalbin, Gloversville, Perth, Northville, and Caroga Lake.
3. CRG submitted a workforce grant through the NYS CFA process. It was part of the Catalyst Grant approved for the Mohawk Valley Regional Council.
4. CRG responded to EPA's request for documents required to initiate the actual grant award process for the \$500,000 Brownfield Assessment Grant.
5. CRG is planning to hold a Brownfield Task Force Committee meeting next month.
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.
7. The Gloversville DDS continues to work with downtown-related activities including the Local Waterfront Revitalization Program and the city's Brownfield Opportunity Area (BOA)
8. CRG is working on bringing a brownfield development group through the county to look at some of our brownfield opportunities.
9. CRG is exploring and has discussed grant opportunities with several grant sources for the IDA regarding the Tryon Technology Park.