

SARATOGA COUNTY INDUSTRIAL DEVELOPMENT AGENCY MEETING

September 29, 2021 – 8:35 a.m.

WITH REGARD TO THIS MEETING THERE WILL NOT BE A PUBLIC MEETING LOCATION AT WHICH THE PUBLIC MAY ATTEND IN PERSON.

Because of the Novel Coronavirus (COVID-19) Emergency and State and Federal bans on large meetings or gatherings and pursuant to Governor Cuomo's Executive Order 220.1 issued on March 12, 2020 suspending the Open Meetings Law, the general meeting scheduled for [September 29, 2021](#) being held by [Saratoga County Industrial Development Agency](#) (the Agency") in accordance with the provisions of Article 18-A of the New York General Municipal Law will be held electronically via [conference call](#) instead of in a public setting open for the public to attend. Members of the public may listen to the meeting and comment during it by [Dialing: \(605\)-475-4069 and entering Access Code 445131#](#). Pre-meeting comments may also be submitted to the Agency in writing or electronically (mvalentine@saratogacountyny.gov). Comments may be made during the meeting following presentation of the agenda item by the speaker. Please provide your name clearly prior to the question or comment. Minutes of the preceding Public Hearing and general meeting will be transcribed and posted on the Agency's website.

PRESENT: Members: Chairman Rod Sutton, Andrea DiDomenico, Phil Klein, Tom Lewis.

STAFF & GUESTS: Scott Duffy, CEO; Jeff Many, CFO; Michael Valentine, Administrator; James Carminucci, Counsel to the Agency; Dennis Brobston, SEDC; John Montagne, Park Place on the Peninsula, LLC; Gail Krause, Park Place on the Peninsula, LLC; and Lori Eddy.

ABSENT: Walt Wintsch; Mike Mooney; Kevin Tollisen.

Chairman Sutton called the meeting to order at 8:42 a.m.

Approval of meeting minutes: May 18, 2021 & June 8, 2021:

Chairman Sutton stated the first item on the agenda is the approval of the minutes of the May 18, 2021 & June 8, 2021 meetings. Chairman Sutton asked if there were any additions or changes to the minutes of May 18, 2021 & June 8, 2021? Mr. Lewis made a motion to approve the minutes of May 18, 2021 and June 8, 2021 as presented. The motion was seconded by Ms. DiDomenico. As there was no further discussion, all were in favor and the minutes were approved.

Resolution of Assignment and Assumption of Kersia USA Properties:

Chairman Sutton stated we got this in late within the last couple of days. Chairman Sutton asked Mr. Carminucci to give an overview of what is going on with that. Mr. Carminucci stated this relates to a project that we closed in June of 2016. It is located at 26 Freedom Way in Saratoga Springs. It is in the Grande Industrial Park. It is the AgroChem project. Marcora is the real estate holding company. We were notified by an attorney Whiteman, Osterman and Hanna that the business and the real estate holding company is undergoing a change of ownership and in order for that to happen the IDA needs to consent to having a lease agreement, a PILOT Agreement assigned to the new entity and have those obligations assumed by the new entity. Nothing seems to be changing at the site. The entity that is there is

continuing to get operated. Ownership is changing. No change in employment or anything. Chairman Sutton asked Mr. Valentine or Mr. Duffy if they were in good standing with the IDA over the years? Mr. Valentine stated yes, we are set with their reporting, job numbers, PILOT payments.

Chairman Sutton then asked for a motion to accept the Resolution of Assignment and Assumption of Kersia USA Properties as presented. Mr. Klein made a motion to approve the application. The motion was seconded by Mr. Lewis. Chairman Sutton asked if there was any further discussion. There was no further discussion.

RESOLUTION #1496

RESOLVED, THAT the Saratoga County IDA accept the motion to approve the Assignment and Assumption of Kersia USA Properties as presented and discussed be acted upon. The results of the roll call vote were as follows:

AYES: Mr. Klein, Ms. DiDomenico, Mr. Lewis, and Chairman Sutton.

NOES: None

ADOPTED: 4-0

Application: Park Place on the Peninsula, LLC:

Chairman Sutton asked Mr. Brobston to discuss the next agenda item for Park Place on the Peninsula, LLC. Mr. Brobston stated John Montagne and Gail Krause are both here representing the Park Place on the Peninsula, LLC project in the Town of Halfmoon. Mr. Montagne has a great presentation to put forward. We met with the sub-committee last week and we are here today with the application. Mr. Brobston asked Mr. Montagne to discuss the application. Mr. Montagne thanked the Board members for letting them present their application today. Mr. Montagne stated Park Place on the Peninsula project has been around for quite some time. It is the former Krause's Grove and Restaurant property in the Town of Halfmoon. The first thing he will do is share an aerial of the property. This is Exit 8 of the Northway. Down along the river is the property we are talking about. It is about 35 acres of land right on the Mohawk River. The project actually got into construction in the Fall of 2019. The site had numerous buildings on it, National Grid poles with transformers on them and other items plus a whole lot of vegetation that needed to be removed. The buildings, as you know dating from when they were, had some asbestos in some of the roofing, and other things. There was an initial step to clear the site and get it prepped for construction in 2019. In the Spring of 2020, just before COVID, the project actually got started with construction. Clearing took place in the Spring. Infrastructure work started and as you can see the site was beginning prep. Then COVID happened. Initially, the thought was the project might be considered an essential service, but that turned out not to be the case and, in the Summer, just about a year ago from now, the project was put on hold because of COVID. So, everybody hoping that COVID would not be too big of a deal wound up being much bigger than it was. We are still seeing the repercussions of that today. Immunization is still an issue. What it's done to the economy is it has increased prices for materials, it has reduced available workforce, it has implications on tax increases, inflation and all sorts of things that are going along with it. All of those items have now put the project in a position where we are seeking this PILOT to help us ameliorate some of those external costs. Going back to the aerial image, he is just going to go back through some of the aspects of this puzzle. This is a revitalization of an under-utilized river front commercial property. The Krause's Grove property had been in existence since the 60's and had a history even before that. Very vibrant business for many, many years. But, over time everything changes course and the project itself in 2018 for the Restaurant itself,

ended its business. Since then, it had been working through trying to get approvals and as of this date right now, its actually got approval for 244 units in a Planned Development District with full SEQR approval and all other improvements in place. In order to do this project, one of the biggest parts of it is infrastructure improvements. The project needs to add approximately 3 miles of sanitary sewer, all of which once it's constructed will be dedicated to the Saratoga County Sewer District #1. That sewer runs all the way through a good portion of Dunsbach Road all the way through the intersection with Vischer Ferry Road which is a commercial area and then out to the Grove Road pump station. He is just going to go through that with you so you can see it on this map. Starting with the Grove property itself, at the intersection of the property will be a brand-new pump station that will be dedicated to the Town. That pump station is the heart and soul of this onsite sewer because this is what creates a pressurized system that will then pump all the way to Grooms Road. That sewer will go up Canal Road and then up Beach Road, up Beach Road to Clamsteam Road and down Clamsteam Road to Dunsbach. This portion of the work is going to be one of the more expensive pieces. There is bedrock along a section of Beach Road and that will add to some unknowns to this cost and people are a little bit concerned about what those cost implications will be because that is based upon cubic yards of material removed. Once we get to Dunsbach Road, it follows all the way out Dunsbach Road to the intersection with Crescent Vischer Ferry Road. The reason he is going to stop on this is that it is very important to know that there are significant commercial properties that are up in here that believe it or not are still all on septic. The McDonalds that is out here has been on septic forever. It is hard to believe that a restaurant with that kind of volume is in that position. He then showed a zoning map of the area. This is the intersection that we are talking about. Mr. Montagne demonstrated two areas. The gray is light industrial and the pink is an overlay district but it is a small business redevelopment district. The idea being that area really is vital for commercial growth in the Town of Halfmoon. By running our sewer up through here, we are going to help provide ability for those commercial properties in the future to hopefully tie in. The intersection you can see how much commercial land there is. The force main then continues down Dunsbach Road all the way out to Woodin Road, down Woodin Road and connects to the existing sewer that is at the end of Resky Lane. It is a rather aggressive infrastructure project that we are taking here. The property is approved for 244 units. The site plan is showing 150 units. One of the issues that has come up is absorption rate right now. Understanding absorption rate for this kind of development. The applicants, Gail and Jeffrey have decided to only go as far as 150 units right now. That is what they think they can get through Bank financing. Instead of that off-site sewer being offset by the 244-unit development, it is now being offset by a 150-unit development. Again, that makes it a little riskier and another reason for the PILOT request. He also wanted to use this figure to talk about another public benefit and that is a Town Park that we are proposing. The Town is interested in getting this. On the right side of the image, there is a little road way that goes down in connection to the river. The Town is interested in getting people off of Canal Road. People currently park along Canal Road and they fish along the shore line and that is not really a lot of access to the river on this end of the Town. Our plan is to work with the Town to develop a small-Town Park here. The Park itself will have a small picnic area, a walkway trail that goes down to the river. If you are familiar with the trail system in the Town, the old Erie Canal ran through this area. That is now Towpath Trail. In the Town, it is right across from our property. We will tie into that; it then extends all the way out underneath the Twin Bridges and down into the Town of Clifton Park. We link into all of that with our trail system and our Town Park here gets us access. There will be a small fishing pier at the end of a dock that you see here at the end by river. You can see the context. This is an actual aerial shot of the property. Across the river is the Town of Colonies' Town Park. It is a beautiful piece of property that we are going to bring back. Ms. DiDomenico questioned if that Park is going to be dedicated to the Town? Mr. Montagne stated yes it will be owned by the Town of Halfmoon and dedicated at the end of the Town of Halfmoon for Town use. Ms. DiDomenico stated okay. Mr. Montagne continued so the

sewer improvements that we are doing get dedicated to the Saratoga County Sewer District #1. That will add to their ratables. Then the Town Park will be added to the Town which will link right into the Town trail system. What is being asked for now is just a modification on a few things. Mr. Brobston had talked about before for the three parts that we are looking at here. We are looking for property tax exemptions, some sales tax exemptions and some mortgage tax exemptions. Mr. Montagne stated he would just go quickly into what is unique about the Town of Halfmoon and Saratoga County in general. Many of the Towns, about half of them, do not have a Town tax. They don't have a Town tax but they do have taxes through the County. There are definitely taxes that everybody pays in the Town. These are all of the apartment projects or most of the apartment projects that we have in the Town of Halfmoon currently. We use this spreadsheet to try to project what our taxes for our property would be. One of the things he wanted to point on here is that everything you see in the light beige color, these are special district taxes for ambulance, fire department, one for the library. We are in the sewer district and once we are tied into the sewer, there will be the sewer taxes that are applied to it. Then there is the water district. We have water here also. So, all of these taxes are ones that no matter what, this project will pay regardless of the PILOT or not. We also then looked at all of the similar projects in the Town and that is what is on the left side here. Approximate what our future taxes would be. And then we took that and went to the Town Assessor, met with her and got some confirms with her on what that potential would be in the long term. Mr. Montagne shared one last screen. As he said there are a number of special district taxes that no matter what don't change. That was what was displayed before. That is what he is showing in the center column that shows special district taxes. These are the ones that are covering all of those, the ambulance, the fire, the sewer, the water. No matter what, those taxes get paid. Currently, this property is only paying \$15,580 per year in taxes. The assessed value going forward is per unit will be about \$2,450. That is over on the right side. And that is after talking with the Town Assessor and looking at comparable projects. What is being proposed here is a fixed PILOT amount for 10 years and that PILOT amount would generate about \$1,248,000 in estimated PILOT abatement. The relief that would give us would be about \$1,530,000. Of that, \$763,000 is all of those special districts. No matter what, we pay that with or without the PILOT. What we are looking for is then an increasing scale of taxes over that 10-year period and that is fixed so it makes it easier to secure bank financing and make sure that the project gets stabilized. Mr. Montagne stated he will turn it back over for discussion. Mr. Bronston stated the sales tax savings being requested is just a little over \$1,000,000. This project we expect to be anywhere from \$36-\$43.7 million dollars. There is that big of a swing. We are basing this application on the \$43,700,000. The mortgage tax benefit is around \$262,000. Total savings is about \$2.8 with \$1.26 of that being sales and mortgage. Fees for this run about \$184,000. Total bottom-line savings would be just under \$2.6 million. It doesn't create very many jobs at all. We need to make sure you understand that in the scenario here. Looking at about 3 jobs for the offices and the facilities there. There will be some management and also some independent contractor work. At this point, it gets up to 6 jobs by year 3 and that is from 3 to 6 over the 3-year period. He doesn't know if you have all got a chance to read the information regarding the cost benefit summaries showing the differences between cost of buildings and also cost of off-site infrastructure. The off-site infrastructure could be an extra \$600,000. The difference of the buildings could be almost \$4.5 million and soft costs and on-site utilities and roads, those things go up because of the unknown of materials at this point. Mr. Montagne stated the only thing he might add is that there will be quite a bit of job creation for the construction phase. So not long-term jobs, but short-term job creation and then all of these projects do generate maintenance needs. So, there are other costs associated with it. There is site maintenance, plowing, electrical work, repairs, all of the rest of that are outsourced and additional revenue for this area of the Town. Mr. Brobston stated to Mr. Montagne that with the sewer line going in the ground, you are also going to have an extension of natural gas. Mr. Montagne stated that is true. National Grid has natural gas on Beach Road. It will be extended all the way

down to this property. The beauty of our number of units that we have is that the extension of that will be borne by National Grid to the property, but the other thing it does is it goes by number of other existing residential properties. What National Grid will do is they will extend 1,000 feet at a time to additional residential properties at National Grid's cost to add service. Once we get it down to Canal Road, we should be able to leapfrog from there to many other areas along Canal Road. He guesses the other thing he forgot to mention too is in Canal Road, we are going to reconstruct the portion of Canal Road from Beach Road to the site to an area that is subject to flooding. We are bringing it up considerably out of the flood plain and on top of that we are putting a dry sewer in there that will tie back to the new pump station. The intent for that is in the future, the Town may be looking at an extension of the sewer all the way down Canal Road back out to Vischer Ferry Road out by Route 9 and that would allow then all of those homes to be tied in and get those septic systems out of service and on to that. Mr. Brobston stated and the Town has also held off on repaving Canal Road and parts of Beach Road because of this project hoping that if this goes forward, they would have to do it once instead of doing it twice. Mr. Krause stated and the sewer laterals as well. Mr. Montagne stated one of the parts that we agreed to on the site plan approval for public benefit was that there are about 75 existing residential homes along this run and we agreed to add our cost of laying sewer lateral connections for them, pull all of those homes off of the septic systems. Commercial properties can apply to tie in with the Saratoga County Sewer District, but those tabs would be at their cost, not our cost. Mr. Brobston stated that Mr. Mooney stated when he was at the sub-committee meeting that because of his work with the Town of Wilton Water and Sewer Authority that the homes and any other businesses that would be built in those areas now that sewer is available would be required to hook into it instead of going to septic because of the New York State Law or Building Code that requires that, correct? Mr. Montagne stated correct. Chairman Sutton stated that is our understanding. Ms. Krause asked Mr. Montagne to discuss the schools as we do only have one and two bedrooms. Mr. Montagne stated that is true. The target market for this property with one- and two-bedroom units is empty-nesters and very low impact to school districts because it is not targeting bigger families with three, four-bedroom units that many of the other developments have. Chairman Sutton thanked Mr. Montagne. Chairman Sutton stated Mr. Klein, Ms. DiDomenico, the four of us are members. Mr. Lewis and he and Mr. Mooney met about a week ago with Mr. Montagne and Ms. Krause and Mr. Brobston. We looked at the project and it felt that it was worth going forward to a full vote on our Board for a couple of reasons. We do understand the fact that limited jobs are being created but the biggest positives that we see in the project is that the rehabilitation of the Mohawk River site and the three miles of infrastructure for the sewer and the turning over to the Sewer District and also being able to increase the commercial activity along that route. Chairman Sutton asked Mr. Klein and Ms. DiDomenico if they had any thoughts or questions relating to the presentation that Mr. Montagne gave us. Ms. DiDomenico stated one of her questions is for Mr. Carminucci. How does this fit with the definition of what an IDA can approve? Mr. Carminucci stated that definition of what you are able to do is certainly broad enough to encompass this type of project particularly given all of the infrastructure costs with the project having to deal with. There have been many, many market lifting projects done by IDA's across the State so this is not new ground at least for IDA's in general. Ms. DiDomenico stated okay, her concern is the lack of jobs being created. She understands the broader picture of the positive impact on the community. One other question for Mr. Montagne and Ms. Krause is on the rendering it shows a dock. Who is going to own the right to be able to put a dock in the river? Mr. Montagne stated every year you get what is known as a use and occupancy permit from the Canal Corporation. It is a simple permit. There are other docks. This side had docks on it for years. It will be one that the Town just renews every year, the dock is a floating dock so it gets pulled in onto the shore in the winter and back out in the Spring. Ms. Krause stated this is a fishing pier. Could you elaborate on that? Mr. Montagne stated it is just a floating pier so people could walk out on it and fish from it. It's got a big deck on it and a railing on it. You can stand

out there and fish along the river. It is not a boat launch or anything like that. It is wide enough for service vehicles and support for a secondary access into the site. But it is not like a marina or boat launch. It is just a fishing pier. Ms. DiDomenico stated one other concern that she would like to express is she thinks the benefit we are giving them is very significant. She is concerned about that. She is wondering what was the feedback from the Town and the School District with regard to the payments that you are proposing over the next 10 years? She thinks looking at these numbers that is a very big benefit you are receiving. Mr. Montagne stated on the Town side we do have full Town support. The Town has amended their PDD language that we had to take on the Town part because they are interested in that. They have given back a little bit on some other public benefits that we had for pavement repairs that we are going to do along Canal Road. As he showed, our impact from schools will be very small, so we are not adding a lot of school children and yet our taxes are actually going to be about 8 times more than the taxes that the property pays right now. If the property does not get rebuilt, then there would be very, very little taxes that the school district gets. So, for a 10-year period, it will increase, as he thinks you saw on the chart. We do increase the amount that gets paid every year. The significant portion of that goes to the School District. Ms. DiDomenico questioned if they got any feedback from the School District at all or did you talk to anyone at the School District? Mr. Montagne stated he personally did not, no. Mr. Carminucci stated he thinks part of what Ms. DiDomenico is asking is whether the Town or the School District is aware of the PILOT request. Mr. Brobston stated unfortunately Mr. Tollisen had to go to a meeting in Albany today by 9:00, that is why he is not here. He has seen these numbers as has his Town Board and they are willing to be at the public hearing and also give a letter of support of Resolution for the project for the IDA. Chairman Sutton stated that Mr. Tollisen called him last night to tell him he was not going to be in the meeting today and he expressed support of the project and they had the full support of the Town Board and that the Land Use Boards in the Town of Halfmoon. So, he is in favor of that. He also received a lengthy letter that he will not read right now from Senator Jordan in favor of the project. If we did go into the public hearing then he will read her letter in its entirety to put it into the record. If you would like, I would read it now, but in the interest of time, all he could tell you is now is that she is totally in support of the project. Mr. Lewis stated you have all heard me say this more than once. COVID and the economy have drastically been altered so he understands the job. It's not the same world that it was in 2019. The investment of three miles of sewer, the utilities, this is a no brainer for him. The rules are changing. As long as Mr. Carminucci says what we are doing is legal. Thank you. Mr. Klein stated he was very pleased with the upgrade that the sewer to the whole area. One question he had was what was the elevation difference between the proposed building site and the river? Mr. Montagne stated one of the things that we've looked at very extensively here is the 100-year floodplain and the river elevation. The one thing that is nice about this section of the river is it is very wide here. The 100-year floodplain is about an elevation of 195. Our buildings set up at about four to five feet above that. We are in excess actually of the 500 years instead of the 100-year floodplain. We also have what is known as a conditioned letter of map revision with the Army Corp of Engineers that will allow us to take all of that land out the floodplain and so it will not have flood issues or anything else. It is totally flood resilient. Ms. DiDomenico questioned Mr. Montagne stated she knows that we have to go the public hearing and vote on it, but without IDA support, would this project move forward? Mr. Montagne stated that is more of a question for Jeff Gordon and Gail Krause. But, one of the reasons that they are going after this right now and one of the reasons that it hasn't started up again, is that is challenging to say the least. Ms. Krause stated yes, it is a big financial. Mr. Montagne continued that the cost of the materials alone for the sewer, the pipe has doubled in price. Actually, more than doubled in price. That is just the pipe. That is two and a half miles of pipe. 12,000 lineal feet of pipe. Ms. Krause stated that we probably wouldn't be able to do it if you want an answer right now. Mr. Montagne stated that one of our bigger concerns right now is the Town has been holding off paving Dunsbach Road for a number of years in anticipation.

They've told us that they just can't really hold out any longer. If we don't get the project going and get the sewer in this year, we are probably sitting on five years waiting because they are going to put a moratorium on open cut on Dunsbach Road after it is paved. We are really pushing and hoping at trying to find ways to get this thing going this all. Ms. Krause stated and as Mr. Montagne stated we did start before COVID and we did have to stop as COVID happened. We are hopeful that this PILOT will help us move forward. Chairman Sutton stated he has a question for him. Chairman Sutton stated to Mr. Montagne that the initial project you were looking at 155 units instead of the 244 units, correct? Mr. Montagne stated 150. Chairman Sutton stated he understands that the mortgage recording tax and the sales tax would be on materials that are purchased at that time. On the PILOT Mr. Carminucci, should they not continue on and build out the project at the 244 units, we are looking at a 10-year PILOT for 244 units. In the event that they only do 150 units, how does that stand in terms of allocating a 10-year PILOT? Mr. Montagne stated he wanted to clarify if he could. We have approval from the Town for 244, but the application to you was for 150 and the budget it based on 150. So, everything that we have projected is just on the 150 units, not on the 244. Chairman Sutton stated thank you. Mr. Montagne stated it may be that the other units don't get built in the next 10 years, it depends. Chairman Sutton stated thank you, that clarifies it.

Chairman Sutton then asked for a motion to approve the application for Park Place on the Peninsula, LLC. Ms. DiDomenico made a motion to approve the application and move it to a public hearing. The motion was seconded by Mr. Lewis. Chairman Sutton asked if there was any further discussion. Mr. Carminucci stated he just wanted to note for the record he works for Jeff Gordon, he is representing him on this and he may be representing the lender on this project if it moves forward. Chairman Sutton thanked Mr. Carminucci. There was no further discussion.

RESOLUTION #1497

RESOLVED, THAT the Saratoga County IDA accept the motion to approve the application for Park Place on the Peninsula, LLC as presented and discussed be acted upon. The results of the roll call vote were as follows:

AYES: Mr. Klein, Ms. DiDomenico, Mr. Lewis, and Chairman Sutton.

NOES: None

ADOPTED: 4-0

Mr. Duffy asked Chairman Sutton if we are going to identify a date for the public hearing. Chairman Sutton stated our next meeting is scheduled for October 12th and that doesn't give us a lot of time to advertise. The consensus it would hard to get materials out to everyone and publishing. Chairman Sutton asked if October 19th would be better? Mr. Carminucci stated he presumes it would be the Halfmoon Town Hall he presumes. Chairman Sutton stated yes, at the Halfmoon Town Hall. We will be meeting in person. Ms. DiDomenico questioned what time? The consensus was the meeting would be 8:30. Chairman Sutton stated it would be another topic of conversation as to when we start these meetings because we are losing our attendance here. The public hearing will be on the 19th at 8:30 at the Town Hall of Halfmoon. The Board agreed. Chairman Sutton thanked Mr. Montagne and Ms. Krause. Mr. Montagne and Ms. Krause then left the meeting.

Chairman Sutton stated in the interest of time, he wanted to go into an Executive Session to talk about compensation for legal. Chairman Sutton questioned Mr. Carminucci if we could put this off until next month. Mr. Carminucci replied yes, that is fine.

Mr. Duffy stated he would like to discuss the vote on the grants if possible. Chairman Sutton stated that is fine. Mr. Duffy stated everybody should have a copy of the last grant vote. It actually encompasses four projects since the Ballston Lake Restaurant Management, Inc. which was actually in the last round, if you will, but it was pending. Based on some information that came to us about the property itself, we have now included that in this last vote along with the Cornell Coop, the Jan Fugle Dentist Project and the All Saints on the Hudson. There is a total \$12,929.90 to be approved by the Board. The total allocation for this grant program is \$731,346.00. It has been a huge success. There will be \$18,654.00 remaining in the fund which can be swept back in. The vote today is for \$12,929.90 for 4 projects.

Chairman Sutton then asked for a motion to approve the new expenditures of the grant monies for the applications remaining in the amount of \$12,929.90 for the 4 projects. Mr. Valentine stated as Mr. Duffy stated the total of \$731,000 plus, we had 135 applications submitted to us in 13 months. 9 were determined to be non-qualified and 14 of those applications were second or third applications that came in because they had the ceiling of \$10,000 available to them. All in all, that is 112 separate individual businesses that were assisted through the grant program. Mr. Klein moved to act upon the expenditure of \$12,929.90 for the remaining 4 grant applications as presented and discussed. Ms. DiDomenico seconded the motion. Chairman Sutton asked if there was any further discussion. There was no further discussion.

RESOLUTION #1498

RESOLVED, THAT the Saratoga County IDA accept the motion to approve the new expenditures of the grant monies for the remaining 4 applications in the amount of \$12,929.90 to finish up the program as presented and discussed be acted upon. The results of the roll call vote were as follows:

AYES: Ms. DiDomenico, Mr. Klein, Mr. Lewis, and Chairman Sutton.

NOES: None

ADOPTED: 4-0

Chairman Sutton stated on another note, the County has a Publicity Department and he would like to get in touch with them so that we can talk to them about the program and the number of applicants and the monies that we sent out and to reiterate the program that was available to the local businesses through this pandemic. He thinks it is good publicity for Saratoga County and what we've done to ease some of the financial burden that small businesses had to face. So, we will be getting in touch with the Publicity Department to go forward with that. Chairman Sutton thanked the Board.

Chairman Sutton asked Mr. Duffy if there was anything else on the agenda that we need a full quorum for. Mr. Duffy stated we've covered them I believe. Mr. Valentine stated the only thing he had was to finalize the letter to go out the Enfrastructure regarding the reconveyance of title for that property. That will be sent out to them. He will get back to Mr. Carminucci later today on that one. Chairman Sutton stated you don't need a vote on that then? Mr. Valentine stated no we looked at it in May and we authorized to go ahead with such correspondence. Mr. Valentine stated the only other thing on the agenda was for Victory Mills. Mr. Duffy questioned Victory Mills or Champlain Hudson? Chairman Sutton stated there are two things that we should talk about but the full Board should really be involved in

these discussions with the CHPE. CHPE was approved and it looks as if that line going to go through Saratoga County but it's a lot more complicated than just a two-minute discussion. Victory Mills, he would ask Mr. Carminucci or Mr. Duffy to discuss that. Mr. Carminucci stated he had heard that whoever was providing their financing backed out so he doesn't know what that might mean in terms of the impact on the project. Chairman Sutton stated there was a lot of time and effort on that one. Ms. DiDomenico stated to Chairman Sutton that on the October 19th meeting date, she has a virtual court appearance at 10:15 that morning so she will have to leave the meeting by 9:45. Chairman Sutton stated okay. We don't know what our agenda looks like at this point, but that is fine. Hopefully we will have a full Board. Thank you all for attending today. We just met the quorum today so we could go forward. But it is something that we have to talk about as a group. What is a better time for us to meet because we are losing our members to their every day businesses and he understands that? He thinks we have to decide what is a good time for us to meet so that we don't run into problems with a quorum. We are a volunteer Board and he understands that. But we still have an obligation to go forward with development in the County.

Chairman Sutton asked if there were any further discussions to be brought before the Board? Mr. Klein stated he had a quick question. On the Champlain Valley item, can we do that sometime separate. It seems like that is a pretty meaty subject. He for one has a bunch of questions on it. He was just wondering if we had to wait a whole month or if we can somehow get together and discuss this at some time. Mr. Duffy stated the only thing is it will be a public meeting, if you have a quorum, it will be its own meeting. Mr. Klein stated what if just two or three of us got together? He doesn't know if everybody has questions. Chairman Sutton stated we could break it off into small groups but he knows that we will be talking with the County Administrators. This project is in its infancy stages obviously. The best that we can tell right now from the contract or the bid is that this won't come live online until 2025. So, we do have plenty of time to sit down as a group and discuss the role. But, to some of Mr. Klein's questions, he is not sure that we are going to make any changes as to what this project is going to look like. It has been approved of and I'm not sure where we are headed with that. Depending on what your questions might be. Maybe you could sit down with us and we could go over that so we don't get into a public hearing on that. Mr. Klein stated his big question was the same question he asked of host community benefits. Other Counties are getting it, we are not. Chairman Sutton stated indirectly we are. Mr. Klein stated he needs to understand that better. Chairman Sutton stated ok. Mr. Duffy stated the only other item is Mr. Brobston has another project that would like to come before sub-committee. Mr. Brobston stated no, not before the sub-committee, it already went before the sub-committee. Mr. Duffy stated ok. Mr. Brobston stated this is the Summit at Halfmoon. This was the project that you wanted the Town to have approval for. We could go back to sub-committee to do that. It's Frank Nigro, it is similar to the one that was built in Wilton that was approved. He has the application ready to go, he can send it out to you and go from there. Mr. Duffy stated to Chairman Sutton what he thinks about that being in the same Town, theoretically you could have two public hearings in the same meeting. Chairman Sutton stated no we haven't voted on that. Mr. Brobston stated this is just an application and it would be another public hearing for the next month if so chose. Chairman Sutton stated to Mr. Brobston to send in the revised application. Mr. Brobston stated he will.

Chairman Sutton then asked for a motion to adjourn the meeting. The meeting was adjourned on a motion made by Mr. Lewis, seconded by Ms. DiDomenico, with all voting in favor.

Respectfully submitted,
Lori A. Eddy