**Saratoga County Industrial Development Agency Meeting**

**Saratoga County Planning Department**
**50 West High Street, Ballston Spa, NY 12020**
**August 11, 2026-8:30 a.m.**

PRESENT: Members: Rodney Sutton, Phil Klein, Tom Lewis, Mike Mooney

STAFF AND GUESTS: Scott Duffy, CEO, Dan Kumlander, CFO; Kimberly Lambert, Administrator; Nisha Merchant, Saratoga County Planning Department; James Carminucci, Counsel to the Agency; Greg Connors, SEDC; Steve Bulger, County Administrator; Cassie Drake
Travis Mitchell, Environmental Design Partnership

Absent: Yvonne Manso, Erinn Kolligian, Kevin Tollisen

Chairman Sutton called the meeting to order at 8:30 am.

**Approval of Meeting Minutes: July 14, 2026**

Chairman Sutton stated the first order of business is the approval of the July 14, 2026 meeting minutes.

Mr. Klein made a motion to approve the minutes. Mr. Mooney seconded the motion. There was no further discussion as all were in favor.

Chairman Sutton stated there's an amendment to the June 9, 2026, minutes changing from ‘Colebrook’ to ‘Coldbrook’.

Mr. Lewis made a motion to approve the minutes. Mr. Mooney seconded the motion. There was no further discussion as all were in favor.

Chairman Sutton stated we have a financing resolution for Park Place on the Peninsula Phase 2. We received a letter from Park Place that he read out loud “on behalf of Park Place on the Peninsula Phase 2, we respectfully request an extension of the project's authorized sales tax exemption period. As you are aware, construction activities for Phase 2 remain ongoing. Due to the projected construction schedule and anticipated completion timeline, additional time will be necessary to complete the improvements and acquire materials and services associated with the project. Based on our current projections, we anticipate that construction activities will continue through 2028. Accordingly, we request that the sales tax exemption benefits associated with the project be extended through October 31st, 2028, for such other dates as the agency deems appropriate. Project continues to advance in accordance with the approved development plan and remains an important investment in the community. We appreciate the agency's consideration of this request and would be pleased to provide any additional information that may assist in this review. Thank you for your continued support and consideration. Jeff Gordon, Managing Member of Park Place of the Peninsula Phase 2.

Mr. Carminucci stated I circulated a separate resolution that authorizes execution of a mortgage to secure the loan from Chemung Canal in the amount of $22 million, which is intended to finance the balance of the build out. We have previously approved a mortgage recording tax exemption of about $262,000. This would result in an additional abatement of about $21,000 since that $21,000 figure is less than $100,000. We don't need to have a second public hearing. So, this just would authorize the chairman to sign necessary documents in connection with that borrowing. No impact on the PILOT or anything else-you've already approved the 10-year PILOT for this project and it's a straight 10-year PILOT. So, you know, the buildings that are being constructed now will not get a full 10-year benefit. They'll get a balance or whatever is left. And I know that Jeff came in at one point and met with Ms. Lambert.

Ms. Lambert stated we met in January. If you look at what I've handed out to everyone, over to the left is a parcel that is separate from what the incentives are. So, within this, the Phase 1 you've already done the financing resolution for, you did do exemptions for the entire project. And then he is just looking now to move on to the next phase. And they're pretty far along in Phase 1. So, it's the next step.

Mr. Carminucci stated I think at some point they have to convey property to the town for a park, right?

Ms. Lambert stated yes, I believe so and also the pump to the sewer district. I believe they have done so or in process to. I know we've seen plans for that.

Mr. Mooney made a motion to approve the financing resolution and the sales tax exemption extension. Mr. Klein seconded the motion. There was no further discussion as all were in favor.

**RESOLUTION #1669**

RESOLVED, THAT the Saratoga County IDA does approve Park Place on the Peninsula Phase 2 financing and sales tax exemption extension until October 31st, 2028.

AYES: Mr. Mooney, Mr. Lewis, Mr. Klein, Chairman Sutton
NOES: None

Adopted: 4-0

Chairman Sutton stated I'm going to defer the chairman's report to the next presentation and the presentation update to Exit 16 project that we've been looking at and we have a presentation from EDP.

Mr. Mooney stated Travis Mitchell of Environmental Design Partnership will be presenting.

Mr. Mitchell showed a site plan on the screen and stated I think you're probably all familiar with the extension here, but basically this is Ballard Road. You can't read it, but top of the page is Ballard Road. Traver Road comes down here. This is the Northway, Edie Road over here, and Ballard again there. So, the sewer line extends down

from the intersection of Ballard and Traver, four-inch line comes down through existing sewer out in front of town hall there, which is pretty tight in there as far as utilities go. We've been working closely with Mr. Mooney. I think you can look right outside his office and see all that. But we come down Traver, come across water, we pick up the water line here on Traver Road, existing 8-inch water line, extend water and sewer parallel trenches 10 feet apart, across the Northway. The Northway crossing will have to be carrier pipe with a casing pipe. DOT still requires on Northway crossings, carrier and casing pipe. So, bring the two lines across and then up Edie Road to the intersection of Ballard, water line comes down about 4,000 feet or so down to this point here across from the self-storage and the sewer line comes to a low point right about here, which shown on the drawings a future carve out for a pump station at that location. So, drawings are in good shape. We're ready to go out to agencies for review. It's got to go to DOT, DEC, DOH, Saratoga County, Wilton Water and Sewer, and then just Town and County Highway.

Mr. Klein asked, is the four-inch line adequate for now and for how long?

Mr. Mitchell stated that's a good question. And so, with force mains, it's tough to pick the right size, right? So, a four-inch will handle just for rough numbers, 350, we relate everything back to EDUs, equivalent dwelling units. So, a four-inch line will handle roughly 350 EDUs. The issue that we've got is we're connecting to smaller infrastructure on Ballard Road. So, four-inch makes sense for the infrastructure that we've got there that extends all the way down to the Ace pump station. If we go larger than that, then we need to replace those lines all the way down. One thing that we could consider, we haven't talked about it yet, but the Northway crossing is a big deal, right? And so one thing we could do is maybe upsize the casing pipe under the Northway and put larger casing spacers in there so that if in the future you know you wanted, we needed to upsize it 20 years from now, you've got some flexibility there. Relatively easy to do now.

Mr. Mooney stated more of the concern is the scouring velocity of keeping even a four-inch pipe clean until there's a lot of development out there.

Mr. Mitchell stated when you deal with force mains, you have to have a certain flow in it to keep it clean, right? And with a four-inch line, that's 80 gallons a minute. You have to have at least 80 gallons a minute in it to keep it clean. Where a gravity line, you flush one toilet, as long as the slope's right, it's going to keep it clean. So, it’s always a balancing act with the force main.

Mr. Carminucci stated I know that there's nothing on the table, would that accommodate whatever commercial development is projected to occur on each side of the Northway.

Mr. Mooney stated I would think so, at least for 20 years or longer.

Mr. Mitchell stated when we looked at the feasibility study a year and a half ago, we looked at the proposed development area over there, and it was adequately sized for the 20 year build out of that area. There will need to be a pump station on the east side.

Mr. Connors asked, based on your experience with all the reviews that are now going to follow, do you anticipate any substantive changes or recommendations?

Mr. Mitchell stated DEC is always the power card these days, but this is a little bit unique because we're proposing infrastructure, but no flow, right? There's no project right now. So DEC's review should be just limited to the technical nuts and bolts review. Nothing, you know, no downstream discussion or any of that. So, I don't think so, but again, it's a little bit unique.

Mr. Connors asked, is there a time period that you would anticipate based on your experience?

Mr. Mitchell stated I'd like to say two months, but DEC is a wild card. I know timing is critical. One of the things that we could think about, we generally don't like to do this, but a thought would be prepare the bid specifications, prepare it to go out to bid, and wait till we get the initial round of comments from DEC and the different agencies and send it to bid before we have the final sign-offs. It gets you ahead of it a little bit. We would put a qualifier in the bidding documents that we don't have final approvals yet, and so you know that the bid period may need to be extended, but it's a way to get it.

The thought would be we send it to the agencies and get it formally in front of them, prepare the bid documents, and maybe a month from now, if we've got some of those initial comments back, get the bid period started.

Mr. Connors asked, what would your opinion on day one when you put a shovel in the ground to completion?

Mr. Mitchell stated I'll be able to do it in three months.

Mr. Klein asked, would any of this be impacted by the state putting in one lane, two lane, three lane bridge, whatever it ends up being?

Mr. Mitchell stated it shouldn't be in this location. My understanding is they're not going to make the bridge any wider than it is.

Chairman Sutton asked if the easement is south of the parking area of Scotty's.

Mr. Mitchell stated yes, the easement that we need for the crossing is way down here. There may need to be another easement up in this location.

Mr. Lewis asked, do we have a signature yet from Frank [Parillo] on that?

Mr. Carminucci stated no, but I circulated a draft. I've sent it to Frank's attorney, the county sewer, county attorney, on behalf of the sewer, Mike, behalf of the water district.

Mr. Mitchell stated I don't know if it's absolutely necessary, but the agencies may ask for SEQR status, and I think this is a type 2 action. So, if the board just passes a resolution acknowledging that, and then if it does come up, we've got we've got something we can handle.

Mr. Carminucci stated I agree, and we have a resolution on the table today to do that, right?

Mr. Mitchell stated every project that comes along to connect to this line will have a SEQR action associated with it.

Mr. Lewis made a motion to approve Exit 16 Project as a Type II action under SEQR. Mr. Mooney seconded the motion. There was no further discussion as all were in favor.

**RESOLUTION #1670**

RESOLVED, THAT the Saratoga County IDA does approve the Exit 16 Project as a Type II action under SEQR.

AYES: Mr. Mooney, Mr. Lewis, Mr. Klein, Chairman Sutton
NOES: None

Adopted: 4-0

Mr. Lewis asked, what do we have to do to set up a capital fund.

Mr. Carminucci stated you could do a set aside of the funds. Is the estimate 2.7?

Mr. Mooney stated I did send the plans to one contractor who hasn't gotten back with any numbers, but he's going to look at them quickly for a rough number. I believe we should create a capital project, take that money, set it aside, and name that account 'Exit 16 Capital Project' so then it's there and all set. It would be a physical deposit account.

Mr. Connors stated, might I suggest that you not title it the 'Exit 16 Project'? Why don't you just call it the 'Capital Project Reserve Account'? Because then you haven't got to go through this again and you've protected a sufficient amount of your money from oversight. So just create a capital project account and not title it by anything, by any individual project.

Mr. Duffy stated in my experience, it's usually done by project.

Mr. Mooney stated there's also things in general municipal law, you have to have the budget there, etc. So, if it's there and it's named for that, then we're covering that as well. But I see what you're saying. So, for the future, if someone says, why do you have $3 million just sitting around here? That's for capital projects.

Mr. Connor stated it's anticipated that the agency is going to receive a pretty significant fee in the not-too-distant future. So, we should either identify another project and put the money aside or just have a blanket. The goal is to protect the majority of your money.

Mr. Lewis stated in my mind, that was already step 2. I want to see this thing get done. And then, okay, you have another 4 million left. Do we want to put aside a million for the future.

Mr. Klein stated I think also by identifying it, we leave the vagueness out and there's less chance of somebody swooping in.

Mr. Bulger stated having it in a reserve account will help protect it.

Chairman Sutton stated when future monies come in, then we can allocate. And we'll have a think tank where we can possibly put those monies. But at this point, let's just do Exit 16. Do we have a motion?

Ms. Lambert asked are you putting $3 million into the account?

Mr. Mooney stated yes, $3 million.

Mr. Kumlander asked will that 3 million cover the $135,000 that we've already approved?

Mr. Mooney stated you'd really just be increasing the capital project from $135,000 to $3 million.

Mr. Kumlander stated and so this Birchwood Archaeology, all that will fall under that.

Mr. Carminucci stated I think the resolution should also designate what bank you want that open back, right?

Mr. Mooney stated I don't think it matters.

Mr. Klein asked do we physically need to take out that $3 million or can it stay in a CD.

Mr. Mooney stated we'd be spending the money quicker than the CD would mature.

Mr. Carminucci stated the most you can do maybe is three months, and even that might not be a good idea for what you're going to earn on it.

Mr. Duffy stated for all intents and purposes, this should be cash.

Ms. Lambert stated because if the $135,000 money is coming out of that, that's coming out monthly to EDP. We have a general account and a reserve account at Arrow Bank and two CD's with Ballston Spa National Bank.

Mr. Carminucci asked what the reserve account at Arrow is.

Ms. Lambert stated I am still researching that but I believe it was monies from Global Foundries.

Mr. Carminucci stated I think it might have been established when you were looking to buy property and you would move money into that account. How much money is in that account?

Mr. Kumlander stated $1.8 million.

Mr. Carminucci stated you can just use that existing account. No sense in having too many accounts.

Mr. Kumlander stated we just want to make sure what the use of it was, if there's a board resolution on the table that might have to be, you know, changed.

Ms. Lambert stated I'll find the resolution of what it was previously and get that out to the board so then you can see that and then we can then create that into the new reserve account.

Mr. Duffy stated so then it's another $1.2 to go into that account to make it $1.3 million.

Mr. Kumlander stated that it could come out of the operating at $1.6 million, that would be $400,000 now operating, which should be plenty. And then if we got to do something from a CD, we can.

Ms. Lambert stated there is one CD that is coming up for renewal in August so, we can look at that.

Mr. Carminucci stated we have a few closings coming up, so that'll add to the deposit in the general account.

Mr. Lewis asked if there are any guesses when the Regeneron monies will come?

Mr. Carminucci stated within the next month or month and a half.

Mr. Kumlander stated we can probably keep the monies in the CD. I think we're going to have enough time where we won't have to do that.

Mr. Lewis made a motion to create a Capital Project for Exit 16 with the initial and set aside $3 million to be reserved for the capital project. Mr. Mooney seconded the motion. There was no further discussion as all were in favor.

**RESOLUTION #1671**

RESOLVED, THAT the Saratoga County IDA does approve of creating a Capital Project Account for Exit 16 with the initial and set aside $3 million to be reserved for the capital project.

AYES: Mr. Mooney, Mr. Lewis, Mr. Klein, Chairman Sutton
NOES: None

Adopted: 4-0

Chairman Sutton asked is there anything we have to do to talk to Frank for the easement? Will be passed on to Jon Lapper?

Mr. Carminucci stated it already has been, so it's under review now. The only thing I asked John Lapper to do was just have Van Dusen and Steves remap the easement area. They had a prior map and EDP had recommendations to change the direction of the easement, so I asked him to have it

remapped. And they're in the middle of a subdivision, so he was also going to have them modify the subdivision map just so it's consistent.

Mr. Mooney stated that hasn't been recorded?

Mr. Carminucci stated he said no, it would just be modified.

Mr. Mooney stated I want to mention that Chairman Sutton has already been approved to sign any documents, etcetera, relating to this project. So, there's probably going to be some applications coming up for the agencies.

Chairman Sutton stated we have one proposal out right now.

Mr. Mooney stated yes, just a courtesy estimate. Basically, this will be a competitive bid. EDP will take care of all of that stuff and may even have the bid opening here, whatever, open the bids, read them publicly, and then award from there.

Mr. Lewis asked if anything needs to be done with the Town of Wilton?

Mr. Carminucci stated we don't believe so. I had an informal conversation with the head of the planning department and he didn't identify anything.

Mr. Mooney stated there's just going to be permits for working in the right-of-way.

Mr. Carminucci stated the only other item, and I didn't have a chance to ask before he left. He referenced the fact that there might be another easement required up north.

Mr. Mooney stated it's the old Ernie's Grocery.

Mr. Duffy stated Stewart's wanted to buy it years ago.

Mr. Mooney stated it is just an old rundown building, but they have been approved for another project there, but they haven't started it. You know, it's been approved for a long time.

Mr. Connors stated he said you might need an easement. He didn't say you absolutely need it.

Mr. Mooney stated it is very tight.

Mr. Carminucci stated I will follow up and state we need determination sooner rather than later. I'd like to get that process moving.

Mr. Connors asked does the agency feel any need to maybe make a public presentation to the town board about the project. I mean it's pretty significant and we've had their support so far. Don't really see any reason why we wouldn't continue to get their support.

Mr. Carminucci stated I guess the question is, do you have some initial feedback from the state agencies?

Mr. Lewis stated we had an initial conversation with two board members. They know about it. Everyone knows about it. I'm sure all five board members know about it. And not only was there no pushback, but there was also, oh, thank you.

Chairman Sutton stated I think a public presentation is needed but I don't want to get ahead of ourselves. And again, we just don't know about the second easement that just was presented to us today.

Mr. Mooney stated the stuff that's there now is within the right of way. So, if they can just keep it in the same spot, which is the plan, it should be fine.

Mr. Lewis stated my instinct would be to do it after everything has been locked in. You got the resolutions passed, you got the money in the bank, nothing more is needed. And that would be the time to make the presentation in order to anticipate that when some developer comes in, oh, there's water and sewer there now, that the board is on record of being yeah, we like this, no matter who's on that board.

Mr. Mooney stated I don't see any issue with getting it under contract this year either.

**CFO Report:**

Mr. Kumlander stated I forwarded balance sheet and profit loss through July. Nothing out of the ordinary to report. We're at income of about $396,000 through July. Last year at this time we were at $171,000.

Mr. Kumlander stated that I'll just give you the basics here then. We had cash of $5.6 million. I don't really have any accounts payable on here because I'm still not on the bank. I think I will be, but our accounts payable are always minimal anyways. Administrative fees, we've received $657,000, including interest is in there of $42,000. Okay. Ms. Lambert and I are working, still cleaning up some past stuff. I think we're down to one item to fix in that SEDC thing for $5500. So that's just in QuickBooks twice. So you guys don't have to worry about that anymore.

Mr. Kumlander stated that I think we were waiting for a board approval for me to be a signatory. And then also that'll get me on the positive pay. We needed minutes to present to the bank. And then I'll be on positive pay so I can view everything online instead of bothering Ms. Lambert as much as I do. We're still looking at the certificates of deposits. Shopping around for the best rates. I'll just let you guys know that Scott contacted me yesterday and 1099s weren't issued for 2025. So, we're going to issue them right away and they'll be timely. from here on out. We're going to issue one to Scott, to Jeff, and I just have Scott look at these, but just so everybody's in the loop here. Lemery Greisler should probably have one, unless they're a corporation. Then Cusack and Company will get one. I think they are an LLC. And then Cassie will get one. I went through the 25 QuickBooks and looked for anybody over the limits, and it looks like that was all of them. So, I'll get those right out and the limit goes up to like $2,500 for for 2026. So, that'll be timely. Does anybody have any questions of me?

**Administrator Report:**

Ms. Lambert stated just some administrative items: we did receive from Liberty Mutual Insurance a $500 invoice, so we will need to approve that. So, can I get a motion?

Mr. Mooney made a motion to approve the Liberty Mutual Invoice. Mr. Lewis seconded the motion. There was no further discussion as all were in favor.

**RESOLUTION #1672**

RESOLVED, THAT the Saratoga County IDA does approve the Liberty Mutual Invoice.

Ms. Lambert stated an update for EDP that you just had Travis here, we did get our monthly invoice for $20,049.10. So, as we've been paying monthly, our total amount so far is $40,404.70. So, we're still under our $135,000 threshold. We did also receive the invoice for the Birchwood Archaeological Services, which we'd already approved on June 9th, resolution 1661 for $6,078. So those are all taken care of. And that concludes my report.

**Agency Counsel:**

Mr. Carminucci stated I don't really have anything beyond the two resolutions that we had previously made earlier on. We are expecting closing for both Munter Ambrave and Regeneron in the next 30-45 days.

**Other Business:**

Mr. Connors stated No general report, Mr. Chairman, but I do ask your indulgence for a subcommittee on a number of projects.

Chairman Sutton stated the next meeting date then will be here in this meeting room on September the 8th at 8:30. And so a motion to adjourn.

The meeting was adjourned at 9:12 a.m. by a motion from Mr. Lewis and seconded by Mr. Klein.

Respectfully submitted,

Cassie Drake