

WARREN COUNTY BOARD OF SUPERVISORS

COMMITTEE: ECONOMIC GROWTH & DEVELOPMENT

DATE: MAY 31, 2012

COMMITTEE MEMBERS PRESENT:

SUPERVISORS TAYLOR
CONOVER
MONROE
WOOD
MASON

OTHERS PRESENT:

VICTORIA PRATT GERBINO, PRESIDENT, WARREN COUNTY ECONOMIC
DEVELOPMENT CORPORATION
WAYNE LAMOTHE, COUNTY PLANNER
DANIEL G. STEC, CHAIRMAN OF THE BOARD
PAUL DUSEK, COUNTY ADMINISTRATOR
JOAN SADY, CLERK OF THE BOARD
KEVIN GERAGHTY, BUDGET OFFICER
SUPERVISORS STRAINER
THOMAS
BLAKE JONES, *THE POST STAR*
CHARLENE DiRESTA, SR. LEGISLATIVE OFFICE SPECIALIST

Mr. Taylor called the meeting of the Economic Growth & Development Committee to order at 11:16 a.m.

Motion was made by Mrs. Wood, seconded by Mr. Mason and carried unanimously to approve the minutes of the previous Committee meeting, subject to correction by the Clerk of the Board.

Privilege of the floor was extended to Wayne LaMothe, County Planner, who distributed copies of the agenda to the Committee members; *a copy of the agenda is on file with the minutes.*

Commencing the agenda review, Mr. LaMothe requested to amend Resolution No. 160 of 2012, which amended Resolution No. 695 of 2008 with the New York State Department of Environmental Conservation relating to the 400th Explore New York Reimbursable Grant Agreement, to approve the changes required by the State of New York to Article 5 and Appendix A of the contract regarding the 2009 Hudson Fulton Champlain Quadricentennial Celebration. He explained the amendments would allow payment via electronic transfer as opposed to check payments and would amend the dates.

Motion was made by Mrs. Wood, seconded by Mr. Conover and carried unanimously to amend Resolution No. 160 of 2012 as outlined above. *A copy of the resolution request form is on file with the minutes and the necessary resolution was authorized for the June 15, 2012 Board meeting.*

Mr. LaMothe requested authorization to submit a New York State Consolidated Funding Grant application for Local Waterfront Revitalization Program funding in the amount of \$250,000 for projects related to the First Wilderness Heritage Corridor. He said projects had been identified in the Towns of Chester and Warrensburg and there was the possibility of a project in the Town of Corinth under the Intermunicipal Agreement pertaining to implementation of the First Wilderness Heritage Corridor.

Motion was made by Mrs. Wood, seconded by Mr. Monroe and carried unanimously to authorize submission of the grant application as outlined above. *A copy of the resolution request form is on file with the minutes and the necessary resolution was authorized for the June 15, 2012 Board meeting.*

Mr. LaMothe requested authorization to submit a New York State Consolidated Funding Grant application for an amount not to exceed \$400,000 on behalf of the Town of Chester for projects related to the public infrastructure development. He noted the projects pertained to improvements to the Pottersville Water District.

Motion was made by Mrs. Wood, seconded by Mr. Mason and carried unanimously to authorize submission of the grant application as outlined above. *A copy of the resolution request form is on file with the minutes and the necessary resolution was authorized for the June 15, 2012 Board meeting.*

Mr. LaMothe requested authorization to submit a New York State Consolidated Funding Grant application for an amount not to exceed \$400,000 on behalf of the Town of Johnsbury for projects related to the public infrastructure development. He noted the projects pertained to a Streetscapes Program under the Local Waterfront Revitalization Program and involved improvements to water mains.

Motion was made by Mr. Mason, seconded by Mr. Monroe and carried unanimously to authorize submission of the grant application as outlined above. *A copy of the resolution request form is on file with the minutes and the necessary resolution was authorized for the June 15, 2012 Board meeting.*

Mr. LaMothe requested authorization to submit a grant application to the Housing Trust Fund Corporation under the Community Development Block Grant Program for an amount not to exceed \$400,000 on behalf of the Town of Warrensburg for projects relating to the housing infrastructure development. He noted this was a re-submission of an application which had not received funding in 2011 and the project involved water meter installations.

Motion was made by Mrs. Wood, seconded by Mr. Mason and carried unanimously to authorize submission of the grant application as outlined above. *A copy of the resolution request form is on file with the minutes and the necessary resolution was authorized for the June 15, 2012 Board meeting.*

Mr. LaMothe requested authorization to submit a grant application to the Housing Trust Fund Corporation under the HOME Program for an amount not to exceed \$400,000 to assist County residents with housing needs.

Motion was made by Mrs. Wood, seconded by Mr. Mason and carried unanimously to authorize submission of the grant application as outlined above. *A copy of the resolution request form is on file with the minutes and the necessary resolution was authorized for the June 15, 2012 Board meeting.*

Mr. LaMothe requested authorization to submit a grant application to the Housing Trust Fund Corporation under the ACCESS TO HOME Program for an amount not to exceed \$150,000 to assist County residents with housing needs. He noted this grant was utilized to assist with renovations which allowed disabled residents to return to their homes following hospitalization.

Motion was made by Mr. Conover, seconded by Mrs. Wood and carried unanimously to authorize submission of the grant application as outlined above. *A copy of the resolution request form is on file with the minutes and the necessary resolution was authorized for the June 15, 2012 Board meeting.*

Mr. LaMothe requested authorization to submit a grant application to the Housing Trust Fund Corporation under the RESTORE Program for an amount not to exceed \$50,000 to assist County residents with housing needs. He noted this grant was utilized to assist with emergency home repairs for elderly residents. Mr. Conover asked if the grant could be utilized County-wide and Mr. LaMothe responded that the City of Glens Falls was not eligible due to classification as an entitlement community under the Small Cities Program.

Motion was made by Mr. Conover, seconded by Mrs. Wood and carried unanimously to authorize submission of the grant application as outlined above. *A copy of the resolution request form is on file with the minutes and the necessary resolution was authorized for the June 15, 2012 Board meeting.*

Mr. LaMothe requested authorization for the Planning & Community Development Department to conduct a Public Hearing as required by grantor agencies and the State of New York prior to submission of the grant applications. He said the proposed date for the Public Hearing was June 27, 2012 at 4:00 p.m. in the Supervisor's Committee Room. Mr. LaMothe explained that applications under the Consolidated Funding Grant Program were processed to determine which grantor agency would fund the application but noted that some programs, such as the Small Cities Program, were subject to a Public Hearing in order to be in compliance, regardless of the funding source. He noted an additional Public Hearing would be necessary prior to the disbursement of the grant funding.

Motion was made by Mrs. Wood, seconded by Mr. Mason and carried unanimously to set a Public Hearing date of June 27, 2012 as outlined above. *A copy of the resolution request form is on file with the minutes and the necessary resolution was authorized for the June 15, 2012 Board meeting.*

Mr. Mason commented that the grant applications totaled \$600,000 and an additional \$42,000 had been approved at the Local Development Corporation meeting preceding this meeting. He asked the purpose of the additional \$42,000 and Mr. LaMothe responded it would be utilized as needed for matching funds requirements, as having the funds available increased Warren County's competitive edge in the funding selection process.

Mr. LaMothe apprised that Paul Dusek, County Administrator, had requested that he attend the Capital District Cleaner Greener Regional Sustainability Plan meeting and he noted information pertaining to the meeting was included in the agenda packet. He added he was a member of the Executive Committee and a list of all of the members was included in the agenda packet, as well. He said the County had adopted a resolution to participate in the Plan and to provide County staff involvement. He advised he had attended one four-hour meeting and a second four-hour meeting was scheduled. He added the remainder of the meetings would be held via telephone conference calls. Mr. Dusek stated that the Capital District Cleaner Greener Regional Sustainability Plan had formed several Sub-Committees and he felt it was important for Warren County to be involved on as many levels as possible as there may be significant outcomes to the project which could affect the County. He added they were attempting to secure Sub-Committee representatives beyond Mr. LaMothe who might have interest or expertise in the other areas. Mr. LaMothe said the Sub-Committees had been identified and were listed in the agenda packet, as follows:

- ▶ Solid Waste;
- ▶ Transportation;
- ▶ Energy;
- ▶ Water;
- ▶ Food Systems;

- ▶ Economic Development;
- ▶ Land Use & Livability; and
- ▶ Climate Adaptation.

Mr. Dusek suggested that Victoria Pratt Gerbino, President of the Warren County Economic Development Corporation (EDC), would be a good representative for the Economic Development Sub-Committee. Mr. LaMothe said representatives from the Capital District Cleaner Greener Regional Sustainability Plan had contacted the EDC attempting to secure a representative. Ms. Pratt Gerbino said she had not been aware of any contact but she would be interested in serving as a member of the Sub-Committee. Mr. LaMothe announced there was \$90 million in funding for construction associated with the Capital District Cleaner Greener Regional Sustainability Plan at a rate of \$30 million per year for three years. Mr. Dusek noted that Supervisors could serve as members of the Sub-Committees and he suggested that Warren County have as many representatives as possible.

Mr. LaMothe stated that Resolution No. 84 of 2010 had urged Senator Little to propose legislation to the New York State Department of State to include the Schroon River as part of the Intercoastal Waterway System. He apprised that currently the Town of Horicon was the only Town in Warren County that could not participate in the Local Waterfront Revitalization Program and the proposed legislation would change that. He said he had called Senator's Little's Office and representatives had advised that they had no knowledge of the Resolution. He added the Department of State had indicated they had not received any inquiries from the Legislature pertaining to the inclusion of the Schroon River. He encouraged the Committee to reaffirm the Resolution or have the Chairman of the Board send a letter requesting the proposal. Mr. Conover said he did not feel it was necessary to adopt a second resolution but he was in favor of the Chairman sending a letter to Senator Little. Mr. Conover suggested a copy of Resolution No. 84 of 2010 be included with the letter.

Motion was made by Mr. Conover, seconded by Mr. Mason and carried unanimously to authorize the Chairman of the Board to send a letter to Senator Little requesting her to propose legislation to the New York State Department of State to include the Schroon River as part of the Intercoastal Waterway System and to include a copy of Resolution No. 84 of 2010. *The necessary resolution was authorized for the June 15, 2012 Board meeting.*

Mr. LaMothe advised that Resolution No. 42 of 2012 had authorized Sheri Norton, GIS (Global Information Systems) Coordinator to attend the FEMA (Federal Emergency Management Agency) Training Program in Emmittsburg, Maryland in June of 2012. He informed the Committee members that Ms. Norton would be out of the Office the week of June 18, 2012 in order to attend the training which could cause a slight delay in 911 Addressing requests.

Mr. LaMothe said that Patricia Tatich, Associate Planner, would present the First Wilderness Heritage Corridor (FWHC) Scenic Byway Plan at the next Committee meeting. He added the Plan would be submitted to a Department of Transportation Review Committee in September. He suggested Mr. Dusek take a tour of the FWHC prior to the next Committee meeting in order to be more familiar with the ongoing projects.

Mr. LaMothe informed that income surveys were currently being conducted in the Towns of Chester, Pottersville and North Creek as part of a grant submission program.

Mr. LaMothe thanked the Committee and Board members for his recent appointment as County Planner.

Mr. Monroe said that as a result of the Federal Stimulus Funding Application, Warren County had partnered with CBN Connect to attempt to expand broadband to the area. He stated that CBN Connect had not received funding but DANC (Development Authority of the North Country) and ION had. He reported the North Country Regional Economic Development Council had made broadband a priority project to include Clinton, Essex, Franklyn, Jefferson, St. Lawrence and Lewis Counties and they recently added Hamilton County to the initiative. He noted the only Counties left out of the project were Warren and Washington Counties. He suggested finding a way to include Warren County in the latest round of funding. He informed a Committee was being established which would be comprised of the three Economic Development Councils in the Adirondacks. Ms. Pratt Gerbino stated that Warren County Economic Development Corporation had submitted a Consolidated Funding Grant application for broadband as well and considered it a priority project.

Following further discussion on the issue, it was the consensus of the Committee to schedule a meeting with Jim Wright, of DANC, to discuss the possibility of including Warren County in the next grant application for broadband expansion.

This concluded the Planning & Community Development portion of the Committee meeting and the Economic Development portion of the meeting commenced at 11:45 a.m.

Privilege of the floor was extended to Ms. Pratt Gerbino who distributed copies of the agenda to the Committee members; *a copy of the agenda is on file with the minutes.*

Commencing the agenda review, Ms. Pratt Gerbino reported the EDC had met with 60 businesses: five were new to Warren County; five were existing businesses that were facing decisions to invest in Warren County or elsewhere; and four were existing businesses with significant expansion opportunities.

Ms. Pratt Gerbino commented that the revised Covenants drafted by the Hudson River Local Development Corporation (HRLDC) for the Queensbury Business Park (QBP) had been discussed and reviewed at the previous Committee meeting; *a copy of the draft Queensbury Business Park Covenants is on file with the minutes.* She informed that the QBP Covenants had been adopted by the HRLDC Board at their last meeting and the Committee members were to review the Covenants for consideration of adoption by the Warren County Board. Mr. Dusek stated he had reviewed the Covenants and had no objections on behalf of the County, particularly since the goal was to have all of the QBP sold and governed by the HRLDC. Mr. Taylor noted the Covenants referred to the HRLDC throughout the document and Ms. Pratt Gerbino replied the County would need to revise the Covenants to state Warren County in place of HRLDC prior to adoption. Mr. Taylor said there was no reference to un-registered vehicles or heavy equipment under the section for outside storage and the section on noise did not list a specific decibel level. Ms. Pratt Gerbino replied that she believed the decibel level was referred to in the Town of Queensbury Zoning Restrictions. Mr. Dusek asked Chairman Stec if the Town of Queensbury had a noise ordinance and Chairman Stec replied in the negative. Mr. Conover opined that no business would make a significant investment in a business park without adequate covenant protections. Mr. Dusek apprised the problem with establishing a noise ordinance was that the issue was more than decibel level as type and duration of the noise were also issues. He said the Town of Queensbury had attempted to establish a noise ordinance in the past which was met with resistance from the public.

Following further discussion on the matter, motion was made by Mr. Mason, seconded by Mr. Monroe and carried unanimously to adopt the Covenants for Queensbury Business Park as adopted by the HRLDC (Hudson River Local Development Corporation) changing any reference to "HRLDC"

within the document to "Warren County". *The necessary resolution was authorized for the June 15, 2012 Board meeting.*

Mr. LaMothe exited the meeting at 12:00 p.m.

Ms. Pratt Gerbino reminded the Committee members that the EDC Annual Luncheon had been held on Thursday, May 17, 2012 at the Great Escape Lodge and the keynote speaker had been Darin Buelow, of Deloitte Consulting, who discussed the topic of "Competing for Business Investment in 2012 and Beyond". She distributed copies and reviewed in detail one slide from the Power Point Presentation given by Mr. Buelow, who was a site selector for Deloitte Consulting; *a copy of the Power Point Presentation slide is on file with the minutes.* She noted the slide represented the typical site selection criteria utilized when selecting a location for a business. She commented that having Mr. Buelow in the area for the length of time he was here allowed her an opportunity to sell the assets of Warren County to a person who influenced investment decisions of major companies. Ms. Pratt Gerbino apprised that a site selector would eliminate an area from consideration if they were unable to meet all of the criteria for the business. She stated that incentives, both for start-up and ongoing, were a large portion of the site selection criteria. She expounded that other communities had increased occupancy tax to four times the amount charged in Warren County in order to use some portion of the increase for economic development. A brief discussion ensued.

Mr. Taylor asked if the EDC would formulate a plan to make Warren County a more desirable location for businesses. Ms. Pratt Gerbino responded that the EDC had established a Product Improvement Committee that was working on a variety of tasks. She said the largest task was establishing a clear and documented best practice permitting process for businesses. She noted the EDC also established a Marketing Communications Committee and several other Committees.

Ms. Pratt Gerbino distributed a flyer for the Business Plan Competition for a 3.8 acre site at the QBP; *a copy of the flyer is on file with the minutes.* She advised that advertisements were being developed and the flyer would be sent to banks, accounting firms, attorneys, Chambers of Commerce, architects, engineering firms, commercial builders and developers throughout the Hudson Valley and north to Plattsburgh. She said they were looking at the possibility of placing the ad in trade journals, as well.

Mr. Taylor stated that the EDC could develop plans to make Warren County more desirable to businesses but it was necessary to have available funding to put the plans into action. He suggested a discussion on the possibility of increasing occupancy tax and dedicating a portion of the increase to economic development. Mr. Monroe inquired about the legality of utilizing occupancy tax revenues for a purpose other than tourism. Mr. Dusek responded it would be necessary to request legislation to allow an increase in occupancy tax and to attribute a portion of the increase to economic development. He added that occupancy tax in Warren County was currently 4% and if there was an increase there would be no change to the restrictions placed on the 4% occupancy tax collections but the amendment would allow an increase to be dedicated to economic development. Mr. Monroe stated an increase in occupancy tax would have a significant impact on the hotel and motel businesses and he felt it would be more suitable to utilize property or sales tax for economic development. He said everyone benefitted from sales tax and almost half the sales tax collected in Warren County was paid by non residents. Mr. Taylor noted that Warren County's occupancy tax was among the lowest in New York State. Mr. Conover agreed with Mr. Monroe, but stated he was opposed to any increase in taxes. He added there were revolving funds available by securing Federal and State grant funding for projects, as well as the loan fund. Mr. Mason agreed with Mr. Conover and said he understood the need to increase funding for economic development; however, he

continued, he was opposed to increasing any taxes. Ms. Pratt Gerbino clarified that she was not requesting funding for the EDC or the HRLDC, she was merely relaying valuable information obtained from Mr. Buelow during his visit. A brief discussion ensued.

There being no further business to come before the Economic Growth & Development Committee, on motion made by Mrs. Wood and seconded by Mr. Monroe, Mr. Taylor adjourned the meeting at 12:22 p.m.

Respectfully submitted,
Charlene DiResta, Sr. Legislative Office Specialist