

**WARREN COUNTY BOARD OF SUPERVISORS**

**COMMITTEE: ECONOMIC GROWTH & DEVELOPMENT**

**DATE: JULY 23, 2018**

---

**COMMITTEE MEMBERS PRESENT:**

SUPERVISORS MCDEVITT  
BEATY  
LEGGETT  
BRAYMER  
STROUGH  
MAGOWAN  
SIMPSON  
WILD

**COMMITTEE MEMBER ABSENT:**

SUPERVISOR HOGAN

**OTHERS PRESENT:**

REPRESENTING PLANNING & COMMUNITY DEVELOPMENT:  
WAYNE LAMOTHE, COUNTY PLANNER

REPRESENTING ECONOMIC DEVELOPMENT CORPORATION:  
ED BARTHOLOMEW, PRESIDENT

RONALD F. CONOVER, CHAIRMAN OF THE BOARD

RYAN MOORE, COUNTY ADMINISTRATOR

AMANDA ALLEN, CLERK OF THE BOARD

AMY LAVINE, ASSISTANT COUNTY ATTORNEY

FRANK THOMAS, BUDGET OFFICER

SUPERVISORS DIAMOND

DRISCOLL

GERAGHTY

BUD YORK, SHERIFF

SHAWN LAMOUREE, UNDERSHERIFF

ROBERT IUSI, PROBATION DIRECTOR

MARCY FLORES, PUBLIC DEFENDER

TRAVIS WHITEHEAD, TOWN OF QUEENSBURY RESIDENT

DON LEHMAN, *THE POST STAR*

LESLIE LOVELACE, SECRETARY TO THE CLERK OF THE BOARD

---

---

*Please note, the following contains a summarization of the July 23, 2018 meeting of the Economic Growth & Development Committee; the meeting in its entirety can be viewed on the Warren County website using the following link: <http://www.warrencountyny.gov/gov/comm/Archive/2018/economic>*

Mr. McDevitt called the meeting of the Economic Growth & Development Committee to order at 9:21 a.m.

Motion was made by Mr. Strough, seconded by Mr. Leggett 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 his agenda to the Committee members; *a copy of the agenda is on file with the minutes.*

Commencing his agenda review, Mr. McDevitt requested to enter into an executive session to discuss the medical history of a particular person.

Motion was made by Mr. Strough, seconded by Mr. Wild and carried unanimously to enter into an executive session pursuant to Section 105(f) of the Public Officer's Law.

Executive session was held from 9:22 a.m. until 9:38 a.m.

Upon reconvening, Mr. McDevitt announced that no action had been taken during the executive session.

Motion was made by Mr. Leggett, seconded by Mr. Wild and carried unanimously to authorize the Personnel Officer to advertise for the County Planner position.

There being no further Planning & Community Development business to discuss, privilege of the floor was extended to Ed Bartholomew, *President of the Economic Growth & Development Corporation (EDC)*, who distributed copies of a presentation entitled "Collaborating" to the Committee members. *A copy of the presentation is on file with the meeting minutes.*

Mr. Bartholomew requested Mr. LaMothe update the Committee on the proposal they had both received from Southeastern Theater Conference/Institute for the Warren County EDC Amphitheater Feasibility study. Mr. LaMothe informed a feasibility study had been prepared in 2004 for a historic outdoor drama theater in Warren County as a tourist attraction; however, he noted, after it was determined the prospective Lake Luzerne Amphitheater site was not available to proceed with the plan the project was abandoned. He said an inquiry had been submitted by the Southeastern Theater Conference regarding a feasibility study to be performed in the Town of Lake George during the fall at a cost not to exceed \$5,000 and to revisit the project once the results from the study were available. Mr. LaMothe added the funds would come from the Local Development Corporation (LDC) and there would be no cost to the County.

Mr. Wild inquired if the funds should come from the Occupancy Tax fund rather than LDC, but the consensus of the Committee was to fund the project as presented.

Mr. Driscoll entered the meeting at 9:45 a.m.

Mr. Wild commented Scaroon Manor Campground in Pottersville, NY had a phenomenal amphitheater, along with historical value and Mr. LaMothe remarked it was quite a site. Mr. Wild inquired if that location could be considered and Mr. LaMothe replied he could request it be considered, but noted this site was owned by New York State and the process to obtain permission to use the site could be quite involved. Mr. Strough inquired if Shepard Park in the Village of Lake George could be considered as a location and Mr. LaMothe explained he had only requested the study for one location due to the County Purchasing Policy requiring an RFP (*Request for Proposal*) if multiple locations were going to be considered.

Motion was made by Mr. Magowan, seconded by Mr. Leggett and carried unanimously to proceed with the site assessment at the site in the Town of Lake George with funding provided by the LDC.

Mr. McDevitt noted as a result of the discussion at Friday's Board Meeting in reference to tax exemptions of hoteliers and issues involving the Warren Washington Industrial Development Agency (*IDA*) which Travis Whitehead, *Town of Queensbury Resident*, mentioned during that meeting, he had met with David Kenny, *Owner, Courtyard by Marriott*, and Frank Dittrich, *Owner, Courtyard by Marriott*, over the weekend and obtained information he felt should be shared with the Committee. Mr. McDevitt informed a mortgage tax exemption of \$250,000 was received by Courtyard Marriot along with a sales tax exemption of \$301,000. He added the Courtyard had paid \$201,000 in occupancy tax and just under \$300,000 in sales tax revenue. In addition, the Courtyard had not asked for any contributions that would deter from the Lake George School System or reduce benefits to the Village of Lake George. Mr. McDevitt reported Mr. Kenny was concerned the information reported at the Board meeting was inaccurate. He opined the plan made economic sense and if he had the knowledge earlier he would have voted for the project, as it seemed to be a reasonable request. Mr. Wild apprised he had recently been appointed to the IDA and although his first thought of the IDA was manufacturing he said the biggest income in this area was tourism and for that reason it needed to be given careful consideration. Mr. Simpson added that Mr. Whitehead's comment about transparency was appropriate and anything the CDC (*Civic Development Corporation*) could do to help with transparency would be appreciated. He mentioned the Warren Washington IDA & CDC meeting that would take place the same day at 4 p.m. in Washington County if anyone was interested in attending.

Privilege of the floor was extended to Mr. Whitehead, who reported it was clear mortgage tax was involved in the process and he proceeded to read figures from an IDA report. He agreed tourism was a significant industry in the area and he questioned if more rooms were necessarily the answer to encouraging tourism rather than focusing on attracting them with the amenities already in place. He opined other industries, such as Irving Tissue or Angio Dynamics, should have priority over the previously mentioned exemptions. He explained he was not criticizing the IDA, but rather the formula the State requested the IDA use to report the cost of new jobs, which did not seem to make much sense. Mr. Whitehead added that Warren County Board of Supervisors never had the opportunity to decide on the exemptions because according to the public hearing minutes there was nobody from the public in attendance. In addition, he remarked that at a public hearing by law they had to hear what the public said, but did not need to answer questions which resulted in a lack of the transparency they deserved. Mr. McDevitt noted Warren County believed in transparency. Mr. Whitehead added he would be meeting with Messrs Simpson and Beaty to discuss those issues on Wednesday.

Mr. Geraghty entered the meeting at 10:00 a.m.

Mr. Beaty noted the discussion was excellent and thanked Mr. Whitehead for bringing to light necessary conversations such as those pertaining to the Lake Champlain-Lake George Regional Planning Board. Ms. Braymer suggested the Supervisors may attend the IDA meetings if they were better informed of when they would take place.

There being no further business to discuss, on motion made by Mr. Beaty and seconded by Mr. Simpson, Mr. McDevitt adjourned the meeting at 10:19 a.m.

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