

**Town of Champlain Industrial Development Agency
Meeting - Minutes
November 6, 2006**

The meeting was called to order at 5:04 p.m. on November 6, 2006 at the Town of Champlain IDA at 729 Route 9, Champlain, NY by Vice Chairperson Paul Gehrig.

Agency Members Present:

Richard Baker, J. Bruce Seguin, Kenneth Laplante, Paul Gehrig

Agency Members Absent: None

Agency Members Excused:

Rob Casey, Jane West, Rolla Parker

Others Present:

Adoré F. Kurtz, Mark J. Rogers, Esq., Peggy Ashline

P. Ashline called the roll.

P. Gehrig asked for a motion to waive the reading of the legal notice. There being no questions or objections therefore, on a motion by K. Laplante and seconded by J. Bruce Seguin, it was unanimously agreed to waive the reading of the legal notice published in the Press-Republican on August 18, 2006.

P. Gehrig asked if there were any questions or objections regarding the draft minutes of the meeting of October 2, 2006. There being no questions or objections therefore, on a motion by J. Bruce Seguin and seconded by R. Baker, it was unanimously carried to approve the minutes of the October 2nd meeting.

Bills and Communications:

A. Kurtz referred to the letter received on October 25, 2006 from Anthony Dolan of the Office of the State Comptroller's Office. His office has accepted the audit for 2005 although TOCIDA is on notice that higher standards of detail will be required for the 2006 report. The 2006 audit engagement letter should address all the State's requirements. A. Kurtz noted that ARFC will be asked to include the required information. A. Kurtz and L. Carroll will be contacting the individual companies after the first of the year to emphasize the importance of supplying the required information. P.

Gehrig asked what happens if the outstanding projects or any new projects don't meet IDA criteria. A. Kurtz explained that the UTEP gives us the ability to stop their benefits. A. Kurtz added that every year in March the Agency will look at whether the companies are in compliance. M. Rogers noted that over the years there have been only one or two companies that have not been in compliance but these companies were shown to be working hard on meeting the quotas. A. Kurtz added that at the beginning stages of talking with prospective companies, it is actually emphasized that they use conservative employment numbers.

Report of the Treasurer

No Report

Report of the Committee

No Report

Old Business

No Report

New Business

A. Kurtz stated that she spoken with the Champlain manager at Citizens Bank regarding the two TCIDA open accounts. The manager had not been aware of the accounts. The accounts were set up as a "Wall Street" accounts (minimum of \$1,000). The bank has recommended keeping the same account number for the still active account but to set it up as a fee free checking account. A. Kurtz noted that there is a need for a resolution to change signators on these accounts and recommends the Chairperson, Vice Chairperson, Treasurer and Executive Director be authorized as signators. Any check over \$2,000 would require a second signature.

A motion was made by K. Laplante and seconded by R. Baker to authorize a resolution for signatures on Agency bank accounts as noted above. The motion was unanimously carried and approved.

A. Kurtz would like to engage AFRC for the 2006 financial report. The report is due the last day of April and would like AFRC to have this report available on time this year. Funds were advanced by TDC for 2004 and 2005 reports. When income comes in, the Agency can pay those advanced funds back at that time. AFRC has been doing these reports for many years and it seems important to retain that institutional memory for the Agency.

A motion was made by J. Bruce Seguin and seconded by K. Laplante to authorize the engagement of AFRC for the 2006 financial report. The motion was unanimously carried and approved.

Executive Director's Report:

A. Kurtz shared with the members that a multi-national steel manufacturer was looking at a 250,000 s.f. building at 3 various sites in Champlain (one in the Village and two outside the Village in the Town). One site is on the West Service Road (old Anchor Freight facility), the second is in Champlain Industrial Park in the village, and the third site is north of the Champlain Industrial Park. A. Kurtz said she doesn't know whether it will go forward. TDC has made a proposal for Champlain Industrial Park. The one on the West Service Road has private water (no public W/S). A. Kurtz has had some discussions with Mike Tetreault but does not know all the details of plans to extend the services to this site. The other two sites in the village and town both have issues (NatiVest site has no public water/sewer). Both would require looping of the Village water system. TDC applied for a grant 4 or 5 years ago to design the loop of the water system. A. Kurtz has spoken with Woody Kissel and confirmed that the project is on the state's "intended use plan" for 2006/2007. B. Seguin asked how many jobs would be created. A. Kurtz said 100 to start. This would be assembly/distribution and logistics. The second phase could add 100,000 s.f. and 100 more jobs. Discussion followed regarding relative rate of taxes and confirming that the Town would share in PILOT for the project if it was in the Village. A. Kurtz said that the looping of the water system would be beneficial both to the people inside and outside of the village. P. Gehrig asked if these were the only three sites being considered. A. Kurtz said that she believes they were also looking in Vermont and west of here, along the border. A. Kurtz added that the company is not interested in Plattsburgh. K. Laplante made a comment about how slow the Imperial Optical building is going up and asked A. Kurtz how many people they were going to employ. A. Kurtz said 60 and that they distribute contact lens and are starting to sell directly to customers and recently bought all rights to CIBA contact lens. J. Bruce Seguin made a comment that the developer NatiVest (Greg Fleming) has been here in town today but he doesn't know of any direct meetings he's had with any town members. R. Baker noted that it would be easier to get water/sewer to NatiVest than to the West Service Road. A. Kurtz said there maybe wetland issues at the NatiVest site. P. Gehrig asked if the Wyeth deal was dead. A. Kurtz said yes, but only with respect to TCIDA involvement, as far as she knows. R. Baker asked if the Wyeth parcel is subdivided yet and A. Kurtz said she believes it is progressing.

M Rogers had a couple of comments that he said he would like to mention. First, regarding the status of the TCLDC – they are still an active corporation and still legally exist. Secondly, by the document that establishes and constitutes the Agency includes 3 members appointed by the Town of Champlain, 2 by the Village of Rouses Point and 2 by the Village of Champlain. The three members that are appointed by the Town of Champlain cannot reside in the Village of Champlain or the Village of Rouses Point. P.

Gehrig believes that this is all in order and that the IDA meets those requirements. M. Rogers added that it also depends on who appointed the members.

M. Rogers noted that he is working on the World Warehouse situation in getting them back on the tax rolls. A. Kurtz said World Warehouse called the office again today. J. Bruce Seguin asked where the main headquarters is for World Warehouse. A. Kurtz said she believes it is on Ridge Road. If not there, it is on Cotton Lane.

There being no further matters, J. Seguin made a motion to adjourn the meeting at 5:23 p.m. R. Baker seconded the motion.

Robert E. Casey, Chairman