

MINUTES OF MEETING HELD JANUARY 24, 2020

THE MEMBERS OF THE BOARD OF DIRECTORS OF THE WARREN COUNTY LOCAL DEVELOPMENT CORPORATION

A meeting of the Members of the Board of Directors of the Warren County Local Development Corporation (LDC) was held on January 24, 2020 at 9:50 a.m. in the Committee Room at the Warren County Municipal Center.

The meeting was called to order by Peter McDevitt, Chairman of the Warren County Local Development Corporation at 10:15 a.m.

The following Directors were present:

Peter McDevitt	Eugene Merlino
Frank Thomas	Craig Leggett

The following Directors were absent:

Matthew Simpson

Others Present:

Ed Bartholomew, CEO, Warren County Local Development Corporation
Kevin Geraghty, Warren County Supervisor
Edna Frasier, Warren County Supervisor
Susan Shepler, Warren County Supervisor
Claudia Braymer, Warren County Supervisor
Bennet Driscoll, Warren County Supervisor
Brad Magowan, Warren County Supervisor
Rachel Seeber, Warren County Supervisor
Ryan Moore, Warren County Administrator
Mary Kissane, Warren County Attorney
Robert Terwilliger, First Assistant County Attorney
Tammie DeLorenzo, Assistant to the County Administrator
Wayne LaMothe, Warren County Planner
Patricia Tatich, Warren County Associate Planner
Kristy Miller, Confidential Secretary to the County Administrator
Don Lehman, *The Post Star*
Thom Randall, *Sun Community News*

Chairman McDevitt called the meeting to order. He asked for a motion to approve the minutes of the November 25, 2019 Regular Board meeting. Motion made by Director Leggett and seconded by Director Merlino. Motion carried unanimously.

Chairman McDevitt continued with the agenda regarding the review and approval of the November and December 2019 Financial Statements. Mr. Bartholomew advises that there has not been any substantial change in the financial status of the LDC with approximately \$1 million dollars in cash to lend. He explains that at a previous LDC meeting he had talked about the

promotional and marketing activities that are taking place, which are continuing, such as advertising a series of advertisements in the *Sun Community News* as well as with the social media, such as *The Post Star*. He continues to explain that the LDC has also developed a brochure that explains all the LDC programs, which will be placed at the various town halls. He advises that he also plans on setting up a day in the future where he will be available for a few hours at the town hall to meet with perspective individuals that have any questions on potential loan availability as well meeting with all the local banks to outline what programs are available through the LDC. He explains that under the LDC By-Laws, in order for an individual to obtain a loan from the LDC they have to have a rejection letter from the bank or it would have to be GAP financing.

Chairman McDevitt asked for a motion to approve the November and December 2019 Financial Statements. Motion was made by Director Merlino and seconded by Director Thomas. The following motion was unanimously carried:

RESOLVED, that the Warren County Local Development Corporation (“LDC”) hereby approves the Financial Report for November and December 2019.

Chairman McDevitt continued with the agenda regarding the review of the Loan Portfolio and Mr. Bartholomew requests an executive session to discuss the personal credit and finances for LuMaZu LLC d/b/a Nettle Meadows who are proposing to relocate their operations from Thurman to Lake Luzerne. Motion made by Director Merlino and seconded by Director Thomas. The motion carries unanimously.

Executive session was declared from 10:22 a.m. to 10:57 a.m.

Supervisor Braymer entered the meeting at 10:56 a.m.

Committee reconvened and Chairman McDevitt stated no action was taken in Executive Session.

Mr. Bartholomew explains that last year the LDC committed up to \$10,000 to assist in the Affordable Housing study as well as the EDC (Economic Development Corporation) with a Memorandum of Understanding being prepared between the entities and advises that it is critical that this project continues to move along in a timely manner.

Patricia Tatich, Warren County Associate Planner, advises that last October she provided the Planning Committee with a Memorandum describing how they got to where they got and why the Affordable Housing study was being conducted. She explains that Wayne LaMothe, Warren County Planner, has been attending meetings up north and hears all the time about the issues relating to housing. She continues to explain that attention needs to be brought to what the need actually is and ultimately what the market is in order to obtain a response from the private sector and the resources offered by the Division of Housing. She advises that they have looked at the housing needs analysis done by the Village of Lake Placid as well as the voluminous study done by Westchester County, which indicates numerous housing issues.

Wayne LaMothe, Warren County Planner, explains that there is \$20,000 committed to this program and the proposal would be to do the RFP, see where the proposals come in and have a discussion on any gap in that funding.

Director Leggett questions if there is an ask to go out for RFP and Patricia Tatich, Warren County Associate Planner, confirms that there is and advises that they would like to nail down the Memorandum of Understanding, make sure the funding is in place and then go out seeking services.

As there was no further business to come before the LDC Board, motion was made by Director Merlino to adjourn the meeting, seconded by Director Thomas, and carried unanimously.

Chairman McDevitt adjourned the meeting at 11:02 a.m.

Dated: February ____, 2019

Frank Thomas, Secretary