

HAMILTON COUNTY IDA

LAKE PLEASANT, NY

OCTOBER 5, 2022

The meeting was called to order by the Executive Director at 1:00 P.M.

The Executive Director, Ms. Wilt, called the roll with the following Members answering:

Steve Tomlinson, Chairman
William Farber, Vice Chairman
James Bateman
Robert Peck
Tim Brownsell

Absent: Tim Pine

Also Present:

Christy Wilt, Executive Director
Laura Abrams, Secretary

Motion to approve the minutes of January 26, 2022, March 17, 2022, April 13, 2022 and June 13, 2022 by Mr. Farber, seconded by Mr. Bateman. Carried.

Financial Report:

Ms. Wilt reported that the NBT Bank account has \$617,309.20 and Community Bank has \$88,926.98. Ms. Wilt further reported that the closing on the 161 Elm Lake Rd. property still has not been completed.

Motion to approve the Finance Report by Mr. Peck, seconded by Mr. Brownsell. Carried.

Loan Report:

Ms. Wilt reported that everyone is current or have paid through January.

New Business:

Workforce Housing Project – Ms. Wilt reported that she and Mr. Farber have been discussing workforce housing at a lot of different meetings. The Lake Champlain Lake George Regional Planning Board (LCLGRP) did a study on workforce housing and Hamilton County is the worst off of the four counties that they studied. They have been discussing what to do with the 4 ½ acre property at Oak Mt. The O'Briens have expressed an interest in putting up some cabins for workforce housing. They had a meeting that included Chris Rhodes, her committee chair, Mr. Farber, Matt O'Brien, and herself. Mr. O'Brien would like to start by putting in 4 mobile homes/cabins on the property. They are working on how to start that project. Mr. Farber discussed the restrictions on loaning the money the IDA currently has in the bank and what type of projects the IDA can use the money for. Mr. Farber further discussed this project and the possibility of

being able to add more cabins in the future and other businesses being able to use the cabins for workforce housing.

Ms. Wilt stated that the IDA needs to think about the infrastructure and who will install the water, sewer, and electricity. The Essex County IDA suggested that we start with a lease purchase agreement and that we choose a PILOT schedule. In our Uniform Tax Exemption Policy there are two ten-year schedules. We will have to develop an application. A public hearing is required. Ms. Wilt discussed incentives that can be used. Different options on how to construct the project were discussed.

Chairman Tomlinson stated that he is in favor of the idea, with caution. The project options were discussed further.

Mr. Farber made a motion to authorize Ms. Wilt to move the concept forward, working with Essex County IDA and the O'Briens to put together a more concrete project. Seconded by Mr. Tomlinson. Mr. Peck asked if this board would get back together to discuss any hurdles that may come along. Mr. Farber stated that he believes so, it may be relative to the size of the hurdle. If it is a major hurdle we will need to get together immediately, otherwise, small questions we may be able to wait until we have a few then get together. Mr. Brownsell asked when they want this completed. Mr. Farber stated ideally it would match up with when their new lodge is done. Motion Carried.

Ms. Wilt informed everyone that the Blue Line Dinner has transitioned to the new owner and the loan was paid off.

Mr. Peck discussed if housing is the issue with not finding employees or if the word just doesn't get out.

Motion to adjourn by Mr. Farber, seconded by Mr. Brownsell. Carried.