



LAKE CHAMPLAIN-LAKE GEORGE

**REGIONAL
PLANNING**

BETH GILLES
DIRECTOR

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EXECUTIVE COMMITTEE
Special Meeting

February 27, 2023

9:00 am

Locations:

LCLGRP Office, Conference Room, 1 Lower Amherst St. Lake George, NY 12845

Washington County Classroom (Building B, Second Floor) Washington County Municipal Center
383 Broadway Fort Edward, NY 12828

Hamilton County BOS Conference Room, 102 County View Drive Lake Pleasant, NY 12108

AGENDA

1. Welcome
 2. Approval of minutes from January 27, 2023 meeting
 3. Resolution to Apply for the United States Rural Development (USDA) Rural Business Development Grant and Commitment of match funds.
 4. Adirondak Meat – Peter Ward property and offer to purchase
 5. War Cannon Spirits loan subordination
 6. Other
 7. Adjourn
-

Chairman O'Brien called the meeting to order at 9:25 am.

MEMBERS PRESENT

Dave O'Brien (Lake George)
Christy Wilt (Lake Pleasant)
John Strough (Lake George)
Al Nolette (entered at 9:30) (Fort Edward)

MEMBERS ABSENT

Beth Hunt



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ALSO PRESENT

Beth Gilles, LCLGRPB

Ian Danforth, LCLGRPB

APPROVAL OF JANUARY 27, 2023, MEETING MINUTES

Chairman O'Brien asked for a motion to approve the January 27, 2023, meeting minutes.

Motion made by Mr. Strough.

Seconded by Ms. Wilt.

Hearing no additions or corrections and no opposed, motion carried.

RESOLUTION TO APPLY FOR THE UNITED STATES RURAL DEVELOPMENT (USDA) RURAL DEVELOPMENT GRANT & COMMITMENT OF MATCH FUNDS

Mr. Danforth discussed the Rural Business Development Grant application, which, if awarded would allow the RPB to provide technical assistance to business within the LCLGRPB region. The technical assistance from this grant would be provided by a contracted business consultant to provide existing and new businesses within the region with skills to develop long-term business and financial plans at no cost to the business owner.

Committee Member Strough made a motion to approve the resolution to apply for the \$99,000 grant and the commitment of \$50,000 in matching funds.

Seconded by Ms. Wilt.

Hearing no further discussion and no opposed, motion carried.

ADIRONDACK MEAT – WARD PROPERTY & PURCHASE OFFER

Mr. Danforth discussed an offer made on the former Ward property. The owner of the adjacent RV Park has offered \$35,000 for the property and agreed to pay closing costs. Ms. Gilles added that the property is assessed as "improved," however, the Ward's removed the garage that was on the property, so it is no longer "improved." The land assessment is in the low \$30,000's. She elaborated further that this is the only offer we have received without engaging a real estate agent. The RPB is expected to lose about \$125,000 and the funds from the sale will go to reimburse legal expenses, taxes paid, and then fees and back interest. A short discussion ensued.

Chairman O'Brien asked for a motion to accept this offer.

Motion made by Mr. Strough.

Seconded by Ms. Wilt.

Hearing no further discussion and no opposed, motion carried.



WAR CANNON SPIRITS LOAN SUBORDINATION

Mr. Danforth discussed the loan subordination request by War Cannon Spirits. The Small Business Association (SBA) is requesting a subordination on Paul Besignano's life insurance, which would put us in a co-equal second position with the Essex County IDA. Mr. Danforth elaborated that War Cannon Spirits has been working to close this SBA loan for the past 3 years. The life insurance policy is for \$1,000,000, with the SBA in first position with \$420,000 and the RPB and IDA with \$130,000 lien each. The Essex County IDA has already approved this subordination request. Ms. Gilles added that this is one of three pieces of collateral the RPB has in association with this loan.

Chairman O'Brien asked for a motion to approve the loan subordination for War Cannon Spirits

Motion made by Ms. Wilt.

Seconded by Mr. Nolette.

Hearing no further discussion and no opposed, motion carried.

OTHER

Ms. Gilles noted that a resume and cover letter had been submitted for the Assistant Economic Developer position and that the applicant is a child of an LCLGRPB Board member. She explained that she has consulted with the RPB's attorney, and under the LCLGRPB's Ethics Policy Section II E outlining the rules regarding "interest" of Board members it states, "For the purpose of this chapter, RPB Officer, employee or appointed official shall be deemed to have an interest in the contract of (i) his/her spouse and children, except a contract of employment". Therefore, hiring this applicant would not be a violation of the LCLGRPB's Ethics Policy. After outlining the Ethics rules for the Executive Committee, Ms. Gilles asked if the Committee had any issues with continuing with the process of interviewing this applicant. She also noted that she has consulted with Warren County Civil Service and Attorney to see if they had any issues with this prospective applicant. Ms. Gilles also noted that she has not yet spoken with the involved Board Member. Mr. Nolette suggested that the Board Member should then abstain from any decisions associated with this applicant in the future. All members had no issues with moving forward with interviewing the proposed applicant based upon the RPB's ethics rules and opinion provided by our attorney.

AJOURN

Having heard no other business to come before the committee, Chairman O'Brien adjourned the meeting at 9:42 am.

Respectfully submitted by Ian Danforth, Business Development Coordinator, LCLGRPB