

TOWN of Bethlehem *Economic Developments*

March 25, 2009

"The Town will grow in a manner that maintains and enhances its preeminent residential and semi-rural character through the attraction of high quality, clean, commercial development to carefully planned and strategically located sites. Residential neighborhoods in the Town will be enhanced by proximity to open space, pedestrian oriented facilities, high quality employment opportunities and neighborhood scale commercial services."

BIDA Vision Statement



[Town of Bethlehem
Planning Dept. Resources](#)



[BIDA Offers Financial
Assistance for Businesses](#)



Local Waterfront

SELKIRK YARDS INDUSTRIAL DISTRICT FOCUS GROUP MEETING #2

On February 25, 2009 Supervisor Jack Cunningham and representatives of industry and government reassembled for meeting #2 of an initiative to plan for enhancement of existing industries and the attraction of new industries to the Selkirk Yards Industrial District. District map, agendas and meeting summaries can be found on the Bethlehem IDA web site, <http://www.bethlehemida.com>.

Based on the group's discussions at the December 12 meeting, George Leveille reviewed the strengths/opportunities, weaknesses/constraints and action items needed to advance a District strategy. (See ppt-1 on the web site).

Meeting #2 continued where the December 12, 2008 meeting left off with a discussion of power and energy issues.

John Calcagni, Chief of Economic Development in the Office of Industry and Government Relations of the New York State Public Service Commission, walked the group through New York State programs to increase energy efficiency including the curtailment of power usage during peak load periods, assistance to businesses in distress, one stop shopping via coordination with New York State Energy Research and Development Authority (NYSERDA), sale of unused energy back into the system and a renewable energy program encouraging the development and use of energy from renewable power sources such as solar, fuel cell, anaerobic biogas and wind. (See ppt-2 on the web site).

Joanna Moore, Energy Efficiency Services, presented a program under which NYSERDA will audit commercial and industrial energy use and provide an energy study for existing buildings and for newly constructed buildings. (See ppt-3 on the web site).

Justin S. Miller, Esq., Harris Beach PLLC, presented ideas to organize the Selkirk Yards Industrial District for the financing and construction of energy generation infrastructure improvements in the District. He briefly discussed the roles of

[Revitalization](#)



[9W Linkage Study](#)

For More Information

Contact the
Bethlehem IDA at
439-4955 x 1159 or
info@bethlehemida.com

an industrial development agency (IDA), a local development corporation (LDC), and municipal distribution agency (MDA). MDAs were particularly interesting to the group because an MDA has the power to construct or acquire transmission lines or pipes connecting it with any source of gas or electric power and to share with other municipal corporations the cost of transmission lines or pipes. An MDA may sell surplus energy to individuals and private corporations. An MDA may finance the cost of the public utility service by tax levy. The method of operation, rates, rentals, etc. may be fixed by the governing body of the sponsoring municipality. During the discussion it was noted that the County of Albany has an existing MDA (Albany County Power Authority) which is not actively being used. (See ppt-4 on the web site).

Mark Sargent PE, from Creighton Manning Engineering, discussed the Clapper Road Thruway interchange feasibility study: There are two primary interchange alternatives being explored - an E-Z Pass only interchange using the Clapper Road bridge over I-87 and a full access interchange located approximately 1,500 feet north of the Clapper Road bridge. If the interchange is not built, \$27M to \$40M will need to be invested in improvements in the 9W corridor over the next 10 years. However, building the interchange will delay or mitigate some of the improvements and would improve access to and from the Selkirk Rail Yard area, which would satisfy state and federal freight mobility objectives. (See ppt-5 on the web site).

The Town is creating smaller focus groups to consider the feasibility of providing low cost power within the District and moving forward with a Thruway interchange on Clapper Road.

Stay tuned and save the date for the next SYID meeting - April 23 at 7:45 a.m. at Town Hall.

This Bulletin was provided by the Town of Bethlehem,
Bethlehem Chamber of Commerce, and the
Bethlehem Industrial Development Agency.

