

TOWN OF BETHLEHEM

Albany County - New York

INDUSTRIAL DEVELOPMENT AGENCY

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F. Michael Tucker
Chairman
Joseph P. Richardson
Vice-Chairman
Judith Kehoe
Treasurer
Frank S. Venezia
Secretary
David A. Petraglia
Assistant Secretary
Daniel G. Plummer

Executive Director
Brian V. Hannafin

Agency Counsel
Thomas P. Connolly Esq

MINUTES OF THE REGULAR MEETING

January 14, 2004

A meeting of the Town of Bethlehem Industrial Development Agency was convened in public session on January 14, 2004 at the Bethlehem Town Hall, Delmar, New York.

The meeting was called to order by Mr. Richardson at 8:00 AM.

IDA Members Present	IDA Members Absent	Others
Joseph Richardson, Vice-Chairman Judith Kehoe, Treasurer Frank Venezia, Secretary David Petraglia	Daniel Plummer	Brian Hannafin George Leveille Tom Connolly, Esq Sheila Krauss, Clerk Theresa Egan

Resolution # 1-2004 A motion was made by Mr. Venezia to approve the minutes of the December 18, 2003 meeting. The motion was seconded by Ms. Kehoe and carried with the following vote:

<u>Ayes</u>	<u>Abstain</u>	<u>Absent</u>	<u>Noes</u>
Mr. Richardson Mr. Venezia Ms. Kehoe Mr. Petraglia	None	Mr. Plummer	None

The Vice-Chairman's Report was combined with other agenda items. Mr. Leveille will submit a letter of resignation as a consultant to the IDA since he has been appointed Commissioner of Public Works for the Town of Bethlehem as of 1/8/04.

The LaGrange Tech park update:

- The final piece of the EIS is still needed from DOT because of the changing scope of the project.

- Creighton Manning confirmed that bypass would be able to handle the traffic capacity that would be generated by the development of this property.
- Clough Harbor advised that the fee for Task A would be increased from the \$23,000 already approved as the scope of the task was increased to consider the traffic impact created by development. The EIS that the DOT prepared did not consider secondary development. Consequently, we asked Clough Harbor to expand their review to look at additional development. The record will now indicate that the Slingerlands By-Pass can support up to X amount of development (800,000 to 1,000,000 square feet). It will also show that DOT understood that this road would lead to collateral development.
- A new element that complicates DOT planning is the development of the Harriman Campus.

Resolution # 2-2004 A motion was made by Mr. Petraglia to allow the payment of up to an additional \$10,000.00 to Clough Harbor to complete Task A. This was seconded by Mr. Venezia and carried with the following vote:

<u>Ayes</u>	<u>Abstain</u>	<u>Absent</u>	<u>Noes</u>
Mr. Richardson Mr. Venezia Ms. Kehoe Mr. Petraglia	None	Mr. Plummer	None

The BIG update was given by Ms. Egan. A letter was received from Big Arena management looking for a payment plan for the PILOT. A similar arrangement was requested by BIG with the bank. The bank has re-risk rated the loan. The property is for sale. The title is clean. Mr. Leveille will set up a meeting to respond to their letter.

The Daisytek/Selkirk Ventures update—Mr. Connolly has drawn up a demand letter to Selkirk Ventures asking for the tax abatement recapture payment. The PILOT agreement indicated that if the tenant vacates the premises the owner would have to pay 100% of the normal taxes due. This amount is \$127,864.00. (2003 School Tax and 2004 Town Property Tax) The IDA has a fiduciary responsibility to enforce the PILOT agreement. Mr. Connolly will send the letter and meet with Selkirk Ventures to discuss the issues.

The Milltowne update was given by Mr. Hannafin. They have resubmitted a payment request with the required information. This will be checked by Ms Kehoe and paid according to the Empire Grant guidelines. They have not applied for an Empire Zone. The Planning Board is looking into segmentation issues with Milltowne’s proposed developments on the other corners of Wemple Road. They have a request for subdivision approval for this Tech Park before the Planning Board. (no site plans – just subdivision approval)

The Town needs a turn around where Weigand Lane intersects the 467 Delaware Avenue LLC property and has requested an easement. All parties involved have agreed to this easment.

Resolution # 3-2004 Mr. Venezia moved to execute a deed of easement between the Town of Bethlehem and 467 Delaware Avenue LLC. This was seconded by Mr. Petraglia and carried with the following vote:

<u>Ayes</u>	<u>Abstain</u>	<u>Absent</u>	<u>Noes</u>
Mr. Richardson Mr. Venezia Ms. Kehoe Mr. Petraglia	None	Mr. Plummer	None

New Business:

Ms. Kehoe presented the (Van Allen) American Housing a fee for service due March 31, 2004 of \$10,612.00. There is an additional amount of \$411.00 due for 2002. She also presented a minimum scheduled payment spreadsheet thru 2010.

Resolution 4-2004 Mr. Venezia moved to terminate the contract with Tech Valley LLC as of 12/31/2003. This was seconded by Ms. Kehoe and carried with the following vote:

<u>Ayes</u>	<u>Abstain</u>	<u>Absent</u>	<u>Noes</u>
Mr. Richardson Mr. Venezia Ms. Kehoe Mr. Petraglia	None	Mr. Plummer	None

Mr. Leveille thanked the IDA for the consulting arrangement in 2003. It was challenging and enjoyable. Mr. Richardson commented that Mr. Leveille had done exceptional work.

Mr. Hannafin passed out an IDA Manual to everyone for review.

The Albany-Colonie Chamber Annual Dinner is March 11, 2004 at a cost of \$1,500.00 per table.

The Tech Valley Summit is May 4-5, 2004 at the Empire State Convention Center. There will be a Tech Valley Showcase for regional companies to have displays around the Egg.

Mike Tucker's Retirement dinner will be Tuesday, February 10, 2004 at the Patroon House at 6:30 PM.

The Chamber of Commerce Breakfast is January 29, 2004 at 7:45 AM at the Quality Inn. Ms. Egan will be giving the State of the Town.

A press release by Mr. Venezia of Marvin & Co. giving the results of the Chamber of Commerce surveys will be held at the airport at 11:00 AM on Wednesday, February 11, 2004. (date later changed to Thursday, February 12, 2004)

A motion to adjourn was by Mr. Richardson, seconded by Mr. Venezia and carried with the following vote:

<u>Ayes</u>	<u>Abstain</u>	<u>Absent</u>	<u>Noes</u>
Mr. Richardson	None	Mr. Plummer	None

Mr. Venezia
Ms. Kehoe
Mr. Petraglia

Respectfully submitted,

Sheila Krauss

The next meeting is Wednesday, February 25, 2004 at 8:00 AM..