

**TOWN OF BETHLEHEM**  
*Albany County - New York*  
**INDUSTRIAL DEVELOPMENT AGENCY**

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**George E. Leveille**  
*Chairman*  
**Joseph P. Richardson**  
*Vice-Chairman*  
**Judith E. 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**  
April 15, 2004

The regular meeting of the Town of Bethlehem Industrial Development Agency was convened in public session on April 15, 2004 at the Bethlehem Town Hall, Delmar, New York.

Mr. Leveille called the meeting to order at 7:30 AM.

**IDA Board Members Present**

George Leveille, Chairman  
Joseph Richardson, Vice-Chairman  
Judith Kehoe, Treasurer  
Frank Venezia, Secretary

**IDA Board Members Absent**

Daniel Plummer  
David Petraglia

**Others**

Brian Hannafin  
Tom Connolly, Esq.  
Sheila Krauss, Clerk  
Theresa Egan  
Marie Capone  
Lamar Hill

The first item was to approve the minutes of the meeting held on March 18, 2004.

**Resolution 13-2004-----**A motion was made by Mr. Venezia to approve the minutes of the regular meeting of March 18, 2004. This was seconded by Ms. Kehoe and carried with the following vote:

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

The next item was an update of the Vista Technology Center by Mr. Hannafin. The developer of the project (BBL Development Group) expects to submit plans to the Town by the end of this month. A prospective tenant is already looking at the site and has placed it on the short list of sites in the region. DOT has submitted the EIS to FHWA for their approval and according to DOT, the approval process should not take long. Mr. Hannafin showed samples of the marketing material for the Vista Technology Center that were produced in-house by BBL. On

Monday May 24, 2004 at 7:00 PM at the Slingerlands Elementary School there will be a Focus Group for the Bethlehem Planning Advisory Committee about the "Slingerlands Hamlet". The forum will focus on the proposed Slingerlands Bypass, the route 85 corridor, and the Vista Technology Center and the impacts on the future of this hamlet.

The next item was an update on the BIG Arena. While negotiations continue between BIG and potential buyers (YMCA), no official contract or terms exist.

The next item was an update on the Selkirk Ventures settlement agreement led by Mr. Connolly. Through ongoing negotiations, both sides are close to finalizing an agreement. The tentative terms are:

- A recapture payment of \$131,661.00 guaranteed by Rotterdam Ventures
- Payment date – 6 months after the execution of a new or modified PILOT agreement tailored for a new tenant similar to the Daisytek project (jobs, impact), or June 30, 2005, whichever is earlier. The June 2005 date coincides with the school budget year.
- If Selkirk Ventures fails to pay, the IDA will deed the property back to them and put it back on the tax rolls.
- The IDA will consider extending the PILOT based on the new deal.

The next item was a report on a fact finding/marketing trip to the West Coast by Mr. Hannafin. He gave a Powerpoint presentation describing the planning and development of Hillsboro, Oregon and San Jose, California. The objectives of the trip were to witness first hand best and worst practices in technology development, understand proper planning and implementation strategies, and to foster and enhance regional relationships. The group toured various private, educational and public facilities and met with officials at each location to discuss their experiences.

The next item - IDA goals implementation – was postponed until the next meeting.

The next item was an update on the Bethlehem Planning Advisory Committee (BPAC). This is a nine-member panel charged with the mission of developing a Comprehensive Plan that can be presented to the Town Board for adoption. A series of Forums are planned:

- April 22, 2004 for issue identification
- May 20, 2004 at the Town Hall - Building, Zoning and Planning
- May 24, 2004 at Slingerlands Elementary – Route 85 Corridor
- June 15, 2004 - Visioning session
- 1<sup>st</sup> Monday of every month at the Methodist Church - working group meeting between BPAC and Saratoga Consultants

The next item was new business:

- There was a brief discussion about land development in the Route 144, Clapper Road and Wemple Road area and the Thruway exit.
- On April 21, 2004 there is a breakfast given by the Albany Colonie Regional Chamber of Commerce at Wolfert's Roost. The topic will be Albany Nanotech and the formation of a degree program in Nanotech Science.
- A capital campaign is being organized by the Albany Colonie Regional Chamber of Commerce with fundraising to start in mid summer.

- The Bethlehem Chamber of Commerce Dinner is on April 29, 2004

A motion was made by Mr. Venezia to close the meeting. This was seconded by Mr. Richardson and carried with the following vote:

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

Respectfully submitted,

Sheila Krauss