

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



**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**

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*Executive Director*  
**Brian V. Hannafin**  
  
*Agency Counsel*  
**Thomas P. Connolly Esq.**

**MINUTES OF THE REGULAR MEETING**  
May 20, 2004

The regular meeting of the Town of Bethlehem Industrial Development Agency was convened in public session on May 20, 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

**IDA Board Members Absent**

Daniel Plummer  
David Petraglia  
Frank Venezia

**Others**

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

Since there was no quorum, motions could not be entertained. The meeting is rescheduled for Thursday, May 27, 2004 at 7:30 AM.

The first item was an update on the Vista Technology Center given by Mr. Hannafin.

- DOT is reviewing the EIS and have some reservations with respect to the work done by Clough Harbor/Creighton Manning.
- BBL must submit their request/plans to the Town one week prior to the Town Board meeting to be put on the agenda.
- Meetings have been held with BBL, BIDA and the towns of New Scotland and Bethlehem to discuss issues relevant to the respective towns.
- BPAC is having a Forum on the Route 85 corridor on Monday, May 24, 2004 at the Slingerlands Elementary School.

Pending Board approval, the IDA has contacted The Saratoga Associates to perform planning and conceptual studies for areas near the waterfront between Wemple and Clapper Roads. TSA will present a conceptual plan in June to the IDA. As part of the contract, TSA will complete two applications for State/Federal grant opportunities tied to riverfront planning initiatives.

The next item was an update on the Selkirk Ventures Settlement Agreement presented by Mr. Connolly.

- 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 with jobs and development similar to the Daisytek project or June 30, 2005 whichever is earlier. The June 2005 date coincides with the school budget year.
- In event of a default, the PILOT Agreement will be terminated and the property deeded back to Selkirk Ventures and placed back on the tax roles.

The next item was an update on the BIG Arena. The YMCA reached an agreement in principal to purchase the Arena and 29 acres of land.

The next item was to acknowledge receipt of the Annual Financial Report for the IDA done by Alexander W. Cruden & Company.

New Business:

- First Columbia will request IDA approval to allow for the remaining land at their Slingerlands Medical project to be subdivided.
- BBL is still in negotiations with landowners on Route 144 and Clapper Road for soil studies.
- Mr. Richardson commended Mr. Hannifin on his excellent work at the Semicon Europa Conference. There is a follow up meeting about the conference today.

Respectfully submitted,

Sheila Krauss