

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
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MINUTES OF THE REGULAR MEETING
June 17, 2004

The regular meeting of the Town of Bethlehem Industrial Development Agency was convened in public session on June 17, 2004 at the Bethlehem Town Hall, Delmar, New York.

IDA Board Members Present

IDA Board Members Absent

Others

George Leveille, Chairman
Judith Kehoe, Treasurer
Frank Venezia
David Petraglia
Daniel Plummer

Joseph Richardson

Brian Hannafin
Tom Connolly, Esq.
Sheila Krauss, Clerk
Theresa Egan
Joe Scott
Marie Capone
Bill Herbert
Marty Delaney

The meeting was called to order by Mr. Leveille at 7:30 AM.

An update on the Vista Technology Center was given by Mr. Bill Herbert (BBL Development, LLC). He gave a brief overview of the plans for the development.

- The Park is comprised of 440 acres off the proposed Slingerlands By-Pass at the intersection of Cherry Avenue Extension and New Scotland Avenue.
- There will be two entrances – one at LaGrange Road and one further up on Route 85 with a full service intersection.
- 15 – 20 low rise buildings for Technology oriented businesses - office space, R&D, High Tech Manufacturing, Restaurants and a Wellness Center.
- A Bike Path and Walking Path and green spaces.

A rezoning request has been submitted. Studies are underway – traffic, wetland, geo-technical. The Center will be a home to support businesses in the Chip Fab, Micro-electronics and Nanotechnology industries. Luther Forest in the Malta/Stillwater area and the Albany Nanotech Center at SUNY Albany will help to drive the industries.

The next item was a request by First Columbia to “break off” a parcel. They had originally requested approval for 2 buildings totaling about 45,500 sq. ft. Due to the needs of a tenant, they would like to modify that to be one building with the same approximate square footage. The land is comprised of 4.9 acres.

Resolution 17-2004 A motion was made by Mr. Venezia that the IDA supports the breaking off of 4.9 acres in conjunction with a new application by First Columbia for a new 45,000 sq ft building for which they will seek financial assistance. This was seconded by Mr. Plummer and carried with the following vote:

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

An update on the YMCA/BIG Arena was given by Mr. Scott. An agreement has been reached on the transfer of property From the BIG owners to the YMCA. The YMCA has submitted an IDA application for Bond financing.

Resolution 18-2004 Ms. Kehoe made a motion to consider a resolution to hold a Public Hearing for the issuance of civic facility bonds (tax exempt financing). This was seconded by Mr. Plummer and carried with the following vote:

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

A Public meeting will be held Monday, July 26, 2004 at 6:30 PM in the Town Hall Auditorium. This will be followed by a regular meeting of the IDA Board rescheduled from July 15, 2004.

The next item was a request by Van Allen for continued assistance. They are asking for support in a transfer from a 501C3 (not for profit) to a Limited Liability Corporation (for profit). After a brief discussion, it was decided to have further talks with Van Allen to discuss the matter.

The next item was an update on the Riverfront Revitalization Conceptual Plan by Saratoga Associates given by Mr. Leveille.

New Business

The Selkirk Ventures Settlement Agreement has been signed. The property has received Empire Zone designation.

The Comp Plan Visioning Session was on Tuesday night. There was a brief discussion about the meeting led by Ms. Egan. A turn has been made from information gathering to planning and design.

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

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

Respectfully submitted,

Sheila Krauss