

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

445 DELAWARE AVENUE
DELMAR, NEW YORK 12054
(518) 439-4955
Fax (518) 439-1699

Executive Director
Brian V. Hannafin

Agency Counsel
Thomas P. Connolly Esq.

MINUTES OF THE REGULAR MEETING
July 26, 2004

The regular meeting of the Town of Bethlehem Industrial Development Agency was convened in public session on July 26, 2004 at the Bethlehem Town Hall, Delmar, New York.

Board Members Present

George Leveille, Chairman
Joseph Richardson
Judith Kehoe, Treasurer
Sam Messina
Daniel Plummer

Board Members Absent

Frank Venezia
David Petraglia

Others

Brian Hannafin
Tom Connolly, Esq.
Sheila Krauss, Clerk
Theresa Egan
Joe Scott
Citizens from the
Public Hearing

The meeting was called to order at 7:30 PM following the Public Hearing.

Mr. Leveille introduced and welcomed Mr. Sam Messina as the newest person to be appointed to the Board of the IDA by the Town Board.

The first item was to approve the minutes of the meeting held on May 27, 2004. Mr. Richardson made the motion, was seconded by Ms. Kehoe and it carried with the following vote:

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

The next item was to approve the minutes of the meeting held on June 17, 2004. The motion was made by Ms. Kehoe, 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. Richardson Mr. Messina	Mr. Venezia Mr. Petraglia	None

Next were the resolutions for the YMCA Project.

The first was a SEQRA Resolution. This resolution determines that an action to undertake a civic facility project for the YMCA of the Capital District will not have a significant effect on the environment. A brief overview was given by Mr. Scott.

Resolution 19-2004 A motion was made by Mr. Plummer to approve the SEQRA Resolution for the YMCA Project. The motion 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 Ms. Kehoe Mr. Richardson Mr. Plummer Mr. Messina	None	Mr. Venezia Mr. Petraglia	None

The next was an Inducement Resolution. This resolution takes official action toward the issuance of revenue bonds in an amount sufficient to finance a civic facility project for the YMCA of the Capital District and authorizing the execution and delivery of a preliminary agreement with the YMCA with respect to such financing. Mr. Scott gave a brief overview of the resolution.

Resolution 20-2004 A motion was made by Mr. Plummer to approve the Inducement Resolution for the YMCA Project. The motion 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 Ms. Kehoe Mr. Richardson Mr. Plummer Mr. Messina	None	Mr. Venezia Mr. Petraglia	None

The final resolution authorizes the execution and delivery of certain documents with respect to the YMCA of the Capital District. The main purpose of the resolution is to consent to the assignment/termination of the existing documentation on the BIG transaction from BIG to the YMCA to facilitate the acquisition of the facility by the YMCA, save costs and make outstanding PILOT payments. There was a brief discussion led by Mr. Scott.

Resolution 21-2004 A motion was made by Mr. Richardson to approve the Assignment/Termination Resolution as amended in the discussion. The motion 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. Richardson Mr. Plummer Mr. Messina	None	Mr. Venezia Mr. Petraglia	None

A discussion was led by Mr. Connolly concerning the IDA fee structure as it relates to this project. There will be two closings – the first at the assignment of the lease when the YMCA is put in place as the tenant of the property and a subsequent closing will be when bonds are issued. The fee will be divided in two parts - one half payable at each closing.

The next item was a brief update on the Vista Technology Center led by Mr. Hannafin.

There was a brief discussion of the resolution for the Van Allen project. Action was tabled until the next meeting in order to clarify certain issues and obtain more information.

The next item was an overview given by Mr. Hannafin of the Hudson River Harbor and Hamlet Center Concept that the IDA has been working on with a committee formed by Supervisor Egan. It is a conceptual plan for discussion purposes that addresses traffic problems in the Selkirk/Glenmont/9w area, waterfront development/access and the need for mixed-use small growth in a targeted area of town. The goal is to create a hamlet center that provides job opportunities, recreation, living opportunities and improved access to the residents. The concept will be introduced to the Town Board before being rolled into the BPAC process. Members should submit their comments by the end of next week to Mr. Hannafin.

There are two grant applications that are currently under consideration.

- A **L**ocal **W**aterfront **R**evitalization **P**rogram (LWRP) thru the Department of State
- A Henry Hudson Park Public Fishing Platform from the Hudson River Estuary program administered through the NYS Department of Environmental Conservation

Resolution 22-2004 This is a resolution to approve the submission of the "Hudson River Harbor and Hamlet Center Concept" to the Environmental Protection Agency in response to a growing concern over the proposed PCB de-watering facility and its impact on future development opportunities along the Hudson River and surrounding areas. This resolution was made by Mr. Richardson, 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. Richardson Mr. Messina	Mr. Plummer	Mr. Venezia Mr. Petraglia	None

New Business:

PCB de-watering site public comments period ends 7/31/2004.
The process for choosing a site is still continuing

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

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

The next meeting is Thursday August 19, 2004 at 7:30 AM.

Respectfully submitted,

Sheila Krauss
Clerk