

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
Sam Messina

TOWN OF BETHLEHEM
Albany County - New York
INDUSTRIAL DEVELOPMENT AGENCY
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Brian V. Hannafin
Executive Director

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Agency Counsel

MINUTES OF THE REGULAR MEETING
August 19, 2004

The regular meeting of the Town of Bethlehem Industrial Development Agency was convened in public session on Thursday, August 19, 2004 at the Bethlehem Town Hall, Delmar, New York.

Board Members Present

George Leveille, Chairman
Joseph Richardson
Frank Venezia
David Petraglia
Daniel Plummer
Sam Messina

Board Members Absent

Judith Kehoe

Others

Brian Hannafin
Tom Connolly, Esq.
Sheila Krauss, Clerk
Theresa Egan
Joe Scott
Marie Capone
Howard Shafer
Marty Delaney
Henry Klersy
Connie Cahill

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

A motion was made by Mr. Richardson to approve the minutes from the Public Hearing of July 26, 2004 and the meeting following. 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 Mr. Richardson Mr. Plummer Mr. Messina	Mr. Venezia Mr. Petraglia	Ms. Kehoe	None

Due to a lack of available Board members, a revote was necessary for the minutes approved at the July 26, 2004 meeting (May and June). A motion was made by Mr.

Venezia to approve the minutes of the May 27,2004 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 Mr. Venezia Mr. Petraglia	Mr. Plummer	Ms. Kehoe	None

A motion was made by Mr. Venezia to approve the minutes of the June 17, 2004 meeting. This was seconded by Mr. Petraglia and carried with the following vote:

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

The next item was a discussion on the financing mechanism to be used by the YMCA. An overview of the financing was given by Mr. Scott. The YMCA was requesting the issuance of revenue bonds to finance the cost of acquisition, construction and reconstruction of the YMCA facility.

Resolution 23-2004 A motion to approve the structure of the financing for the YMCA Project was made by Mr. Plummer. This was seconded by Mr. Petraglia and carried with the following vote:

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

The next item was a request by 467 Delaware Avenue LLC for an extension of their Sales Tax Exemption. In a brief discussion, Mr. Klersy reviewed the current status of the project and outlined the need for the purchase of equipment and furnishings as the project opens in order to best serve the residents and properly maintain the facility.

Resolution 24-2004 A motion was made by Mr. Richardson to extend the terms and conditions of original Sales Tax Resolution until March 10, 2004. This was seconded by Mr. Venezia and carried with the following vote:

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

Mr. Messina

Mr. Scott gave a brief update about PILOT issues and tax questions concerning the Van Allen project. The issue was tabled for a future meeting.

The next item was a discussion of the Clough Harbor Contract led by Mr. Hannafin. Additional work is required beyond the original contract amount in order to complete the secondary/cumulative impact piece for DOT's EIS.

Resolution 25-2004 A motion was made by Mr. Richardson to extend the Clough Harbor contract and increase the total expenditure amount by \$6,000.00 contingent upon the IDA being reimbursed by BBL any amount over \$33,000.00. This was seconded by Mr. Venezia and carried with the following vote:

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

Next was a brief update on the status of the Vista Technology Center given by Mr. Hannafin. The site is being considered for a Build Now NY Grant award and announcements are expected in October. The Industrial Access Program is tied to job creation.

New Business:

- Milltowne Plaza has submitted an application for a subdivision to the Planning Department with respect to their Tech Park project on Wemple Road/9W
- A developer is doing studies on Clapper Road
- Delaware Avenue Business District / Chamber of Commerce
- YMCA closing is on Friday, August 20, 2004
- Upcoming BPAC And Focus Group Dates:
 - September 2, 2004 Riverfront Focus Group
 - September 23, 2004 Focus group on greenways, recreation and trails
 - September 29 & 30, 2004 Commercial District design workshop
- The Hudson River Harbor Concept will be presented to the Town Board on Wednesday, September 29, 2004

A motion to adjourn was made by Mr. Plummer, seconded by Mr. Petraglia and carried with the following vote:

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

The next meeting is Thursday, September 16, 2004 at 8:00 AM.

Respectfully submitted,

Sheila Krauss
Clerk