

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

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



Brian V. Hannafin
Executive Director

Thomas P. Connolly Esq.
Agency Counsel

MINUTES OF THE REGULAR MEETING

December 21, 2004

The regular meeting of the Town of Bethlehem Industrial Development Agency was convened in public session on Tuesday, December 21, 2004 at the Bethlehem Town Hall, Delmar, New York.

Board Members Present

George Leveille, Chairman
Joseph Richardson
Judith Kehoe
Sam Messina
Frank Venezia

Board Members Absent

Daniel Plummer
David Petraglia

Others

Brian Hannafin
Tom Connolly, Esq
Sheila Krauss, Clerk
Theresa Egan
Joe Scott
Mark Bette
Deborah Lambek

The meeting was called to order by Mr. Leveille immediately following the First Columbia 1200 NSR, LLC public hearing.

The first items on the agenda were two Resolutions from First Columbia 1200 NSR, LLC. A brief overview was given by Mr. Scott. An Inducement Resolution was adopted at the November meeting, notices were sent out and a public hearing held this morning. The first resolution to be considered today is the SEQR Resolution – determining that action to undertake a project for First Columbia 1200 NSR, LLC will not have a significant effect on the environment. The applicant has received SEQR clearance from the Town Planning Board. The applicant has received subdivision approval from the Town Board. The subdivision was required in order to annex a portion of the parking lot from the old parcel to the new parcel.

Resolution 30-2004 A motion to approve the SEQR Resolution for First Columbia 1200 NSR, LLC was made by Mr. Richardson, seconded by Mr. Venezia and carried with the following vote:

<u>Ayes</u>	<u>Abstain</u>	<u>Absent</u>	<u>Nays</u>
George Leveille Joseph Richardson Judith Kehoe Frank Venezia Sam Messina	None	David Petraglia Dan Plummer	None

The Approval Resolution is the final step in the straight lease process where the Chairman is authorized to execute the lease and PILOT Agreements. The Resolution includes the normal NYS exemptions for financing, sales tax and building materials. Because of the Medical Office component of the project, there was a need for a not for profit operator.

Resolution 31-2004 A motion to accept the Approval Resolution for First Columbia 1200 NSR, LLC as presented was made by Mr. Messina, seconded by Mr. Venezia and carried with the following vote:

<u>Ayes</u>	<u>Abstain</u>	<u>Absent</u>	<u>Nays</u>
George Leveille Joseph Richardson Judith Kehoe Frank Venezia Sam Messina	None	David Petraglia Dan Plummer	None

The next item on the agenda was the draft budget. A brief discussion on the budget was led by Ms. Kehoe. A balanced 2005 draft budget was presented as well as the 2002 and 2003 actual and 2004 year-to-date and original budgets for comparison.

Resolution 32-2004 A motion was made to adopt the 2005 budget a presented was made by Mr. Venezia, seconded by Mr. Richardson and carried with the following vote:

<u>Ayes</u>	<u>Abstain</u>	<u>Absent</u>	<u>Nays</u>
George Leveille Joseph Richardson Judith Kehoe Frank Venezia Sam Messina	None	David Petraglia Dan Plummer	None

There was a discussion on the Wemple Road area with respect to the Build Now NY Grant. A progress report will be requested as well as copies of the studies and work done with the matching funds from the IDA.

After a brief discussion, a motion was made by Mr. Richardson to approve the minutes of the November 19, 2004 meeting as amended. This was seconded by Mr. Venezia and carried with the following vote:

<u>Ayes</u>	<u>Abstain</u>	<u>Absent</u>	<u>Nays</u>
George Leveille Joseph Richardson Judith Kehoe Frank Venezia Sam Messina	None	David Petraglia Dan Plummer	None

A letter of resignation was received from Mr. Plummer citing conflicts with work and scheduling. Mr. Richardson has written a note thanking Mr. Plummer for his sage advice to the Board of the IDA and appreciating his continued public service as a member of the Town Board.

Resolution 33-2004 Mr. Richardson made a motion to acknowledge all work Mr. Plummer has done as a member of the IDA. Mr. Leveille seconded the motion and it carried with the following vote:

<u>Ayes</u>	<u>Abstain</u>	<u>Absent</u>	<u>Nays</u>
George Leveille Joseph Richardson Judith Kehoe Frank Venezia Sam Messina	None	David Petraglia Dan Plummer	None

If anyone has any ideas for a replacement IDA Board Member please contact Mr. Leveille.

At the next BPAC meeting to be held at 6:30 PM on January 10, 2005, a draft of the Comp Plan will be considered. A public meeting is scheduled for the first week in February, followed by a workshop on the Draft Plan with the public at large and by the end of February the committee will be in a position to vote on it and recommend it to the Town Board. The proposed zoning amendments will surface at the end of January and will generate a lot of discussion. This process should lead to several more initiatives:

- The local waterfront revitalization planning effort in the river corridor.
- The 9W land use transportation study known as a linkage study.
- The formation of an Open Space Committee that will help develop an open space protection plan.

There have been 30 public meetings so far with quite a bit of public participation.

Next meetings: BPAC Meeting Jan10 Delmar Reformed Church 6:30 PM
Draft Workshop Feb 3 Town Hall Auditorium 7:00 PM

The IAWG Presentation to the EPA Interagency Working Group on the Dewatering Facility by Saratoga Associates was reviewed by Mr. Leveille. A discussion on the project was led by Ms. Egan.

The Vista Technology Park FEIS has been published (on the Slingerlands By-Pass). There is a 30 Day waiting period for comments.

Price Chopper is building a 10,000 square foot addition on the Slingerlands store.

A proposed waterline easement survey map for 467 Delaware Ave, LLC was presented by Mr. Connolly. The IDA is being asked to deed the easement to the Town of Bethlehem.

Resolution 34-2004 Mr. Richardson moved to deed the water line easement shown on the survey to the Town of Bethlehem with the proviso that it is approved by the Engineering Department. Mr. Venezia seconded the motion and it carried with the following vote:

<u>Ayes</u>	<u>Abstain</u>	<u>Absent</u>	<u>Nays</u>
George Leveille Joseph Richardson Judith Kehoe Frank Venezia Sam Messina	None	David Petraglia Dan Plummer	None

The next item was a personnel review of Mr. Hannafin which had been conducted by Mr. Leveille and Ms. Egan. He will continue in his position and focus on-

- Continue the regional liaison work.
- Lead initiative coming out of the Comp Plan -ie: the 9W corridor
- Marketing Effort – Grant Writing, Business Liaison

CBL has taken over the West Yard Road property and is marketing it. In January a PILOT payment is due and in June 2005 a recapture payment is due.

Mr. Hannafin has submitted a Linkage Application for the 9W corridor on behalf of the Town, the IDA and the DPW to CDTDC to study land use tied to transportation. There should be a decision in early 2005 with implementation in the summer of 2005. It will be a matching grant for \$37,500.00.

The LWRP and the Estuary Grant applications are still awaiting notification.

The January Chamber of Commerce Breakfast will have Supervisor Egan giving the State of the Town address.

The next meeting is Tuesday, January 18, 2005 at 8 AM.

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

<u>Ayes</u>	<u>Abstain</u>	<u>Absent</u>	<u>Nays</u>
George Leveille Joseph Richardson Judith Kehoe Frank Venezia Sam Messina	None	David Petraglia Dan Plummer	None

Respectfully submitted,

Sheila Krauss