

George E. Leveille
Chairman

Frank S. Venezia
Vice-Chairman

Judith E. Kehoe
Treasurer

Sam Messina
Secretary

David A. Petraglia
Assistant Secretary

TOWN OF BETHLEHEM
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MINUTES OF THE REGULAR MEETING

March 15, 2005

The meeting of the Town of Bethlehem Industrial Development Agency was convened in public session on Tuesday, March 15, 2005 at the Bethlehem Town Hall, Delmar, New York.

Board Members Present

George Leveille, Chairman
Frank Venezia
Judith Kehoe
David Petraglia
Sam Messina

Board Members Absent

None

Others

Tom Connolly, Esq.
Joe Richardson
Sheila Krauss
Theresa Egan
Marie Capone
Michael N'Dolo
Marty Delaney
Les Loomis
Steve O'Shea
Joe Scott

The meeting was called to order by Mr. Leveille at 8:00 AM.

The meeting was turned over to Mr. Connolly who introduced Michael N'Dolo from Camoin Associates. Mr. N'Dolo presented the Economic & Fiscal Impact Analysis for Vista Technology Center that was prepared for BBL Development Group and the Town of Bethlehem. Mr. N'Dolo covered the following points:

- Definition of Economic Impact Studies (Macro Economies – jobs output and earnings) and Fiscal Impact Studies (Town/ School District)
- Revenues and expenditures for the town and school district. The study was done using LOCI modeling which compares every cost and benefit of a proposed development
- Projected jobs created, wages, facility investment, sales, purchases, utilities
- Projected total development costs by total square feet assuming a build up over twelve years
- Discussed the fiscal impact on the school district and the town projecting a net of 52.7 million dollars over 20 years for the school district and 2.6 million for the town.

This study did not assume a PILOT. The Vista Technology Park has Empire Zone status. BBL is active in planning the project and will be represented by Mr. Richardson at Semicon Europa in Munich in April 2005. BBL is working on a Build Now NY Grant. BBL will not file an application

with the Town until the area has been rezoned. The record of decision with the Federal Highway Administration has been completed. There is a four month appeal period following this decision.

Mr. Leveille and Ms. Egan will be meeting with DOT about the Route 85 By-Pass Extension. DOT is also coming to the Town Board meeting next week to present some new design ideas: roundabouts in two or three locations (New Scotland Road, Blessing Road and the entrance to Vista Technology Park). Road construction is set to begin in September 2006. There will be meetings with the stakeholders in the remaining parts of that corridor to discuss future directions for growth.

A motion was made by Mr. Venezia to approve the amended minutes of the Annual meeting held on February 15, 2005. 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. Venezia Ms. Kehoe Mr. Messina Mr. Petraglia	None	None	None

A motion was made by Mr. Petraglia to approve the minutes of the regular meeting held on February 15, 2005. This 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 Mr. Venezia Ms. Kehoe Mr. Messina Mr. Petraglia	None	None	None

An update on First Columbia LLC was given by Mr. Connolly. The project has closed and we have received a fee of \$56,000.00. Construction is ongoing.

An update on the YMCA project was given by Mr. Connolly. Construction on the project is planned to start in August with a building period of ten to twelve months. There will be a Public Hearing on April 26, 2005 in the evening concerning the increase in financing.
Old Business

An overview of the Policy Manual / Application was given by Mr. Scott. The application is a single form application. There are changes in wording and several new sections have been added to allow the IDA to complete their due diligence and obtain more information about the proposed project.

The Hudson River Harbor Concept project stimulated discussion of the river corridor and set the stage for future planning for the area. It stirred up quite a bit of preservation thinking with many property owners advocating restrictive zoning along the river. The linkage study grant was also approved to look at transportation and land use issues in the area. The Harbor Concept will be tabled to let the LWRP and linkage study generate ideas for future planning along that corridor.

Daisytek was sent a reminder about their obligation to repay a portion of the PILOT payment in June of this year. They continue to market the warehouse space.

New Business

BPAC committee will vote on Monday to send the plan to the Town Board. An executive summary will be sent to BIDA board members. The next step is a review of zoning ordinances. This process will track about a month behind the plan.

A hearing to discuss the extension of the building moratorium for six months will be held Wednesday following the Town Board meeting on March 23rd. Action must be taken by April 18th when the moratorium expires.

Resolution 6-2005 A motion was made by Ms. Kehoe to appoint Tom Connolly as Interim Director. 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. Venezia Ms. Kehoe Mr. Messina Mr. Petraglia	None	None	None

The Year End Report is nearing completion and will be presented by Ms. Kehoe shortly.

A motion to close was made by Mr. Petraglia, 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. Venezia Ms. Kehoe Mr. Messina Mr. Petraglia	None	None	None

Respectfully submitted,

Sheila Krauss