

**George E. Leveille**  
*Chairman*

**Frank S. Venezia**  
*Vice-Chairman*

**Judith E. Kehoe**  
*Treasurer*

**Sam Messina**  
*Secretary*

**David A. Petraglia**  
*Assistant Secretary*

**Pamela Robbins**

**TOWN OF BETHLEHEM**  
*Albany County - New York*  
**INDUSTRIAL DEVELOPMENT AGENCY**  
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**Thomas P. Connolly Esq.**  
*Agency Counsel*

**MINUTES OF THE REGULAR MEETING**  
May 17, 2005

The meeting of the Town of Bethlehem Industrial Development Agency was convened in public session on Tuesday, May 17, 2005 at the Bethlehem Town Hall, Delmar, New York.

**Board Members Present**

George Leveille, Chairman  
Frank Venezia  
Judith Kehoe  
Sam Messina  
Pam Robbins

**Board Members Absent**

David Petraglia

**Others**

Tom Connolly, Esq.  
Sheila Krauss  
Theresa Egan  
Marie Capone  
Joe Scott

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

The first item was the minutes of the April 26, 2005 meeting. Mr. Venezia moved to approve the minutes. 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 Ms. Robbins	Mr. Messina	Mr. Petraglia	None

Next was an update on the Vista Technology Center presented by Mr. Connolly.

- The state legislature has just passed new Empire Zone Legislation. Real estate tax exemptions cannot be taken by real estate development companies. A possible solution could be to do net leases with tenants so that they will be able to get the exemptions directly.
- The access road to be built by DOT will not be built until 2007. BBL will build the first phase of the access road as a private road to be turned over to DOT. BBL would like the one million dollar grant from Albany County to be used to build the road.
- The public comment period for the ROD from the EPA is coming to a close in late May or early June.

- Marketing expenses will be shared with BBL at three events – Semicon Europa, Semicon West, and a local marketing event in Albany. A participation fee of \$15,000.00 was budgeted for 2005. A letter enumerating expenses incurred through their sponsorship was submitted by William Hebert of BBL.

**Resolution 9 – 2005** A motion was made by Ms. Kehoe that the IDA provide \$7,500.00 for marketing to BBL subject to receipt of an application for IDA assistance from BBL for the VISTA project. 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 Ms. Robbins Mr. Messina	None	Mr. Petraglia	None

The next item was an update on the YMCA.

- The Town Board did approve resolutions authorizing the amended bond amount.
- The Bethlehem YMCA is interested in purchasing a parcel in front of the current building.
- Mr. Scott gave a brief history of the project.
- There was discussion of the YMCA continuing to maintain the ice sheet.

**Resolution 10 – 2005** A motion was made by Ms. Kehoe to finalize the amended Inducement Resolution granting financial assistance for the YMCA project per the notice of Public Hearing. This was seconded by Mr. Messina and carried with the following vote:

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

**Resolution 11 – 2005** A motion was made by Ms. Kehoe to adopt the resolution authorizing the issuance and sale of a civic facility revenue bonds for the YMCA project in an amount not to exceed seven million dollars with an amendment concerning the maintenance of the ice sheet. This was seconded by Mr. Messina and carried with the following vote:

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

New Business:

- Mr. Leveille has been appointed Director of Economic Development and Planning for the Town of Bethlehem. In order to maintain the proper checks and balances between the Town administration and the IDA, Mr. Leveille suggested appointing Mr. Venezia to the position of Chairman of the IDA and himself as Executive Director of the IDA. This will

be recommended to the Town Board at the May 25, 2005 meeting. Several new members will be suggested for appointment as well.

Old Business:

- Selkirk Ventures LLC is marketing the Daisytek Building. The company proposed that it pay 25% of the \$131,661.00 Recapture Payment and that payment of the 75% balance of the Recapture Payment be deferred for one year. All PILOT payments are being made currently. The Recapture Payment is in addition to the PILOT Payment amount.
- Delmar Demonstration Project – the brackets are going up. The banners and flowers will be up next week concentrating in the Four Corners, Elsmere Avenue and the Delaware Plaza. Mr. Messina suggested developing a survey/assessment at the end of the project to determine how successful the project was and how to perpetuate it.
- Pittsfield News / Malm Realty Compliance with GML 862 – there has been no response.
- BPAC – the advisory committee will have the last meeting on the zoning ordinances on Monday night. On May 25<sup>th</sup> it goes to the town board. On June 22 a public hearing will be held on zoning and SEQR purposes.

The next meeting will be held June 21, 2005 at 8:00 AM.

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 Mr. Venezia Ms. Kehoe Ms. Robbins Mr. Messina	None	Mr. Petraglia	None

Respectfully submitted,

Sheila Krauss