

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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MINUTES OF THE REGULAR MEETING
June 21, 2005

The meeting of the Town of Bethlehem Industrial Development Agency was convened in public session on Tuesday, June 21, 2005 at the Bethlehem Town Hall, Delmar, New York.

Board Members Present

George Leveille, Chairman
Frank Venezia
Judith Kehoe
Sam Messina
Pam Robbins
David Petraglia
Robert Ward

Board Members Absent

David Petraglia

Others

Tom Connolly, Esq.
Sheila Krauss
Theresa Egan
Marie Capone
Robert Jursinski
Marty Delaney

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

Mr. Leveille introduced Robert B. Ward – a new IDA Board Member. He is the Director of Research for the Public Policy Institute of New York.

The first item was the minutes of the May 17, 2005 meeting. After a brief discussion Ms. Kehoe moved to approve the minutes 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>
Mr. Leveille Mr. Venezia Ms. Kehoe Ms. Robbins Mr. Messina	Mr. Petraglia Mr. Ward	None	None

The next item was an update on the YMCA project.

- The YMCA closed and the IDA received \$22,500.00 in Agency fees and \$7,000.00 in counsel fees.
- If the YMCA chooses to discontinue with the ice sheet it will give the Town one year's notice. The agency will review this policy in five years. The exception is that the YMCA can close the ice sheet in an emergency for financial hardship.

OLD BUSINESS

Selkirk Ventures Recapture Agreement

- After Mr. Leveille and Mr. Connolly met with the fiscal officer from the RCS school district, the school district agreed to defer the recapture payment for 12 months or until another tenant is found. Mr. Leveille and Mr. Connolly met with David Buiko of Selkirk Ventures and negotiated an increase in the payment from 25% to 35 % due by July 1, 2005 and the balance due in one year.

Resolution 12-2005 Mr. Petraglia moved to defer the Selkirk Ventures recapture payment for 12 months or until a tenant is found with the payment being 35% of the total amount due on July 1, 2005 and the remainder due in one year. 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 Mr. Petraglia Mr. Ward	None	None	None

Delaware Avenue Demonstration Project

- The flowers are blooming and the flags are up.
- A BID is probably not feasible because the tax base is not large enough to support the size budget that is necessary. As a demonstration of what can be done by a group, it is certainly a success.
- The highway dept did a great job in putting them up and maintaining them.

The Comprehensive Plan

- Series of meetings scheduled for June 22, 2005
 - 6 PM – Public Hearing
 - 7 PM – Zoning Ordinance
 - 8 PM – Generic Environmental Impact Statement
- On July 27, 2005 the Town Board may consider a resolution to adopt the Comprehensive Plan.
- A second Public Hearing on the Zoning ordinances may be held on July 27th with a vote on them in late August.
- The building moratorium will be lifted 30 days after the Comprehensive Plan is adopted.

Pittsfield News / Malm Realty

- The building is now occupied by Environmental Services of Vermont. They moved to that location from the Port of Albany. They moved to remain competitive in their field. This is an exception to the anti-pirating prohibition in the Statutes regulating Industrial Development Agencies.

NEW BUSINESS

The Vista Technology Center is working towards submitting an application.

PSEG will be going online on July 7, 2005.

The Albany County Executive has announced that the County is looking to put up \$.50 per resident toward the fundraising for the Tech Valley Initiative and is asking all the municipalities in the county to contribute based on \$.50 per resident. This would amount to about \$16,000.00 for the 32 thousand residents in the Town of Bethlehem.

Mr. Messina suggested meeting with several model IDA's in NYS to find "best practices" to be considered for implementation.

The next meeting is July 19, 2005 at 8:00 AM.

A motion to close the meeting was made by Mr. Venezia , seconded by Mr. Messina 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 Mr. Ward	None	None	None

Respectfully Submitted,

Sheila Krauss