

George E. Leveille
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Frank S. Venezia
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Judith E. Kehoe
Treasurer

Sam Messina
Secretary

David A. Petraglia
Assistant Secretary

Pamela Robbins
Robert B. Ward

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MINUTES OF THE REGULAR MEETING
September 20, 2005

The meeting of the Town of Bethlehem Industrial Development Agency was convened in public session on Tuesday, September 20, 2005 at the Bethlehem Town Hall, Delmar, New York.

Board Members Present

Judith Kehoe
David Petraglia
Pamela C. Robbins
Sam Messina

Board Members Absent

George Leveille
Frank Venezia
Robert Ward

Others

Tom Connolly
Sheila Krauss
Theresa Egan
Marie Capone
Robert Jasinski

The meeting was called to order by Ms. Kehoe at 8:00 AM.

The minutes were tabled since there was not a quorum of members who had attended the meeting in July or August.

A discussion on BIDA Strategic Planning was led by Mr. Connolly. The recommendations developed in the 2003 planning sessions were presented. The first session will review the previous efforts of the IDA in this regard, to enable all board members to be familiar with prior actions. The second session would be to develop more specific recommendations using the Town Comprehensive Plan as a guide.

The next item was the presentation of an interim financial report by Ms. Kehoe. PSEG paid the final installment of \$350,000.00 on the \$700,000.00 Agency Fee. Ms. Kehoe reviewed the fund balance and explained the revenues and expenses year to date.

Resolution 16-2005 A motion was made by Mr. Messina to accept the financial report submitted by Ms. Kehoe for the current status of the IDA. This was seconded by Ms. Robbins and carried with the following vote:

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

The next item – Mr. Messina led a discussion of IDA Best Practices that were found on a visit to the RPI Tech Park. After a brief overview of the Tech Park he offered the following ideas:

- This geographic area is in high demand for technology parks
- High quality companies have a choice of where to go - very competitive
- Some facilities keep vision too narrow and miss opportunities
- Infrastructure is very important
- Architectural standards should not be too stringent but working with good developers produces positive results

The Comp Plan and zoning ordinances have been approved and filed with the Secretary of State as of 9/9/05. The building moratorium will be ending in early October. Several subdivisions are ready to begin building. Commercial projects are also ready to start. Ms. Egan thanked the IDA for helping in the Comp Plan process.

The 2006 budget will be presented at the October meeting.

The Van Allen Senior Housing will be refinancing.

The Vista Technology Park has requested an application.

Ms. Egan gave a brief discussion on the CDTC Study and the LWRP Grant.

The Chamber breakfast will be held at 7:45 on 9/22 at the Library.

The next meeting will be held on 10/18/2005 at 7:30 AM.

A fundraiser to help victims of Hurricane Katrina will be held at the Town Park on October 16, 2005. Donations will go to the Bush/Clinton Fund which has 100% of donations going to help victims since administrative costs are already covered by private donations.

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

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

Respectfully submitted,

Sheila Krauss