

George E. Leveille
Chairman

Frank S. Venezia
Vice-Chairman

Judith E. Kehoe
Treasurer

Sam Messina
Secretary

David A. Petraglia
Assistant Secretary

Pamela C. Robbins
Robert B. Ward

TOWN OF BETHLEHEM
Albany County - New York
INDUSTRIAL DEVELOPMENT AGENCY
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Agency Counsel

MINUTES OF THE REGULAR MEETING
December 20, 2005

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

Board Members Present

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

Board Members Absent

David Petraglia

Others

Tom Connolly, Esq.
Sheila Krauss
Theresa Egan
Deborah Kitchen
Joe Scott
Lamar Hill
Erik Deyoe
Michael Morelli
Robert Jasinski

Mr. Leveille called the meeting to order at 8:00 AM. He then introduced the guests attending the meeting. The meeting was turned over to Lamar Hill, a consultant in the regional development of nanotechnology and a leader of New York Nanotech. Mr. Hill described what is going on in the region and how the BIDA can best capitalize on and support opportunities for technology based development in the Town of Bethlehem. He covered the following points:

- Personal history and overview of the development of modern technology
- Manufacturing history of region and changes needed to facilitate continued growth
- Assets of area – quality of life, education, tradition of innovation
- Identification of emerging industries – advanced materials, aspects of biotechnology, software and information technology, nanotechnology/ semiconductor industry, emerging energy and security and defense. All of these could create hundreds of jobs in the region.
- History of semiconductor industry development in region – particularly Luther Forest Technology Park in Malta. If a semiconductor manufacturer locates in

the region, it will create the need for support businesses and lead to regional growth.

- Advice for Bethlehem –
 - Stay involved with local organizations (Albany/Colonie Regional Chamber of Commerce, Center for Economic Growth)
 - Keep working on the Vista Technology Campus – build infrastructure and a building
 - Be responsive

Mr. Leveille presented an outline of Strategic Planning Priorities compiled from the previous planning sessions covering the following topics:

- Expansion and diversification of the Town’s tax base
- Development of hamlets, neighborhood scale commercial development and enhanced business districts
- Business development
- Support community planning initiatives
- Organizational development

Resolution 21-2005 A motion was made by Mr. Messina to adopt the Strategic Plan. 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. Ward Ms. Robbins Mr. Messina	None	Mr. Petraglia	None

The next item was the PILOT sub-committee recommendations. Mr. Leveille presented an analysis of area IDA incentive programs. The recommendations of the sub-committee were as follows:

- Tier III – Basic 485-b tax abatement available to all BIDA Applicants. Tier III does not provide abatement from BCSD taxes.
- Tier II - This is the same as Tier III except that it provides abatement from BCSD taxes. Tier II sets forth BIDA’s historic tax abatement policy going back many years, and will continue to be the standard policy in the absence of a project having extraordinary economic benefits.
- Tier I - Enhanced tax abatement based on extraordinary economic benefits in which a number of specific criteria have to be met to qualify and for which a separate application is required. It is a twelve year declining tax abatement. This would be used in very limited circumstances.

The next steps required to adopt the Agency’s Uniform Tax Exemption Policy are notification of the affected districts – School and County and presentation to the Town Board. This would provide opportunities for public discussion. The IDA will reach out to all affected taxing jurisdictions with a copy of the proposal as well as offer to meet with the executive staff of the taxing jurisdictions. The IDA will also present the recommended policy to the Town Board and encourage comments on it.

Old business:

- American Housing will close in 2006
- Plasticware held a Public Hearing at which there was a good discussion
- Vista Technology Campus is proceeding with an application to the Town Board for conceptual approval of a mixed development plan and SEQR review.
- The Town Board adopted the IDA/TOB 2005 Service Agreement

New Business:

- A Holiday luncheon will be held on January 20, 2006
- Mr. Leveille introduced Mrs. Kitchen who will be taking over the Clerk's position from Ms. Krauss
- Mr. Leveille thanked Ms. Krauss for her years of service to the IDA
- Albany County has approved Empire Zone status for the Vista Technology Campus and Plasticware and a boatworks company by the port.
- Mr. Leveille presented a service agreement budget for 2006 for review and consideration of the Board members.

Mr. Ward made a motion to approve the minutes from the special meeting held on October 27, 2005. 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. Ward Mr. Messina	None	Mr. Petraglia Ms. Robbins	None

Mr. Messina made a motion to approve the minutes as amended from the regular meeting held on November 15, 2005. 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. Ward Mr. Messina	None	Mr. Petraglia Ms. Robbins	None

Resolution 22-2005 Mr. Leveille made a motion to appoint Alexander W. Cruden & Co as auditors of year 2005 for a fee of \$2,900.00. This was seconded by Mr. Ward and carried with the following vote:

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

Ms. Kehoe
Mr. Ward
Mr. Messina

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>
Mr. Leveille Mr. Venezia Ms. Kehoe Mr. Ward Mr. Messina	None	Mr. Petraglia Ms. Robbins	None

The next meeting will be held on Tuesday, January 17, 2006 at 8:00 AM.

Respectfully submitted,

Sheila Krauss