

Frank S. Venezia
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Sam Messina
Secretary

Robert B. Ward
Assistant Secretary

Pamela Clark Robbins
Treasurer

Joanne Cunningham
Member

Joseph P. Richardson
Member

Brian T. Stenson
Member

TOWN OF BETHLEHEM

Albany County - New York

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MINUTES OF THE IDA MEETING August 29, 2007

A meeting of the Town of Bethlehem Industrial Development Agency was convened in public session in the Bethlehem Town Hall, 445 Delaware Avenue, Delmar, New York at 8:00 a.m., on Tuesday, August 29, 2007.

Attendance was recorded as follows:

<u>Board Members Present</u>	<u>Board Members Absent</u>	<u>Counsel Present</u>	<u>Town Staff Present</u>	<u>Others Present</u>
Frank Venezia Sam Messina Robert Ward Brian Stenson	Joanne Cunningham Joseph Richardson Pamela Clark Robbins		George Leveille Deborah Kitchen Terrence Ritz John Cunningham	Marie Cappone

Chairman Venezia called the meeting to order.

APPROVAL OF MINUTES

Action on the June 19, 2007 and July 17, 2007 minutes was deferred to the September 18th meeting.

OLD BUSINESS

Project Updates

Vista Technology Campus

The Town Board approved the Master Plan and the applicant is free to submit site plan applications for the different phases of the project. As a result of negotiations between the developer and NYS Department of Transportation, the roundabout providing access to the Vista site will be completed in conjunction with the stretch of highway running behind the Price Chopper plaza. The Blessing Road intersection will be completed by the end of September. The Route 85 extension and roundabout to Vista will be completed by October 31. The Maher Road and New Scotland Road improvements will be completed in 2008.

The developer has decided to proceed with a special assessment district model. The Public Hearings for these Special Districts took place on July 25, 2007. The comptroller will need to approve the water district extension and the developer will need to provide security to the Town for the bonds. It is anticipated that the developer will come to the IDA for lease agreements. It is not known at this time whether or not they will hold or sell.

A decision has been made to install the road, which is a wise move from a marketing standpoint. Tentative plans are in the works for a familiarization event to be held in October.

Selkirk Ventures – Rail Assistance – 158 West Yard Road

Mr. Ritz reported that the design consultant (Barton & Loguidice) has completed the initial survey work. The owner has expressed an interest in expanding the facility – but potential impacts on wetlands and proximity to the adjoining property will need to be considered. No plans have been submitted to date.

Major Planning Initiatives Reported by George Leveille

Citizen’s Advisory Committee on Conservation

The Department of Economic Development & Planning will assist the Citizen’s Advisory Committee in drafting an Open Space Plan.

Comprehensive Plan Oversight Committee (CPOC)

A public meeting was held on August 22, 2007 – it was well attended. The Committee will issue a final report to the Town Board regarding the status of the Comp Plan. Most of the major initiatives are underway and heading towards completion. Next steps, such as developing an “Open Space Plan” and technical corrections to Zoning Law & Subdivision Regulations were identified. The committee is currently working on a popular report to outline the progress made to date and remind everyone about the initiatives and why they are important to the community. The popular report will be available for distribution in October.

Mr. Messina recognized Mr. Leveille’s efforts in drafting the CPOC report.

Delaware Avenue Linkage Study (DALs)

The study area runs along Delaware Avenue between Elsmere Avenue and Adams Street. The Department of Economic Development and Planning will coordinate the study with assistance from the Capital District Transportation Committee. A Citizen’s Advisory Committee is being selected and the study is expected to commence this Fall.

Local Waterfront Revitalization Plan (LWRP-WAC)

The project is approximately 80% complete. The committee is at a point where it needs to take final action on the document and present the recommendations to the Town Board. The report will then be sent to the Department of State where it will undergo a 90-day review.

Route 9W Corridor Study Committee

The project is approximately 75% complete. The committee is finalizing its recommendations for the Selkirk By-Pass location, which will connect Creble Road through Clapper Road to the NYS Thruway. The project will be built in stages.

The 9W Study indicates that the volume of traffic is acceptable but the intersections are problematic. The committee is now focusing on improvements at key intersections such as 9W and Feura Bush/Glenmont Road and Route 9W and Route 32. There may be an opportunity to create almost 10 acres of developable land at the intersection of Route 9W and Route 32. The draft study should be ready for submission to the Town Board this Fall.

The 9W Study has negatively impacted a proposed project formerly known as Clapper Meadows – which included 580 housing units off Clapper Road. This has now been scaled back to 80 houses.

Marketing Committee

Marty Delaney, President of the Bethlehem Chamber of Commerce and Mark Kelly, Exposed Art Gallery, have agreed to serve on the Marketing Committee. Mr. Connolly will coordinate the first meeting.

BIDA Summer 2007 Report

The Summer 2007 Report will not be completed until October. The title of the report will need to be updated.

Columbia Slingerlands, LLC I & II to Slingerlands LaSalle Medical Office I & II – 1220 & 1240 New Scotland Road

Chairman Venezia reported that he signed the closing papers for properties at 1220 & 1240 New Scotland Avenue. Agency approval was required. There were no bonds involved in the Straight Lease transaction. A public hearing was not required because the mortgage reporting tax benefit was less than \$100,000. The Agency collected transaction fees on the new money - in the amount of \$23,672.72 and \$24,980.49 for Slingerlands I LaSalle Medical Office, LLC & Slingerlands II LaSalle Medical Office, LLC, respectively.

Mr. Connolly was commended for his thorough review of the documentation.

NEW BUSINESS

Upcoming Events

Bethlehem Chamber of Commerce - Vista Technology Campus

The Chamber is hosting a continental Business for Breakfast event on Thursday, September 27, 2007 from 7:45 to 9:00 a.m. at the Bethlehem Public Library. A \$5 donation is requested at the door. Bill Herbert, Vice President of Real Estate Development at BBL Development Group will be the guest speaker. The program will begin at 8:00 a.m. All are welcome. Reservations needed. Call 439-0512 or email Liz@bethlehemchamber.com.

Citizen's Advisory Committee on Conservation - CACC

The September CACC meeting has been postponed pending further direction from the Town Board.

Local Waterfront Revitalization Program (LWRP) – Waterfront Advisory Committee Meeting

The LWRP Waterfront Advisory Committee is scheduled meet at Town Hall on Tuesday, October 2, 2007 at 5:00 p.m. to finalize the Committee's recommendations to the Town Board.

Center for Economic Growth

Town staff will be meeting with representatives of the Center for Economic Growth and the Bethlehem Chamber of Commerce on Monday, September 10, 2007 at 9:00 a.m. to discuss collaboration on regional marketing efforts.

A discussion regarding payment of CEG 2007 Annual Membership fee was deferred to the September 18th meeting.

DATE OF NEXT IDA MEETING

The next Regular IDA meeting will be held at Town Hall on Tuesday, September 18, 2007, at 8:00 a.m., in Room 101. Mr. Leveille will not be present for the September 18th meeting.

MOTION TO ADJOURN

A motion to adjourn was made by Mr. Ward, seconded by Mr. Messina and unanimously approved by all members present.

Respectfully submitted: Deborah M. Kitchen