

**Frank S. Venezia**  
*Chairman*

**Sam Messina**  
*Vice Chairman*

**Robert B. Ward**  
*Secretary*

**Joseph P. Richardson**  
*Assistant Secretary*

**Brian T. Stenson**  
*Treasurer*

**Victoria Stanton Sweeney**  
*Member*

**Sam NeJame**  
*Member*

# TOWN OF BETHLEHEM

*Albany County - New York*

## INDUSTRIAL DEVELOPMENT AGENCY

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Director and Clerk*  
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### MINUTES – REGULAR MEETING

**June 3, 2009**

The Regular meeting of the Town of Bethlehem Industrial Development Agency was convened in public session in the Bethlehem Town Hall, 445 Delaware Ave., Delmar, New York at 8:00 a.m., on Wednesday, June 3, 2009.

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 Joseph Richardson Brian Stenson Robert Ward	Victoria Stanton Sweeney Sam NeJame	Thomas Connolly	Terrence Ritz Suzanne Traylor Deborah Kitchen John Cunningham	

Chairman Venezia called the meeting to order.

#### APPROVAL OF MINUTES

A motion was made by Mr. Messina, seconded by Mr. Stenson, and carried by all members present to approve the minutes of the Regular Meeting held April 1, 2009, as amended.

#### QUARTERLY FINANCIAL REPORT – MARCH 31, 2009

Ms. Traylor presented the quarterly financial report, dated March 31, 2009 which includes an energy reimbursement payment from PSEG in the amount of \$17,621.05. Ms. Traylor will amend the report to reflect a credit to accounts receivable and adjust the income for the quarter.

Mr. Messina noted that an appropriate and close nexus exists between the goals and objectives of the Town and the services provided by the Bethlehem IDA. The two have partnered to promote economic development and the Agency provides services that would normally be performed by Town employees.

A motion was made by Mr. Richardson, seconded by Mr. Stenson, and carried by all members present to approve the quarterly financial report as amended.

#### OLD BUSINESS

##### Project Updates

##### **LeGrange Road, Slingerlands - Vista Development Group LLC (VDG) – Vista Technology Campus**

Mr. Ritz reported that the Town has met with VDG representatives. Revised plans were submitted and reviewed by Town staff. Additional comments were generated by the Town’s Engineering Division and the Town Designated Engineer. Issues VDG will need to address include road construction and sewer upgrades. Once the plans are

approved by Town staff, VDG will seek Planning Board and County approvals. If VDG responds to comments in a timely fashion there is a chance that the project can receive approval in July.

#### **6 Old School Road, Selkirk - South Albany Airport**

South Albany Airport will be constructing a new T Hanger to house 15 planes.

#### **482 River Road, Glenmont - IMUS Distribution Center**

IMUS will be converting the old Texaco plant to a liquid chloride distribution center to produce road salt that is utilized in the winter. The company plans to reuse the existing tanks and install a scale. The IMUS company is currently located in the Port of Albany.

#### **333 Delaware Avenue, Delmar – DA Bennett Heating & Cooling**

DA Bennett will be relocating its operation to 333 Delaware Avenue.

#### **329 Glenmont Road, Glenmont – Tractor Supply Company**

Tractor supply is planning to move into the Glenmont Shopping Plaza in a portion of the building formerly occupied by K-Mart. The company plans to demolish 1/3 of the existing structure and create an area for outdoor storage. The company presented its concept plan to the Development Planning Committee on May 21, 2009 and made an initial presentation to the Planning Board on June 2, 2009. This project will include the installation of a sidewalk along Route 9W - between the entrance to Price Chopper and Glenmont Road.

#### **Kendall Square, Glenmont – Corner of Elsmere Avenue and Feura Bush Road**

The proposed project includes 112 apartments and four commercial retail businesses to be located at the corner of Elsmere Avenue and Feura Bush Road. The project was proposed by Rosen Development and may be constructed by Keystone Builders.

#### **River Road – south of 1345 - Pilot Travel Center LLC**

The company presented its concept plan to the Development Planning Committee on May 21, 2009 for a travel center that includes a gas station, McDonalds, convenient store and showers. Trucking companies will be able to contract with this facility to provide services to their employees. A formal application will need to be submitted to the Planning Board.

#### **158 West Yard Road, Selkirk - Selkirk Ventures / World Logistics Group (WLG) – Rail Assistance**

Mr. Connolly reported that conditional final approval was granted by the Town's Planning Board contingent upon completion of the stormwater plan. Construction of the 90,000 sq. ft. addition is contingent upon the tenants receiving Empire Zone approval and signing a lease to occupy the additional space.

#### **35 Hamilton Lane, Glenmont - 35 Hamilton of Glenmont LLC (35HG) - Building**

Mr. Ritz reported that the original application was submitted to the Town in August 2008. Revised plans were resubmitted March 6, 2009. Town staff met with the developer on April 3, 2009 and learned that the company is planning to combine four parcels to alleviate a parcel identification issue. Some storm water management issues are being addressed.

#### **790 Route 9W, Glenmont - American Housing Foundation – Van Allen Senior Apartments**

Mr. Connolly reported that American Housing may be coming back to the Bethlehem IDA to restructure its financial documents because the credit rating of the credit enhancer (Citizens Bank) was downgraded causing the interest rate on the credit enhancement to increase.

#### **Economic Development Strategy Update**

##### **Selkirk Yards Industrial District Focus Group (SYID)**

The Clapper Road Thruway Interchange Focus Group met on Monday, April 6, 2009. Michael Morelli is spear heading this effort along with staff from the Department of Economic Development & Planning. He has been in contact with David Jukins from the Capital District Transportation Committee in an effort to address the comments generated by NYS Department of Transportation. The Town applied to Congressman Paul Tonko's office for a one million dollar grant. The money would be used to hire a consultant to complete the study and generate drawings.

The Energy Focus Group met on Wednesday, April 8, 2009. Justin Miller of Harris Beach offered to meet Town staff to provide information about forming a municipal power district that could be utilized by businesses located in the district. The Town will be meeting with representatives of SABIC in an effort to determine whether or not it can assist SABIC in the company's pursuit of low cost power.

The SYID Focus Group met on Thursday, April 23, 2009. CSX Corporation presented information about day to day operations in the rail yard and Barton & Loguidice presented information about brownfield grant opportunities. The 4<sup>th</sup> Focus Group Meeting, scheduled for June 11, 2009, will be cancelled due to the fact that there is no updated information to report.

Information related to the prior meetings can be found on the Agency's website at [www.bethlehemida.com](http://www.bethlehemida.com).

## **NEW BUSINESS**

### **Tour of Commercial/Industrial Businesses**

Mr. Stenson requested that staff arrange for BIDA members to take a tour of the Town so they can identify where the businesses are located. Chairman Venezia requested that the tour be scheduled in September.

### **Site Availability in the Town of Bethlehem**

Mr. Messina would like staff to generate a list of potential commercial/industrial areas in Town and provide it to the members.

### **Leveille Award – Economic Developer of the Year**

George Leveille was named as 2009 Economic Developer of the Year award at the NYSEDC Annual Banquet in Cooperstown on May 22, 2009. George was presented with Developer of Year award by a committee of peers. The award includes a Steuben Glass City Scape. The announcement is also expected to appear in the July/August issue of Talk of the Town & Topics published by the Association of Towns of the State of New York.

### **Empire Zone**

Chairman Venezia asked Director Ritz to compose a letter to Senator Bukowski on behalf of the Bethlehem IDA to express the Agency's support of the Empire Zone bill. Mr. Richardson noted that he had already submitted an email to express his support.

### **Agri-Business**

Mr. Messina suggested that BIDA identify a specific project such as agri-business and embrace it. Sam Messina, Joseph Richardson, Brian Stenson, Terry Ritz, Tom Connolly and Debbie Kitchen volunteered to assist with this effort.

## **UPCOMING MEETINGS TO BE HELD AT TOWN HALL**

07/01/2009 – Room 101 IDA - Regular Meeting

## **MOTION TO ADJOURN**

A motion to adjourn was made by Mr. Stenson, seconded by Mr. Richardson and unanimously approved by all Members present.

*Respectfully submitted: Deborah M. Kitchen*