

**Frank S. Venezia**  
*Chairman*

**Robert B. Ward**  
*Vice Chairman*

**Joseph P. Richardson**  
*Secretary*

**Sam NeJame**  
*Assistant Secretary*

**Brian T. Stenson**  
*Treasurer*

**Victoria Stanton Sweeney**  
*Member*

**Mark Hennessey**  
*Member*

# TOWN OF BETHLEHEM

*Albany County - New York*

## INDUSTRIAL DEVELOPMENT AGENCY

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**Terrence W. Ritz**  
*Executive Director and  
Chief Executive Officer*  
Ext. 1139

**Suzanne Traylor**  
*Chief Financial Officer and  
Contracting Officer*  
Ext. 1123

**Thomas P. Connolly, Esq.**  
*Assistant Executive Director,  
Assistant Secretary and  
Agency Counsel*  
518-447-3303

**Deborah M. Kitchen**  
*Assistant to the Executive  
Director and Clerk*  
Ext. 1159

### MINUTES – REGULAR MEETING

**May 26, 2010**

A regular meeting of the Town of Bethlehem Industrial Development Agency was convened in public session in the Bethlehem Town Hall, 445 Delaware Ave., Delmar, NY at 8:00 a.m., on Wednesday, May 26, 2010.

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 Joseph Richardson Victoria Stanton Sweeney Robert Ward Sam NeJame Brian Stenson	Mark Hennessey	Thomas Connolly	Terrence Ritz Suzanne Traylor Deborah Kitchen Sam Messina	

Chairman Venezia called the meeting to order.

### APPROVAL OF MINUTES

Minutes of March 22, 2010 and April 28, 2010 meetings will be considered at the June meeting.

### NEW BUSINESS

#### Quarterly Financial Report

Chairman Venezia stated that the report would be provided at the June meeting.

#### Business Visitation Program – SABIC, 1 Noryl Avenue, Selkirk, NY

Supervisor Messina stated that he, Terry Ritz and Tom Connolly visited the SABIC facility and were very impressed with the visit. Supervisor Messina will send memo regarding this visit from Tom Connolly to IDA members. SABIC is willing to be a partner of ours in any way that our IDA meetings indicate that they can be.

Mr. Connolly stated SABIC has learned to economize while returning to full production after the 2009 layoffs and business contraction. Average annual salary is \$80,000 with 430 employees. SABIC has postponed the combined heat power furnace because the existing furnace does not need to be replaced at this time, and because electricity rates have decreased. This will be an IDA project in the future.

Mr. Ritz tried, without success, to locate a refrigerated warehouse on the SABIC site.

The next business visit will be to PSEG, first week in June.

Supervisor Messina stated we reached out to expand business visits and in so doing spoke to the Spotlight publisher, John McIntyre, who said the Town should support local retail merchants as the backbone of the Town's economy.

## **OLD BUSINESS**

### **Project Updates**

**35 Hamilton** – review process near completion.

**Phillipin Kill Manor Subdivision** – 84 lots on Fisher

**Hague Boulevard Apartments** – Some Dowerskill residents are opposed to this subdivision. Statistics show less impact on Town services (school system) with apartment complex.

**Kendall Square** – Progressing. Proposal for apartment complex going in behind Hewitt's not yet submitted to the Planning Board. Designed for traffic to avoid intersection.

**Blessings Corner at 572 Russell Road** - Stewart's gone - proposal changed to two separate apartment buildings.

**Vista Technology Campus** – Plans ready for Planning Board approval. Potential tenant - Community Care Physicians.

**BC/BS** - Major contract between Picotte and another organization.

**Global Foundries** - Joe Richardson noted the announcement that Global Foundries building a second facility adding 300,000 square feet to the Vista building.

### **Spring 2010 Report**

Mr. Ritz thanked the Members for sitting for the Board Member/Staff photo prior to the meeting. Members were encouraged to review the report and submit comments to Deborah Kitchen.

### **Special Meeting**

A special meeting will be held on June 12, 2010 to discuss the role of the IDA in economic development and other ideas to encourage economic development in the Town.

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

06/12/2010	8:30 a.m.	Room 101	Special Meeting
06/23/2010	8:00 a.m.	Room 101	Regular Meeting

### **MOTION TO ADJOURN**

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

*Respectfully submitted: Deborah Kitchen and Diana Jacon*