

Victoria Storrs

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David Kidera

Vice Chair

Assistant Secretary

Richard Kotlow

Secretary

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Edward W. De Barbieri

Member

Victor Franco

Member

Georgette Steffens

Member

Chris Welch

Member

BETHLEHEM IDA

TOWN OF BETHLEHEM
ALBANY COUNTY, NEW YORK

**Town of Bethlehem
Industrial Development Agency**

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John W. Taylor

Senior Economic Developer

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Board Meeting Minutes

Wednesday, February 28, 2024 | 8:00am | Bethlehem Town Hall Room 101A

Livestream:

<https://us02web.zoom.us/j/85100733919?pwd=cStxekJMOTNXWUc2TGNVc2I4YIBBUT09>

I. Call to Order/Roll Call/Quorum Approval

The annual meeting of the Town of Bethlehem Industrial Development Agency was held on the above date at the Town Hall, 445 Delaware Avenue, Delmar, New York. The meeting was called to order at 8:00 a.m. The roll was called, and members present were:

Victoria Storrs, Chair

D. Kidera

V. Franco

G. Steffens

C. Welch

Absent: Ted De Barbieri and R. Kotlow

Also present:

Al Maikels, Chief Financial Officer

Catherine M. Hedgeman, Esq., Executive Director and Agency Counsel

David VanLuven, Town Supervisor

John Taylor, Senior Economic Developer

II. Approval of Minutes from the January 31, 2024 Meeting

Ms. Steffens made a motion to approve the minutes from the January 31, 2024 meeting, seconded by Mr. Welch, with all members present in favor.

III. Financial Report

Mr. Maikels provided the financial report for the month of January 2024.

IV. Updates from John Taylor, Senior Economic Director

Mr. Taylor provided a zoning update. On the industrial side of things there are not many changes happening; only technical changes in terms of classifying things as industrial or commercial. Mr. Taylor assured members that the technical changes will yield no functional impact. This concept is still being explored and will be discussed at the next planning board meeting. Mr. Taylor noted that for the hamlet and commercial hamlet district, notable increases are being proposed to allow density and height which will subsequently allow developers to have mixed-use feasibility.

On the West Yard road project, Mr. Taylor stated that they are moving through site plan review. Planning board approval is in place.

In other news, Mr. Taylor reported that they are applying for a grant for the restaurant, Coray Kitchen, to support expansion of the outdoor seating area to be used primarily during summer months.

Ms. Storrs mentioned that New York State Economic Development Conference recently took place. Mr. Welch, Mr. Franco, and Mr. De Barbieri were all in attendance. Ms. Storrs thanked members for attending and reiterated that it was great to see members representing the Bethlehem IDA. Ms. Storrs mentioned that there were sessions held on role of IDAs in housing development. There is currently no ruling on what counts as prevailing wage and how that calculation is made. BIDA projects do not typically meet the minimum investment threshold which would trigger this.

Mr. Welch found the conference session on marketing interesting. Part of this discussion was geared toward keeping the IDA relevant and in the public eye at all times, not just when a new project is introduced.

New Business

Items For Action:

1. Resolution to Approve Contract with CPL Architects, Engineers, and Landscape Architects D.P.C.

Ms. Hedgeman and Mr. Taylor have been working on the Industrial Site contract with CPL. A copy of the contract was included in the materials provided to all members at the meeting. At the previous meeting, Mr. Taylor

provided an overview of CPL. A kickoff meeting will be scheduled within the next two weeks in order to get the project underway. CPL will be conducting research on the sites and representatives from CPL will be in person at IDA meetings to present milestones within the projects.

Mr. Kidera made a motion to approve the resolution to enter into contract with CPL, seconded by Mr. Welch, with all members present in favor.

V. Adjourn

Mr. Welch made a motion to adjourn the meeting, seconded by Mr. Franco, with all members present in favor.