

# CITY OF AMSTERDAM INDUSTRIAL DEVELOPMENT AGENCY

## MEETING MINUTES

April 16, 2015

PRESENT: Mr. Baia, Mr. LaCoppola, Mr. Rossi, Mr. Landon, Mr. Gallup,  
Mr. McKenney, AIDA Executive Director Jody Zakrevsky, Administrative Assistant  
Sandra Yutes, Ronald Barone, Valerie Beekman, Diane Hatzenbuhler, Donna Phelps  
Excused Absence: Mr. Nelson

This meeting of the City of Amsterdam Industrial Development Agency was held on  
April 16, 2015, in Room 205 at City Hall, 61 Church St., Amsterdam, New York 12010.

Chairman **Baia** called the meeting to order at 6:04 p.m.

Public Comment: None

A motion to approve the Meeting Minutes of March 19, 2015 was made by **Mr. McKenney** and  
seconded by **Mr. Rossi**. Roll call was taken resulting in all “ayes” thereby unanimously  
passing the motion.

**Resolution 2015-13** to allow the payment of the April 2015 Bills and Invoices was sponsored by  
**Mr. Rossi** and seconded by **Mr. Landon**. Roll call was taken, resulting in all “ayes”  
thereby unanimously passing Resolution **2015-13**.

The **Treasurer’s Report** was given by **Mr. Rossi**. A motion to accept the Treasurer’s  
Report was made by **Mr. LaCoppola** and seconded by **Mr. Gallup**. Roll call was taken  
resulting in all “ayes” thereby unanimously passing the motion.

### **Chairman’s Report:**

Mr. Baia stated he would not give a report at this time

### **Attorney’s Report Attorney Schwartz:**

Attorney Schwartz gave an up- date on the Mohasco site.

The deed from the City of Amsterdam is complete

### **Directors Report Mr. Zakrevsky:**

**AIDA’s Meetings** from March 25, 2015 through April 14, 2015 were listed

▪ **Correspondence Received: None**

▪**Financial Updates:**

Revenues were in par with expenses for the month of March.

A 2015-2016 proposed budget has been prepared and sent to Board members

▪**Embassy Millworks:**

-Agency Counsel is handling all matters

▪**Mohawk Fabric:**

-Revised documents were sent to NYS Empire State Development for the reimbursement of the ESD Grant in the amount of \$40,000.

The City Assessor did not accept the Agency's PILOT for Mohawk Fabric and our Attorney is preparing new PILOT documents in a form satisfactory to his office

▪ **2 Chuctanunda Street (Emma Lou's Diner)**

-A pending sale of 2 Chuctanunda Street to the owner of Emma Lou's Diner has been accepted by the Building and Ground Committee and will come before the full Board for a vote.

▪ **Beckmann's Converting:**

-Tom Cisek has started preparing drawings for the fence addition as well as the new roof for the boiler room. He expects to produce two alternates for the boiler room roof.

-Contracts are being processed by the NYS Office of Homes and Community Renewal after submission of new personal financials of Mr. Beckmann, employee income verification and documentation of company financial matching requirements.

-The environmental review has been conducted by this office and forwarded to the NYS Office of Homes and Community for their approval along with a request for release of funds.

▪**Mohawk Architectural Aluminum Products:**

-An application for a PILOT and Bond Issue has been sent to the agency and a public hearing has been set for the Board meeting of the 16<sup>th</sup> of April. We also received under separate cover their application fee.

- The Company has hired Camoin Associates to complete the company's financial analysis and feasibility of the project. This is needed for our Bond review. We have not received this information as yet.

▪**Mohasco Site Redevelopment:**

-AIDA Counsel is waiting for PILOT application from Noteworthy.

-AIDA Counsel is waiting on the transfer of land from City Corporation Counsel.

▪**44-46 East Main St.**

-Currently we have leases for two apartments and two commercial spaces, but Ronco has indicated they will not be renewing their lease which expires in May.

-AIDA is still trying to find a construction company to give us an estimate to repair the roof gutter which was damaged due to ice build-up.

-We are requesting that we terminate our maintenance contract with Don Derby d/b/a A.L. Harrison Construction, LLC and hire Phil Hazelton of Phil's Interior and Exterior Improvements to replace him.

-The Building and Grounds Committee has received three proposals for security cameras to be installed on the building.

-The City has submitted their bidding practices to the NYS Department of State, there is no word yet from the DOS on what they intend to do.

-The NYS Workman Compensation Board Inspector's General Office again went through Agency files as well as City building department files

-One tenant is still behind in rent payments. The Board agreed to send a letter with a payment proposal.

▪**GIANT Solutions:**

-GIANT Solutions has submitted all receipts of expenditures for equipment as well as new employee income verification.

-NYS Empire State Development has been notified that the project is complete and ready to hold public hearings.

▪**AGT Technologies:**

-They are awaiting word from us about the next Grant round

▪**Rayco of Schenectady:**

-They are awaiting word from us about the next Grant round.

▪**Power Composite Technologies (PCT):**

-They are awaiting word from us about the next Grand round.

▪ **Executive Trim Construction:**

-A Public Hearing on their PILOT Application is scheduled for the next Board meeting

▪**Potential New Start-Up Manufacturing Company**

-Staff met with Robert VanHasseln and a start-up energy manufacturing company (new to New York State). The company would employ approximately 70 workers. A proposal was developed and sent to the company for their consideration.

**Committee Reports:**

-Mr. Gallup spoke to the Board regarding security cameras for 44-46 East Main St. There were three proposals submitted, the Board discussed the proposals and a motion was made by **Mr. McKenney** and seconded by **Mr. Rossi** to hire TJ Security at a cost of \$2,600.00 to install five (5) cameras on the building. Roll Call was taken resulting in all “ayes” thereby unanimously passing the motion.

-Quotes for a storage shed to be constructed to hold the refuge containers for the tenants at 44-46 East Main Street/

-A budget for Painting and fixing the back staircase and rear hallway were discussed

**Unfinished Business:** There was none

**New Business:**

**Resolution 2015-14** was Sponsored by **Mr. LaCoppola** to sell the property at 2 Chuctanunda St. to Emma Lou Hazelton for a purchase price of \$10,000.00 plus closing costs. This was seconded by **Mr. Landon**. Roll call was taken resulting in all “ayes” thereby unanimously passing **Resolution 2015-14**.

**Resolution 2015-15** was sponsored by **Mr McKenney** to appoint AIDA Lead Agency for the Executive Trim Project. This was seconded by **Mr. Rossi** Roll call was taken resulting in all “ayes” thereby unanimously passing **Resolution 2015-15**.

**Resolution 2015 -16** was sponsored by **Mr. McKenney** to appoint AIDA Lead Agency for the

Mohawk Architectural Project. This was seconded by **Mr. Rossi**. Roll call was taken resulting in all “ayes” thereby unanimously passing **Resolution 2015 –16**.

**Resolution 2015 –17** was made by **Mr. LaCoppola** to appoint the Executive Director as Contracting officer. This was seconded by **Mr. Landon**. Roll call was taken resulting in all “ayes” thereby unanimously passing **Resolution 2015- 17**.

**Resolution 2015-18** was sponsored by **Mr. Rossi** to terminate Don Derbys Maintenance Contract This was seconded by **Mr. Landon**. Roll call was taken resulting in all “ayes” thereby unanimously passing **Resolution 2015-18**.

**Resolution 2015-19** was sponsored by **Mr. Rossi** to hire Phil Hazelton as Main Street building maintenance. This was seconded by **Mr. Landon**. Roll call was taken resulting in all “ayes” thereby unanimously passing **Resolution 2015-19**.

A motion was made by **Mr. Landon** to authorize the chairman to sign standard PILOT agreements and sales tax items. This was seconded by **Mr. LaCoppola**. Roll call was taken resulting in all “ayes” thereby unanimously passing the motion.

A motion to enter executive session to discuss contracts and personnel was made by **Mr. McKenney**. This was seconded by **Mr. LaCoppola**. Roll call was taken resulting in all “ayes” thereby passing the motion. Executive session was entered at 7:41 pm.

A motion to exit executive session was made by **Mr. Gallup** and seconded by **Mr. Landon**. Roll call was taken resulting in all “ayes” thereby unanimously passing the motion. Executive session was exited at 8:25 pm

There being no further business to discuss a motion to adjourn was made by **Mr. Rossi** and seconded by **Mr. McKenney**. The meeting was adjourned at 8:28 p.m.

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Secretary