

CITY OF AMSTERDAM INDUSTRIAL DEVELOPMENT AGENCY

MEETING MINUTES

June 27, 2013

PRESENT: Mr. Barone, Mr. Russo, Mr. LaCoppola, Mr. Pepe, Mr. Baia, Mr. Rossi, Jody Zakrevsky (AIDA Executive Director), Attorney Schwartz, Administrative Assistant Sandra Yutes, Alderwoman and AIDA Liaison Gina DeRossi, Alisa Scott (Recorder), Donna Phelps

Excused Absence: Mr. DeRossi

This meeting of the City of Amsterdam Industrial Development Agency was held on June 27, 2013, in the Council Room at City Hall, 61 Church Street, Amsterdam, New York 12010.

Vice Chairman **Barone** called the meeting to order at 6:30 p.m.

Vice Chairman **Barone** opened the floor for **Public Comment** and Diane Hassenbuler addressed the AIDA Board regarding certain properties in her ward and their condition. The properties mentioned were on Fourth Avenue, Kellogg St. and the property leased by Ihor Rymaruk. The Buildings and Grounds Committee will meet with her to discuss in detail all the concerns she brought before the Board.

A motion to approve the regular Meeting Minutes of April 25, 2013 was made by **Mr. Pepe** and seconded by **Mr. Russo**. Roll call was taken resulting in all “ayes” thereby unanimously passing the motion.

Resolution 2013- 25 to allow the payment of the June Bills and Invoices was sponsored by **Mr. Russo** and seconded by **Mr. Barone**. Roll call was taken, resulting in all “ayes” thereby unanimously passing Resolution 2013-25.

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. Pepe**. Roll call was taken resulting in all “ayes” thereby unanimously passing the motion.

Under Directors Report Mr. Zakrevsky briefed the Board on several items:

- Meetings held with various dignitaries and businesses.
- **Correspondence Received:**
 - Termination of Ihor Rymaruk’s lease with AIDA
 - A new proposal to renew our audit firm
 - Request to defer loan repayments for six months from Vida-Blend

▪ **Under Financial Updates:**

Expense and Income Reports for April and May have been prepared
A re-worked draft budget was prepared for review and approval

▪ **44-46 East Main St:**

AIDA vouchered the Amsterdam Urban Renewal for \$120,000 by the end of May.

Aida has been in weekly contact with the NYS Department of State regarding our contracts for their \$200,000.

Aida has been in discussions with the NYS Empire State Development regarding our WMBE Plan submission, which has not yet been submitted.

A loan request for a \$500,000 construction loan has been submitted to the Capital District Community Loan Fund. The loan committee meets on July 17.

A new front façade has been designed by Tom Cisek and will need AIDA approval.

There are still issues with the mural which have not been resolved.

Still waiting for bids and /or details on roof repair, window replacement and back stairwell.

▪ **Embassy Millworks:**

NBT Bank has foreclosed on the property which Embassy Millworks occupies. Embassy has secured another lender, Mungen Trust of Greenwich, Connecticut to allow them to re-purchase the facility from NBT Bank. The closing is to be by June 28, 2013.

The County IDA has issued a notice of default to Embassy.

The NYS OCR was notified of the actions and they are waiting for us to secure a recovery plan from the company before they release the new grant. In addition they have threatened that the previous \$200,000 grant made to the company might need to be repaid. Our attorney is reviewing all paperwork.

▪ **Mohawk Fabrics:**

We believe our differences with NYS Office of Homes and Community Renewal have finally been settled. Our consultants, Shelter Planning are submitting a revised budget and scope of work to them.

AIDA has been working with the NYS ESD and the Amsterdam Planning Board Chairman to revise the State Environmental Quality Review Act documentation for Mohawk Fabrics first expansion back in 2010.

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

The bill and voucher for the heating system has been submitted to the Amsterdam Urban

Renewal Agency for reimbursement.

▪**Consolidated Funding Applications:**

Applications for Vida Blend for \$26,000 and Mohawk Architectural Aluminum Products for \$665,000 were submitted to the NYS Office of Homes and Community Renewal

GIANT Solutions withdrew their request for funding

The next grant round for Consolidated Funding Applications is due August 13, 2013

▪**Empire Zone Business Annual Reports (BARs):**

The following companies were decertified by NYS for not submitting a Business Annual Report:

Santos Construction Corp

Hill & Markes, Inc.

Beech-Nut Nutrition Corporation

Lazarou Insurance

Kerbelis & Sons, Inc.

AeroMed, Inc.

Custom Air Controls

Cameo Industries, LLC

West Main Street Specialties, LLC

▪**Wrestling Hall of Fame Buildings:**

Both buildings have been painted and all bills and vouchers have been turned over to the Amsterdam Urban Renewal Agency for reimbursement

▪**Beckmann's Converting:**

A new rental amount is now being paid, however Mr. Beckmann refuses to sign more than a one page lease. A meeting with him to review the lease prepared by our attorney will be held

▪**Loan Application Request:**

Loan documents have been prepared by our attorney for Shorty's Restraint as well as collateral agreements. Once the loan closes AIDA will receive copies for our files

▪**Vida Blend:**

The company has requested a loan deferment of six months starting in June; they are current with loan repayments through May.

A grant application for \$26,000 was submitted to the NYS OCR

A meeting is scheduled next week to meet with a new investor for Vida -Blend

▪**Mohawk Architectural Aluminum Products:**

A grant application for \$665,000 was submitted to the NYS Office of Homes and Community Renewal, \$10,000 of it is for administration and program delivery

All of the company's financial information has been supplied.

A roofing contractor has been hired to inspect the roof at the Ward Products building and an environmental consulting firm to review all of the environmental issues at the site.

▪**National Grid Emergency Loan Program:**

National Grid has requested repayment of its loan by July 1st, our contract states repayment by December 1st. We still plan on remitting the funds by December 1st to allow those companies who signed contracts with time to repay their loans

Committee Reports: Mr. Baia briefed the Board on meetings of the Land and Building Committee which met twice with Klaus Beckmann regarding his lease and contract. They will meet again and go through the lease to reach a compromise.

Unfinished Business: There was none

New Business: Discussions held in Executive Session

A motion to enter Executive Session to discuss litigation was made by **Mr. Russo** and seconded by **Mr. Pepe**. Roll call was taken resulting in all "ayes" thereby unanimously passing the motion. Executive session was entered at 7:26 p.m.

A motion to exit Executive Session was made by **Mr. Rossi** and seconded by **Mr. LaCoppola**. Roll call was taken resulting in all "ayes" thereby unanimously passing the motion. Executive session was exited at 7:37 p.m.

There being no further business to discuss a motion to adjourn was made by **Mr. Rossi** and seconded by **Mr. Russo**. Roll call was taken resulting in all "ayes" thereby unanimously passing the motion. The meeting was adjourned at 7:45 p.m.

Secretary