

CITY OF AMSTERDAM INDUSTRIAL DEVELOPMENT AGENCY

MEETING MINUTES

April 24, 2014

PRESENT: Mr. Baia, Mr. LaCoppola, Mr. Rossi, Mr. Nelson, Mr. Gallup, Mr. Beck,
AIDA Executive Director Jody Zakrevsky, Donna Phelps

Absent: Mr. Pepe

This meeting of the City of Amsterdam Industrial Development Agency was held on
April 24, 2014 at City Hall, 61 Church St., Amsterdam, New York 12010.

Chairman **LaCoppola** called the meeting to order at 6:00 p.m.

Chairman **LaCoppola** opened the floor for **Public Comment** there were none.

A motion to approve the Meeting Minutes of March 27, 2014, was made by **Mr. Beck** and
seconded by **Mr. Baia**. Roll call was taken resulting in all “ayes” thereby unanimously
passing the motion.

Resolution 2014 -12 to allow the payment of the April 2014 Bills and Invoices was sponsored
by **Mr. Rossi** and seconded by **Mr. Gallup**. Roll call was taken, resulting in all “ayes”
thereby unanimously passing Resolution 2014-.

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

Directors Report Mr. Zakrevsky:

- AIDA’s meetings from April 1, 2014 through April 22, 2014 were discussed.
- **Correspondence Received:**
 - AIDA received the property survey from Ferguson and Ross for ANC Property
 - AIDA received 2012 and 2013 Financial Statements from Beckmann Converting in
accordance with our lease agreement
- **Financial Updates:**
 - A year to Date Income and Expense Report was given to the Board, revenues were
down.
 - A Year to Date JFA Account Report was given to the Board
 - Expenditures were greater than income during March due to the fact that PCT has not

made its monthly lease payment and AIDA paid for new water meters in the Beckmann Building.

-Our financial reserves have been tapped to an extremely critical point by the 44-46 East Main Street renovation.

▪ **Embassy Millworks:**

- All matters relating to this project have been turned over to our attorney.

▪ **Mohawk Fabric:**

-A public hearing has been scheduled by NYS Empire State Development to enter into a grant agreement with AIDA on behalf of Mohawk Fabric. The hearing is scheduled for May 8, 2014.

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

-Nothing to report.

▪ **Vida-Blend:**

-A revised loan document was prepared and signed by the new owners for the loan previously made by AIDA for them to continue making payments on the existing loan

-A draft loan and security grant agreement was prepared by Shelter Planning and forwarded to our offices for approval and action.

-The new owners have signed the grant and security agreement with AIDA for the new \$26,000 grant awarded for their expansion plans.

▪ **Beckmann's Converting:**

- Received 2012 and 2013 Financial Statements from Beckmann Converting in accordance with our lease agreement.

-BCI has started to make Export shipments for one of their major customers directly from their plant. To be authorized to do so, they are obligated to comply with the rules and regulations of the United States Customs Trade Partnership Against Terrorism Initiative (C-TOAI). One of its stipulations is that the shipping location is fenced in, to reduce the risk of unauthorized access to the shipping containers. As such, the Company has again asked us if we are willing to pay for all or part of the construction of a fence around the property.

▪ **Mohawk Architectural Aluminum Products:**

-A Public Hearing on Eminent Domain proceedings for this project is scheduled for May 5th, a stenographer for the public hearing has been hired.

-The hearings have been advertised for 5 consecutive days and notices of the hearings were mailed to Mr. Demitraszek, Ms. Demitraszak, ANC Property LLC and Douglas E. Landon attorney for ANC property

-Ferguson and Ross, a survey company has been hired to perform a survey of the ANC property surrounding the former city-owned Esquire Building property. The survey has been completed and supplied to AIDA.

-John Mattas, an appraiser, was hired to perform appraisals for both the ANC property and the Demitraszek property. An electronic copy of the new survey was sent to Mr. Mattas along with copies of deeds for the two properties.

-A request was made to Edward A. Ambrosino, Esq., attorney for Mohawk Architectural Aluminum Products, to contact NYS Empire Development regarding the RESTORE NY grant awarded to the City. In addition, he was requested to submit a new application for IDA Bonding and an application was sent to him.

-The transfer of the City-owned property has been signed by the Mayor but is still being worked on by the City's Corporation Counsel and our attorney.

-Mr. Demitraszek came in on April 14, 2014 to discuss his options and what they need to do.

-Certified mail was signed for my Mr. Demitraszek, Mr. Landon and someone at ANC.

▪**National Grid:**

-AIDA is still waiting one final payment from Russo's Family Restaurant to reimburse National Grid for the Emergency Loan repayment. It is expected by the end of next week.

▪**44-46 East Main St.:**

-Floors one and two are pretty much complete. Appliances are to be delivered this week. Appliances were bid out and Delanson Supply was the lowest bidder. Building and Grounds Committee met and recommended approval of Delanson Supply.

-The third floor is also nearing completion.

-NYS Department of State has not returned any recent e-mails to them.

-The NYS Empire State Development is in the process of scheduling a public hearing on AIDA's Grant. The hearing is to be held in May.

-There are two potential tenants for the residential space.

AIDA's construction loan from the Capital District Community Loan Fund is due at the end of June. A request for an extension of the loan for another six months is likely.

-The mural has been reattached to the wall where possible. It now needs to be photographed before covering it.

▪ **GIANT Solutions:**

-AIDA signed a letter of intent from the NYS Department of Economic Development for a \$30,000 for GIANT Solutions expansion. We received confirmation that it was received by the State and we can begin on working on the expansion.

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

-Nothing new to report

▪ **Breton Industries:**

-They have renewed their insurance coverage for our building.

▪ **AGT Technologies:**

-They have been in contact with NBT Bank regarding the possibility of purchasing some additional property for future use.

▪ **NTI Global:**

-Staff has a meeting with NTI Global next week to discuss some of their expansion plans.

▪ **Amsterdam Flooring Authority:**

Staff met with one of the owners of this company to discuss their building needs.

▪ **Rayco Corporation:**

Staff met with one of the owners representative of this company to discuss their building needs.

▪ **Private Development Company:**

AIDA has been in contact with a private development company which has been looking at the possibility to redevelop some property in the south-side of the City.

▪ **Small Cities Grant Round:**

A special grant round for small cities grant funds has been announced and is now accepting applications.

▪ **Consolidated Funding Round:**

Round IV of the NYS Consolidated Funding Round is about to begin. Staff has received a call from NYS Empire State Development encouraging our office to apply for projects.

Committee Reports: Land and Building

-Mr. Baia discussed the 44-46 East Main St Building, potential tenants, realtor issues, lease agreements, trash disposal and security of building

Unfinished Business: The security fence for Beckmann was discussed. Bids will be obtained from several fence installers before a decision is made.

New Business: Discussions on 44-46 East Main Street rental leases, potential tenants, the allowance of pets and possible charges and garbage pick -up were discussed.

A **motion** was made by **Mr. Beck** to enter into a sub recipient agreement with the City Council for Grants for Giant Solutions, Vida- Blend and Mohawk Architectural. **Mr. Rossi** seconded the motion. Roll call was taken resulting in all “ayes” thereby unanimously passing the motion.

A **motion** to enter **Executive Session** to discuss litigation and rents was made by **Mr. Rossi** and seconded by **Mr. Baia**. Roll call was taken resulting in all “ayes” thereby unanimously passing the motion. Executive Session was entered at 7:52 pm

A **motion** to exit **Executive Session** was made by **Mr. Rossi**. **Mr. Beck** seconded the motion. Roll call was taken resulting in all “ayes” thereby passing the motion. Executive Session was exited at 8:03 pm.

A **Resolution** to change the name from Vida- Blend Inc. to Vida- Blend, LLC was made by **Mr. Rossi**. **Mr. Gallup** seconded the Resolution. Roll call was taken resulting in all “ayes” thereby unanimously passing **Resolution 2014 –13**

A **Resolution** to enter into a grant agreement with Vida- Blend LLC replacing Vita Blend Inc. was made by **Mr. Rossi**. **Mr. Beck** seconded the Resolution. Roll call was taken resulting in all “ayes” thereby unanimously passing **Resolution 2014- 14**

A **Resolution** to enforce our grant and security agreement against Mike Caruso and Embassy Millworks was made by **Mr. Rossi**. **Mr. Beck** seconded the Resolution. Roll call was taken resulting in all “ayes” thereby unanimously passing **Resolution 2014 -15**

There being no further business to discuss a motion to adjourn was made by **Mr. Rossi** and seconded by **Mr. Beck**. Roll call was taken resulting in all “ayes” thereby passing the motion. The meeting was adjourned at 8:20 p.m.

Secretary