

CITY OF AMSTERDAM INDUSTRIAL DEVELOPMENT AGENCY

MEETING MINUTES

February 27, 2014

PRESENT: Mr. Baia, Mr. LaCoppola, Mr. Rossi, Mr. Nelson, Mr. Gallup, AIDA Executive Director Jody Zakrevsky, Administrative Assistant Sandra Yutes, AIDA Liaison Edward Russo, Donna Phelps

Excused Absence: Mr. Pepe, Mr. Beck

This meeting of the City of Amsterdam Industrial Development Agency was held on February 27, 2014 in The Common Council Room 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**, Kevin Phelps, Clerk of the Works for 44-46 East main St. brought the board up to date on the renovations done and the completion date. The façade work will be done when the winter weather breaks

A motion to approve the Meeting Minutes of January 16, 2014, was made by **Mr. Gallup** and seconded by **Mr. Rossi**. Roll call was taken resulting in all “ayes” thereby unanimously passing the motion.

A motion to approve the Annual Organizational Meeting was made by **Mr. Gallup** and was seconded by **Mr. Nelson**. Roll call was taken resulting in all “ayes” thereby unanimously passing the motion.

Resolution 2014- to allow the payment of the February 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. Nelson** and seconded by **Mr. Rossi**. Roll call was taken resulting in all “ayes” thereby unanimously passing the motion.

Directors Report Mr. Zakrevsky:

- AIDA’s meetings from January 21, 2014 thru February 25, 2014 were discussed.
- **Correspondence Received:**
 - Letter from NYS Parks, Recreation and Historic Preservation authorizing AIDA to proceed with covering the mural at 44-46 East Main St.

- Letter from NYS Homes and Community Renewal submitting contracts for \$50,000 grant to GIANT Solutions
- Written proposal from Young and Sommer, LLC, Attorneys Regarding Eminent Domain proceedings

▪**Financial Updates:**

-AIDA's Board were given a year to date summary of revenues versus expenses. In January we over spent by \$3,000 mainly attributed to salaries and property taxes. Year to date, we are spending about 2% higher than our revenues. However the fees associated with our JFA account nor our Empire Zone account have not yet been transferred to our account.

-AIDA Board was also given a summary of our jobs for Amsterdam (JFA) account. We Currently have available a bout \$28,000 of which \$10,000 is being transferred to our National Grid Account – leaving a balance of \$18,000. Of this \$8,500 is budgeted for our general operating budget – not yet either transferred or encumbered.

-Key Bank has once again asked that we pay for an update appraisal on the addition to the AGT Building in our Industrial Park. After a lengthy discussion with them, they have agreed to conduct the appraisal using their own funds.

▪**Embassy Millworks:**

-Discussion in Executive Session

▪**Mohawk Fabric:**

-AIDA has been in contact with Empire State Development about getting Mohawk Fabric's second grant released. They are attempting to hold a public hearing on it in April

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

Rent and mortgage repayments are current

▪**Vida-Blend:**

-Loan repayment is current

-Our Attorney is working on amending their loan agreement to take off one of their former owners and replace it with the new owner.

-We have contacted both of them and Shelter Planning, our consultant, and let them know that Shelter Planning will be working with them on their new grant.

▪ **Beckmann's Converting:**

- A new water meter has been installed at our cost

-Mr. Beckman is still waiting for a response on a new perimeter fence

▪**Mohawk Architectural Aluminum Products:**

-We have been in contact with one of the adjacent property owners.

-AIDA's attorney and the City attorney are still working on the land/deed transfers.

- Young and Sommer, LLC, attorneys have sent us a proposal regarding their services
- A quote from Stockli, Slevin and Peters, LLC attorneys regarding their services has been received
- AIDA has been in contact with a firm for stenographic services for a public hearing
- Mohawk Architectural Aluminum Products has been asked if they would be willing to pay for legal fees associated with the process.
- Until the ownership of the property is resolved there has been no further communication with either the NYS Office of Homes and Community Renewal (\$665,000 grant) nor Empire State Development (\$2.5 million grant)

▪**National Grid:**

- \$10,000 has been transferred from our JFA account to the National Grid Account to reimburse them for the Emergency Loan Program.
- AIDA is still waiting for one loan recipient to repay their loan in full.
- National Grid has indicated that our IDA will not be required to put any of its own money into the repayment

▪**44-46 East Main St.:**

- There was a break in during the week in which a historic gas chandelier on the third floor and some tools belonging to the general contractor were stolen. The police and insurance company were notified.
- The NYS Department of State has continually been requesting additional information about AIDA's bid documents and budget. The grant doesn't expire until January 31, 2016.
- NYS Empire State Development has indicated that they are in the process of arranging for a public hearing on our proposed grant. They are anticipating scheduling the hearing for May 2014.
- The NYS Parks, Recreation and Historic Preservation have signed off on our design to cover the mural.
- Phase I, first and second floor, are nearly 100% complete and the third floor is about 75% complete. We have been holding up on completing the mural room until we have a signed contract with the NYS Department of State.
- Phetteplace Realty has toured the building and has indicated that the apartments are some of the finest in Amsterdam. We also referred someone who was interested in renting one of the first floor spaces out to them.

▪**GIANT Solutions:**

- AIDA received a contract from the NYS Office of Homes and Community Renewal for the \$50,000 grant that was approved for the project.
- AIDA has also been responding to requests for information from the NYS Empire State Development regarding

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

- Repairs to the heating system in the building have been made during the past few months.
- The company has also requested that we do some floor repairs within the building. AB

Construction has given us an estimate to replace a section of the floor.

-PCT's lease for the building expires this December. They are looking for a larger space.

▪**Breton Industries:**

-Their lease expires August 31, 2014

▪**Montgomery County SPCA**

-Staff met with representatives from the SPCA to discuss possible funding mechanisms for the new animal shelter.

▪**City of Amsterdam Recreation:**

-AIDA met with the Director of Recreation to discuss their plans to build a new youth activity center in Amsterdam. It was suggested that he should first contact Nick Zabawsky since he is the grants writer for the City.

Committee Reports:

-Mr. Baia discussed the 44-46 East Main St Building. The meeting with Brent Phetteplace from Judith Ann Realty discussing possible leases, and renting to young professionals .

-Also to try to develop at least 5 new properties

Unfinished Business: There was none

New Business: Salaries to be discussed in Executive Session.

A motion was made by **Mr. Gallup** to enter **Executive Session** to discuss Embassy Millworks, Mohawk Fabrics, property acquisition, and litigation. The motion was seconded by **Mr. Baia**. Roll call was taken resulting in all "ayes" thereby passing the motion. Executive Session was entered at 6:53 pm

A motion to exit **Executive Session** was made by **Mr. Baia** and seconded by **Mr. Gallup**. Roll call was taken resulting in all "ayes" thereby passing the motion. Executive Session was exited at 7:28 pm.

A **Resolution** was made by **Mr. Gallup** to increase the Executive Director's and the Administrative Assistant's salary for 2014 by 5%. **Mr. Baia** seconded the Resolution. Roll call was taken resulting in all "ayes" thereby passing **Resolution 2014** –

Resolution 2014 – Was made by **Mr. Baia** to set a date for a Public Hearing for Eminent Domain contingent upon our attorney's approval . **Mr. Gallup** seconded the Resolution. Roll call was taken resulting in the majority voting all "ayes". **Mr. Rossi** abstained from voting. **Resolution 2014** - was passed.

Resolution 2014 - to hire Young /Sommer, LLC for legal oversight of the potential acquisition of a parcel of property related to City redevelopment was made by **Mr. Gallup** and seconded by **Mr. Baia**. Roll call was taken resulting in all "ayes" thereby passing **Resolution 2014** -

Resolution 2014 –to hire Bower Appraisals in connection with the Mohasco land acquisition was made by **Mr. Baia**. **Mr. Nelson** seconded the Resolution. Roll call was taken resulting in all ‘Ayes’ thereby passing **Resolution 2014** -.

There being no further business to discuss a motion to adjourn was made by **Mr. Rossi** and seconded by **Mr. Nelson**. Roll call was taken resulting in all “ayes” thereby passing the motion. The meeting was adjourned at 7.30 p.m.

Secretary