

CITY OF AMSTERDAM INDUSTRIAL DEVELOPMENT AGENCY

MEETING MINUTES

July 24, 2014

PRESENT: Mr. Baia, Mr. LaCoppola, Mr. Rossi, Mr. Pepe, AIDA Executive Director Jody Zakrevsky, Administrative Assistant Sandra Yutes, Attorney Schwartz, Donna Phelps

Excused Absence: Mr. Nelson, Mr. Beck

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

Chairman **LaCoppola** called the meeting to order at 6:09 p.m.

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

A **motion** to approve the Meeting Minutes of June 26, 2014, was made by **Mr. Pepe** and seconded by **Mr. Baia**. Roll call was taken resulting in all “ayes” thereby unanimously passing the motion.

Resolution 2014 –25 to allow the payment of the July 2014 Bills and Invoices was sponsored by **Mr. Rossi** and seconded by **Mr. Baia**. Roll call was taken, resulting in all “ayes” thereby unanimously passing Resolution **2014-25**.

The **Treasurer’s Report** was given by **Mr. Rossi**. A motion to accept the Treasurer’s Report was made by **Mr. Pepe** 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 June 24, 2014 through July 22, 2014 were discussed.
- **Correspondence Received:**
 - AIDA received a fully executed contract for GIANT Solutions’ grant from the NYS Office of Homes and Community Renewal.
- Financial Updates:**
 - Revenues for June exceeded expenses by approximately \$4,000. During the fiscal year, both revenues and expenses were below budgeted amounts. Revenues for the year were lower mainly due to 44-46 East main Street still being in construction and no rents being received from the building.
- Embassy Millworks:**
 - A preliminary hearing was held in Court

▪ **Mohawk Fabric:**

-An annual report was prepared and forwarded to the NYS Office of Homes and Community Renewal for their grant

-The final payment request for the grant from NYS Empire State Development needs to be processed

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

-Attorney Schwartz has filed papers with the owner

▪ **Vida-Blend:**

-An annual report was prepared and forwarded to the NYS Office of Homes and Community Renewal for their grant.

-A drawdown request was prepared and sent to the NYS Office of Homes and Community Renewal on behalf of Vita-Blend. A \$26,000 check was issued to Vita-Blend.

-The company now has approximately 14 employees

▪ **Beckmann's Converting:**

- Nothing new to report, fence And roofing were discussed

▪ **Mohawk Architectural Aluminum Products:**

-The company is requesting a letter from the Mayor, the City Council and AIDA showing their support for their project

-An annual report was prepared and forwarded to the NYS Office of Homes and Community Renewal for their grant.

▪ **Mohasco Site Redevelopment:**

-Hodgson and Russ, attorneys for ANC Properties (Noteworthy), filed a petition with the Appellate Division of the Supreme Court to stop the eminent domain proceedings of the IDA.

-The deadline for petitioning the Court has expired

-A meeting was held with Hodgson and Russ and AIDA's attorney regarding the eminent domain proceedings, AIDA's interest in buying the property and a possible PILOT Agreement request by Noteworthy

-Mr. Demitrazsek has requested a meeting with AIDA's attorney and then cancelled

-Numerous requests from NYS Empire State Development on the RESTORE NY Grant have been responded to. They have agreed to reimburse the City for the demolition of the Esquire Building, but not for any land acquisition costs.

-Empire State Development has requested letters of support from the City Council, the Mayor and AIDA for the use of the RESTORE NY funds

▪**National Grid:**

-Project is completed

▪**44-46 East Main St.:**

-The Workers' Compensation Board has requested information regarding our contractors submitting information and files

-Ms. Joanne Henderson has been hired to photograph the mural room. She completed her photographing and is now editing the files

-The Building and Grounds Committee met and have made certain recommendations regarding the apartment on the second floor of 46 East Main Street

-The façade of 46 East Main Street has been completed

-We have had some interest in leasing the ground floor on 44 East Main Street

▪**GIANT Solutions:**

-A annual report was prepared and forwarded to the NYS Office of Homes and Community Renewal for their grant

-AIDA has received a fully executed contract for GIANT Solutions' Grant from the NYS Office of Homes and Community Renewal

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

-They have indicated they would like to leave our building in September instead of December. I indicated that they would still need to make PILOT payments through December unless other arrangements can be made

▪**Breton Industries:**

-They have agree to a rent increase of 5% for the next five years with no payment of taxes

▪**AGT Technologies:**

-AGT is expected to take over the lease for PCT in September 2014. Attorney Schwartz is working on a draft lease. The Board needs to approve the terms and conditions of the lease and authorize the chairman to sign.

▪**Mohawk Lifts:**

-Nothing new to report

▪**A&M Cleaners:**

-The owner has made two loan payments during the month

Committee Reports:

Mr. Baia spoke on behalf of the Buildings and Grounds Committee regarding 44-46 East Main St. Contractor Lapi is to look at the paint problems in one of the apartments. It was all agreed on that any new leases for the apartments will be viewed and Ok'ed by the Building and Grounds Committee before any are signed.

Unfinished Business:

A motion to enter Executive Session to discuss acquisition of property was made by **Mr. Baia**. This was seconded by **Mr. Rossi**. Roll call was taken resulting in all "Ayes" thereby passing the motion. Executive Session was entered at 7:30 pm

A motion to exit Executive Session was made by **Mr. Baia** and seconded by **Mr. Rossi**. Roll call was taken resulting in all "ayes" thereby passing the motion. Executive Session was exited at 7:34 pm

New Business:

Resolution 2014-26 to authorize a new lease with Breton Industries for five years with an increase in rent of 5% from \$2,475 to \$2,598.75 or rounded off to \$2,600 and to authorize the Chairman to sign such lease was made by **Mr. Rossi**. This was seconded by **Mr. Pepe**. Roll call was taken with the full Board in agreement. **Resolution 2014 -26** was passed.

. **Resolution 2014 -27** to have the property at 2 Chuctanunda Street (Emma Lou's Diner) made tax exempt starting with the next physical tax billing. This Resolution was made by **Mr. Rossi** and seconded by **Mr. Pepe**. Roll call was taken with the full Board in agreement. **Resolution 2014 -27** was passed.

There being no further business to discuss a **motion** to adjourn was made by **Mr. Rossi** and seconded by **Mr. Baia**. Roll call was taken resulting in all "ayes" thereby passing the motion. The meeting was adjourned at 7:38 p.m.

Secretary