

CITY OF AMSTERDAM INDUSTRIAL DEVELOPMENT AGENCY

MEETING MINUTES

June 26, 2014

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

Excused Absence: None

This meeting of the City of Amsterdam Industrial Development Agency was held on
June 26, 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 was none.

A **motion** to approve the Meeting Minutes of May 22, 2014, was made by **Mr. Beck** and
seconded by **Mr. Baia**. Roll call was taken resulting in all “ayes” thereby unanimously
passing the motion.

A **Resolution** to allow the payment of the June 2014 Bills and Invoices was sponsored by **Mr.
Baia** and seconded by **Mr. Rossi**. Roll call was taken, resulting in all “ayes” thereby
unanimously passing Resolution **2014-22**.

The **Treasurer’s Report** was given by **Mr. Rossi**. Cash is down. 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 May 28, 2014 through June 20, 2014 were discussed.
- **Correspondence Received:**
 - AIDA received New Grant Contracts from NYS Department of State for 44-46 East
Main Street Rehabilitation
- Financial Updates:**
 - Expenses exceeded income for May mainly due to insurance premium costs.
Projections from year to end of fiscal year looks like we will have a shortfall of
approximately \$15,000. This was mainly due to loss of rental income from 44-46 East
Main St.
- Embassy Millworks:**
 - Papers have been filed with the court and are awaiting a pre-conference hearing.

▪ **Mohawk Fabric:**

-Received final contracts from ESD and need to process them.

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

-Nothing to report.

▪ **Vida-Blend:**

-AIDA received notification that a 30-day extension has been granted by NYS DHCR for the City to submit its audit. The State has processed our request for Vita-Blend's grant of \$26,000 and should be available by the end of the week.

▪ **Beckmann's Converting:**

- The owner now wants AIDA to replace an outbuilding for approximately \$70,000 in addition to fencing the property. Grant application is being discussed.

▪ **Mohawk Architectural Aluminum Products:**

-All required paperwork for the RESTORE NY Grant amendment has been submitted to NYS ESD and we are just waiting for their approval.

▪ **Mohasco Site Redevelopment:**

-The Eminent Domain Minutes and Resolutions were mailed by certified mail to all affected property owners.

-Mr. Demitraszek called to say his attorney was waiting for us to serve him papers

-No word from Noteworthy's attorney

-Still waiting for the attorneys to decide on recreation easement language for transfer of City owned properties to AIDA

▪ **National Grid:**

-A check was sent to National Grid in the amount of \$199,239 to pay off the emergency loan in full

▪ **44-46 East Main St.:**

-While the change order for the mural room was signed we have asked the contractor not to do any work. NYS Parks has problems with the photographs of the mural. They indicated that the photographs of the room must be redone to ensure high resolution photographs, direct head on shots, minimize spray paint, minimum duct work and good lighting.

-A new photographer, Jeanne Henderson, from Amsterdam has been contacted. She is going to look at the mural Thursday and give us an estimate for it photography.

-A change order was authorized for the façade renovations.

-NYS ESD has held their final public hearing on the \$225,000 Grant

-NYS DOS has issued new contracts to the City for the \$200,000 grant. A meeting next week with DOS and the Mayor is being scheduled

-NBT and First Niagara Bank were contacted about mortgaging the building. NBT indicated they could provide a loan based upon the short term leases. First Niagara indicated they could issue a loan for additional construction work.

-There have been problems getting equipment that was ordered delivered. The company indicated that General Electric products are back ordered. Due to the inability to have a dishwasher and stove hood delivered, one month rent was waved for the 3rd floor apartment at 46 East Main Street.

-One of the apartments has issues with the bathroom paint and living area painted floor. They claim the pain is coming off. The architect and contractor claim that the problem is that the tenant is using bleach on the bathroom walls and a cleaning solution in the floor cleaner

▪**GIANT Solutions:**

-AIDA sent back a second grant agreement (original signature) to NYS DHCR

-NYS DHCR approved our grant conditions responses

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

-They plan on leaving within the next two months

▪**Breton Industries:**

-Since meeting with Breton, he has indicated that he definitely wants to renew the lease and is looking at the latest counterproposal development by Board Member Pepe

▪**AGT Technologies:**

-AGT has indicated they will lease the PCT building from us

▪**NTI Global:**

-Nothing new to report.

▪**Mohawk Lifts:**

-Mike Rossi has requested that we investigate purchasing a property which is currently listed by Mike Sampone and developing a parking lot on it for use by Mohawk Lifts. It is listed for around \$80,000

▪**A&M Cleaners:**

-One loan payment was made this month by the owner

▪**Losurdo Foods:**

The CFO from Losurdo Foods has been in contact with this office about possible future expansion plans for their facility in our Industrial Park.

Committee Reports: None

Unfinished Business: A grant application for a security fence for Beckman will be issued.

New Business: 44-46 East Main St. Discussions with the Land and Building Committee and Kevin Phelps to access the apartments and discuss the issues regarding the apartments.

A **Motion** to adopt the new 2014-2015 Budget was made by **Mr. Baia**. This was seconded by **Mr. Pepe**. Roll call was taken resulting in all "ayes" thereby unanimously passing the Motion

A **Motion** to schedule a Special Meeting to discuss finance and real estate options was made by **Mr. Gallup** and seconded by **Mr. Baia**. This meeting is to be held Wednesday, July 2 at 4:00 pm. Roll call was taken resulting in all "ayes" thereby unanimously passing the Motion

A **Motion** to have AIDA's legal counsel prepare and send an eviction notice to Emma Lou's was made by **Mr. Pepe** and seconded by **Mr. Rossi**. Roll call was taken resulting in the majority in favor with **Mr. Baia** being opposed. The Motion was passed.

A **Resolution** was made by **Mr. Beck** to sell the building which houses the diner currently under the name of Emma Lou's as for sale by owner in the amount of \$24,000.00 (purchase price). If sold to the tenant, tenant must be current in this agreement. **Mr. Rossi** seconded the motion. Roll call was taken resulting in all "ayes" thereby passing Resolution **2014-23**.

A **Resolution** for AGT to lease the property formerly leased by PCT with a 5 % increase from the current lease of \$5,000.00 a month to a monthly total of \$5,250.00 for 5 years with a 5 year option amount not to exceed 10%, also with the option to purchase the property at the end of 10 years for fair market value. This **Resolution** was made by **Mr. Beck** and seconded by **Mr. Rossi**. Roll call was taken resulting in all "ayes" thereby unanimously passing **Resolution 2014-24**

There being no further business to discuss a **motion** to adjourn was made by **Mr. Beck** and seconded by **Mr. Gallup**. Roll call was taken resulting in all "ayes" thereby passing the motion. The meeting was adjourned at 8:01 p.m.

Secretary