

CITY OF AMSTERDAM INDUSTRIAL DEVELOPMENT AGENCY

MEETING MINUTES

May 22, 2014

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

Excused Absence: Mr. Gallup

This meeting of the City of Amsterdam Industrial Development Agency was held on
May 22, 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 enter into **Executive Session** to discuss litigation and Eminent Domain was made by
Mr. Rossi. **Mr. Beck** seconded the motion. Roll call was taken resulting in all “ayes”
thereby unanimously passing the motion. Executive session was entered at 6:02 pm

A motion to exit **Executive Session** was made by **Mr. Rossi** and seconded by **Mr. Pepe**. Roll
call was taken resulting in all “ayes” thereby unanimously passing the motion. Executive
Session was exited at 6:35 pm

A **Resolution** considering environmental assessment was made by **Mr. Baia** and seconded by
Mr. Beck. Roll call was taken resulting in the majority vote for the Resolution with **Mr.**
Rossi abstaining from voting. **Resolution 2014 -16** was passed.

A **Resolution** made by **Mr. Beck** authorizing AIDA and its legal agents to make offers of
reasonable compensation in the matter of the acquisition of certain lands by eminent
domain and determination of no environmental impact. This was seconded by
Mr. Pepe. Roll call was taken resulting in a majority vote for the Resolution with **Mr.**
Rossi abstaining from voting. **Resolution 2014-17** was passed.

A **Resolution** in the determination, findings & resolutions by AIDA in connection with the
Eminent Domain proceedings of lands (In fee) owned by Peter and Cindy Demitrazek
and ANC property, LLC designated on the City of Amsterdam tax map as parcels 40.13-
7-1 and 40.13-7-5 was made by **Mr. Pepe** . **Mr. Nelson** seconded the Resolution. Roll
call was taken resulting in the majority vote for the Resolution with **Mr. Rossi** abstaining
from voting. **Resolution 2014 -18** was passed.

A motion to approve the Meeting Minutes of April 24, 2014, was made by **Mr. Rossi** and seconded by **Mr. Beck**. Roll call was taken resulting in all “ayes” thereby unanimously passing the motion.

A Resolution to allow the payment of the May 2014 Bills and Invoices was sponsored by **Mr. Baia** and seconded by **Mr. Nelson**. Roll call was taken, resulting in all “ayes” thereby unanimously passing Resolution **2014-19**.

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

Directors Report Mr. Zakrevsky:

- AIDA’s meetings from April 29, 2014 through May 22, 2014 were discussed.
- **Correspondence Received:**
 - AIDA received notification from NYS Empire State Development that the \$225,000 grant was approved by their Board of Directors and sent a draft capital grant disbursement agreement.
- **Financial Updates:**
 - AIDA’s plan versus actual income and expenditures is pretty much on target. Revenues are about 1% behind.
- **Embassy Millworks:**
 - All matters relating to this project have been turned over to our attorney.
- **Mohawk Fabric:**
 - The \$40,000 NYS Empire State Development Grant was approved by Mohawk Fabric’s Board of Directors
 - The Company is looking to purchase some additional equipment.
- **2 Chuctanunda Street (Emma Lou’s Diner)**
 - Nothing to report.
- **Vida-Blend:**
 - AIDA is working on a sub-recipient agreement between the City and the IDA. Once signed, payment for reimbursement will be sent to the State.
- **Beckmann’s Converting:**
 - They have received two quotes for the fence installation which must be completed by this fall. We are looking to apply for a small grant to cover the costs.

▪**Mohawk Architectural Aluminum Products:**

- A Public Hearing on Eminent Domain proceedings was held on May 5th .
- A meeting with Mr. Spitzer, attorney for Noteworthy and our attorney is scheduled.
- Mohawk Architectural and AIDA has been working on their Bond application.
- A meeting is being scheduled with NYS and the Company regarding the ESD RESTORE NY Grant.
- The regional office of ESD in Utica is requesting a new budget, timeline and project description.
- The CDBG Revised Time-Table and Budget with Sources and Uses is still not submitted due to the uncertainty of the RESTORE NY Grant and the Bond underwriting. A meeting was held with our Bond Counsel to discuss progress.
- Plank Construction prepared a cost estimate for a 50K square foot building for our office.
- AIDA is still waiting for the appraisal for the Demitraszek property.
- A meeting with our staff and the owners of the bakery which is leasing space from the Demitraszek's is scheduled for this week.

▪**National Grid:**

- The last payment from Russo's Family Restaurant was mailed out Tuesday, May 21, 2014. The check was received and the account closed out.

▪**44-46 East Main St.:**

- AIDA is awaiting pictures of the mural taken by Michael Rossi's photographer.
- A decision to proceed with the façade restoration is needed.
- AIDA received notification that their Grant from EDS has been approved. There has been no word from the NYS Department of State.
- AIDA still needs to comply with WMBE quotes.
- AIDA has been in contact with the Capital District Community Loan Fund. They are willing to extend the loan repayment through October 2014 and advance an additional \$50,000.
- Two residential tenants have moved into the building.
- AIDA needs to approve emergency contacts

▪**GIANT Solutions:**

-We are still waiting for contracts from the NYS Office of Homes and Community Renewal.

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

-They have indicated they plan to move out of our facility in the Industrial Park.

-Their lease payments are current

▪**Breton Industries:**

-A meeting will be held next week for the discussions on renewing their lease.

▪**AGT Technologies:**

-Discussions will be held in executive session.

▪**NTI Global:**

-Staff met with them and reviewed the current grant options available for them to obtain equipment.

▪**Small Cities Grant Round:**

-A special grant round is currently available and application pre-submission forms are due in their offices by June 30, 2014

-One of the options to submit for this special round is an application to purchase the former Embassy Millworks building from NBT Bank for three potential tenants

▪**Consolidated Funding Round:**

-The grant round for this year was announced and full applications are due June 16, 2014.

▪**Montgomery County SPCA:**

-Staff met with them and are working with them on potential grant applications and bond issues for their new facility.

Committee Reports: Land and Building- None

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

New Business: None

A **motion** was made by **Mr. Rossi** to enter into executive session to discuss loan finances and potential tenants. **Mr. Baia** seconded the motion. Roll call was taken resulting in all “ayes” thereby unanimously passing the motion. Executive session was entered at 7:07 pm.

A **motion** to exit **Executive Session** was made by **Mr. Rossi**. **Mr. Pepe** seconded the motion.

Roll call was taken resulting in all “ ayes” thereby passing the motion. Executive Session was exited at 7:21 pm.

A **Motion** to move monies from AIDA’s 1st Niagara Bank Account to their account with NBT Bank was made by **Mr. Baia**. **Mr. Rossi** seconded the Motion. Roll call was taken resulting in all “ayes” thereby unanimously passing the Motion.

Regarding a complaint, a **Motion** to refund \$50.00 to a tenant from their June rent was made by **Mr. Pepe** . **Mr. Nelson** seconded the motion. Roll call was taken resulting in all “ayes” thereby passing the motion.

A **Resolution** to the transference of various AIDA’s properties to the City of Amsterdam as identified by City Resolution #13/14-259 as amended was made by **Mr. Rossi**. **Mr. Baia** seconded the motion. Roll call was taken resulting in all “ayes” thereby unanimously passing **Resolution 2014-20**

A **Resolution** to give Shorty’s Restaurant a two month extension on their loan with a application fee of \$200 (\$100 for each month) to be charged for the extension plus a charge for an NSF check was made by **Mr. Rossi**. This was seconded by **Mr. Nelson**. Roll call was taken resulting in all “ayes” thereby unanimously passing **Resolution 2014-21**

A **Motion** to request the city to authorize AIDA to hold public hearings on grant applications was made by **Mr. Rossi**. This was seconded by **Mr. Nelson**. Roll call was taken resulting in all “ayes” thereby unanimously passing the motion.

A **Motion** to designate Lapi Construction as an emergency contact for 44-46 East main St. was made by **Mr. Rossi**. **Mr. Pepe** seconded the motion. Roll call was taken with **Mr. Baia** abstaining. Majority vote was in favor thereby passing the motion.

A **Motion** to authorize staff to work on Grant applications for the purchase of the former Embassy Millworks facility, Beckmann’s Converting, Montgomery County SPCA and NTI Global was made by **Mr. Pepe** and seconded by **Mr. Baia**. Roll call was taken resulting in all “ayes” thereby unanimously passing the motion.

A **Motion** for Environmental Review and findings and determinations regarding eminent domain proceedings was made by **Mr. Baia** and seconded by **Mr. Nelson**. Roll call was taken resulting in all “ayes” thereby unanimously passing the motion.

There being no further business to discuss a **motion** to adjourn was made by **Mr. Baia** and seconded by **Mr. Pepe**. Roll call was taken resulting in all “ayes” thereby passing the motion. The meeting was adjourned at 7:37 p.m.

SECRETARY

