

# CITY OF AMSTERDAM INDUSTRIAL DEVELOPMENT AGENCY

## MEETING MINUTES

November 20, 2014

PRESENT: Mr. Baia, Mr. LaCoppola, Mr. Rossi, Mr. Gallup, Mr. Nelson, Mr. McKenney, Mr. Landon, AIDA Executive Director Jody Zakrevsky, Attorney Schwartz, Donna Phelps

This meeting of the City of Amsterdam Industrial Development Agency was held on November 20, 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

Due to the resignation of **Mr. Pepe** and **Mr. Beck** the Amsterdam Common Council appointed **Mr. Michael McKenney** and **Mr. Douglas Landon** to fill the vacancies on the AIDA Board. Under Committee Appointments **Mr. McKenney** is to fill **Mr. Pepe's** position on the following Committees: Finance and Audit, and Personnel/ Government. **Mr. Landon** is to fill **Mr. Beck's** position on the following committees: Policy and Procedure and Economic Development.

A **Motion** to approve the Meeting Minutes of October 23, 2014, was made by **Mr. Baia** and seconded by **Mr. Rossi**. Roll call was taken resulting in all “ayes” thereby unanimously passing the motion.

**Resolution 2014 – 35** to allow the payment of the November 2014 Bills and Invoices was sponsored by **Mr. McKenney** and seconded by **Mr. Nelson**. Roll call was taken, resulting in all “ayes” thereby unanimously passing **Resolution 2014-35**.

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

### **Directors Report Mr. Zakrevsky:**

- AIDA's meetings from November 3, 2014 through November 18, 2014 were listed
- **Correspondence Received:**
  - None
- **Financial Updates:**
  - There are some discrepancies between our auditor and our accountant that Aida is trying to resolve.

▪ **Embassy Millworks:**

- The Schwartz Law Firm has been in contact with the NYS Office of Homes and Community Renewal regarding the handling of the situation.

▪ **Mohawk Fabric:**

-All the required paperwork that the State ESD requested has been filed.

-The Office of NYS Homes and Community Renewal has been informed that the job creation quota has been met.

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

-A leak in the roof has been reported.

-A message was left for Dan Darby to look at the roof

▪ **Beckmann's Converting:**

-AIDA is still waiting for official word from the State on their grant application submission .

-Dan Darby has been contacted several times to get an estimate for replacing the roof on their boiler room.

Staff had a meeting with Beckmann's about the possibility of a new expansion. NYS Empire State was contacted about the project and they are trying to arrange a meeting next week to meet with Beckmann's and our office.

▪ **Mohawk Architectural Aluminum Products:**

-The Building and Grounds Committee met and discussed the counter-offer received by Mohawk Architectural.

-AIDA still needs to get back to NYS ESD on whether to request they increase their grant allocation to \$1.5 million.

▪ **Mohasco Site Redevelopment:**

-Schwartz Law Firm is working on the easements required by the City of Amsterdam for final transfer of their property to the IDA

-According to our attorneys there has been no communication with Noteworthy

▪ **44-46 East Main St.:**

-The front façade work is nearing completion.

-Appliances have been delivered for 44 East Main Street third floor apartment.

- The 3<sup>rd</sup> floor on 44 East Main Street still needs painting and the floors sanded.
- The Bakery has moved into the first floor of 44 East main Street and are meeting with the Planning Board on November 20<sup>th</sup>.
- The window manufacturer's supplier is inspecting the work done on the installation of the windows.
- Both 44 and 46 East Main Street have passed the lead paint inspections.
- Ronco's apartment inspection is scheduled for the 21<sup>st</sup>.

▪**Rayco of Schenectady:**

AIDA has had several discussions regarding Rayco's future equipment needs and the possibility of helping them finance them

▪**GIANT Solutions:**

-Still waiting for GIANT Solutions.

▪**AGT Technologies:**

- Staff met with AGT Technologies and discussed plans for the purchase of additional equipment. Subsequently, AGT has sent over a proposed narrative on their expansion plans and need for additional financing. Their proposal arrived yesterday.

▪**Railroad Study:**

-Montgomery County has hired Plumley Engineering, P.C. to conduct an inspection of the rail line that the IDA owns. They have requested that we enter into an access agreement with them to allow them access through our property.

▪**Public Meetings:**

-Staff attended the City Council meeting in early November and gave a report on the IDA's activities. Mr. Zakrevsky was congratulated by Mayor Thane.

-Staff along with our Board President also made a presentation on WCSS Radio regarding our activities and progress. The presentation went well.

▪**Committee Reports:**

**Unfinished Business:**

A **Resolution** was made by **Mr. Rossi** to enter into an access agreement with Plumley Engineering to allow them access through AIDA's property. This resolution was seconded by **Mr. McKenney**. Roll call was taken resulting in all "ayes" thereby unanimously passing **Resolution 2014 -36**

**New Business:**

A **Resolution** was made by **Mr. Rossi** and seconded by **Mr. McKenney** to give Attorney

Schwartz and Mr. Zakrevsky the authority to control negotiations on land and buildings at the Mohasco site with regard to Mohawk Architectural Aluminum Systems purchasing said property. Roll call was taken resulting in all “ayes” thereby unanimously passing Resolution **2014-37**

There being no further business to discuss a motion to adjourn was made by **Mr. Gallup**. This was seconded by **Mr. Nelson**. Roll call was taken resulting in all “ayes” thereby unanimously passing the motion. The meeting was adjourned at 7:23 p.m.

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**Secretary**