

# CITY OF AMSTERDAM INDUSTRIAL DEVELOPMENT AGENCY

## MEETING MINUTES

January 15, 2015

PRESENT: Mr. Baia, Mr. LaCoppola, Mr. Rossi, Mr. Nelson, Mr. Landon, Mr. Gallup, Mr. McKenney, AIDA Executive Director Jody Zakrevsky, Administrative Assistant Sandra Yutes, Donna Phelps, Mr. Barone, Liaison to AIDA

This meeting of the City of Amsterdam Industrial Development Agency was held on January 15, 2015 in Room 205 at City Hall, 61 Church St., Amsterdam, New York 12010.

Chairman **Baia** called the meeting to order at 6:12 p.m.

Chairman Baia asked each Board Member and staff to speak and give a brief synopsis about themselves.

Public Comment: None

A motion to approve the Meeting Minutes of December 18, 2014, was made by **Mr. Landon** and seconded by **Mr. LaCoppola**. Roll call was taken resulting in all “ayes” thereby unanimously passing the motion.

**Resolution 2015-02** to allow the payment of the January 2015 Bills and Invoices was sponsored by **Mr. Rossi** and seconded by **Mr. McKenney**. Roll call was taken, resulting in all “ayes” thereby unanimously passing Resolution 2015-02

The **Treasurer’s Report** was given by **Mr. Rossi**. A motion to accept the Treasurer’s Report was made by **Mr. LaCoppola** and seconded by **Mr. Gallup**. Roll call was taken resulting in all “ayes” thereby unanimously passing the motion.

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

#### ▪ **Correspondence Received:**

-AIDA received Grant Contract agreements for Beckmann’s Converting from the NYS Office of Homes and Community Renewal

-District Annual Meeting Notice and Nomination to Board of Directors were received from Mohawk Valley Economic Development

#### ▪ **Financial Updates:**

AIDA's monthly income and expense statement for December 2014 shows income exceeded monthly expenses by over \$5,000

▪ **Embassy Millworks:**

-Agency Counsel is handling all matters

▪ **Mohawk Fabric:**

-AIDA completed paperwork requesting payment for grant disbursement along with documentation.

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

-Dan Derby inspected the roof and made temporary repairs.

▪ **Beckmann's Converting:**

- AIDA received contracts from NYS Office of Homes and Community Renewal and had Mayor Thane execute them. Authorized signature forms and direct bank deposit forms were completed.

-A meeting was held with Beckmann's Converting to discuss documentation needed to supplement grant agreement

▪ **Mohawk Architectural Aluminum Products:**

-AIDA requested on December 10, 2014 additional documentation needed from the company, including new financial profit and loss statements, proforma, letter from them to State of NY requesting increase of RESTORE NY Grant from \$1.3 million to \$1.5 million along with reasons why the increase is needed, and AIDA Bond application.

- A conference call between our office, our Agency Counsel, and Noteworthy's attorneys was held. A copy of the site map was supplied to their offices in Albany.

▪ **Mohasco Site Redevelopment:**

-Contact information for Demitraszek property was given to Plank Construction so they could inspect the building for their design considerations.

-The Mayor has requested we begin remarketing the property to other perspective manufacturing companies.

▪ **44-46 East Main St.:**

-Reconstruction is completed and a final walk through of the premises was done by several members of the AIDA Board of Directors .

-The Architect has signed off on all work and final payment, including retainage, has been released.

-The Amsterdam Codes Office has issued a Certificate of Occupancy for all units.

-Some minor repairs to the building have been made by Don Derby.

-The NYS Governor's Office has approved AIDA's request for a partial waiver to our Minority and Women Owned Business Contract Requirements.

-A proposed tenant has signed a lease for the third floor of 44 East Main St – approval by the Board is required.

-AIDA is still awaiting reimbursement from the NYS Empire State Development as well as finalized contracts from the NYS Department of State.

▪**GIANT Solutions:**

-AIDA has reached out to the company but there has been no response back.

▪**Small Cities Grant Program:**

-Annual Performance Reports have been submitted for the following projects:

- Embassy Millworks
- GIANT Solutions
- Mohawk Architectural Aluminum Products
- Vida Blend
- Mohawk Fabric

-Contracts were processed for Beckmann's Converting

▪**Power House Property:**

-AIDA was notified by Beckmann's Converting that the smoke stack at our Power House property is in danger of collapsing. We have been in contact with the NYS Office of Homes and Community Renewal about seeking an eminent threat grant to demolish the structure.

-The City Engineer was contacted about this problem and he indicated he is not a structural engineer and put us in contact with Ritter & Paratore Contracting Inc. They have performed demolition work for the City.

-The Mayor has indicated that the structure is a historic structure and we should re-point the brick work.

▪**AGT Technologies:**

-AIDA needs to follow up on their project.

▪**New Business looking for Assistance:**

- Tony Marcellano Pizza
- Matt Moller – Merv's Auto
- Mohawk Machine Works LLC
- Joe Isabel Security Business

**Committee Reports:** **Mr. Gallup** spoke to the Board regarding 44-46 East Main St, the dumpster situation, and follow up on the repairs made to the apartments and property. Contact with Judith Ann Realty regarding new tenants for the property. The scheduling of a meeting with the Wrestling Hall of Fame contacts before AIDA's next monthly meeting and meeting with Don Derby regarding the roof at Emma Lou's

**Unfinished Business:** There was none

**New Business:** Residential Leases for 44-46 Main Street were discussed.

A motion was made by **Mr. Rossi** to approve a new lease for the 3<sup>rd</sup> floor of 44 East Main St. The lease will run for one year starting February 1, 2015, with the rent to be \$650.00 per month. **Mr. Landon** seconded the motion. 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. Rossi** and seconded by **Mr. LaCoppola**. The meeting was adjourned at 8:07 p.m.

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**Secretary**