

# CITY OF AMSTERDAM INDUSTRIAL DEVELOPMENT AGENCY

## MEETING MINUTES

July 16, 2015

PRESENT: Mr. Baia, Mr. LaCoppola, Mr. Landon, Mr. Nelson, Mr. McKenney (Via Phone), AIDA Executive Director Jody Zakrevsky, Administrative Assistant Sandra Yutes, Council member Valerie Beekman, Donna Phelps

Excused Absence: Mr. Gallup

This meeting of the City of Amsterdam Industrial Development Agency was held on July 16, 2015. This meeting was held in Room 205 at City Hall, 61 Church St., Amsterdam, New York 12010.

Chairman **Baia** called the meeting to order at 5:59 p.m.

Public Comment: There was none

A motion to approve the Meeting Minutes of June 18, 2015 was made by **Mr. LaCoppola**. This motion was seconded by **Mr. Landon**. Roll call was taken resulting in all "ayes" thereby Unanimously passing the motion.

**Resolution 2015-33** to allow the payment of the July 2015 Bills and Invoices was sponsored by **Mr. McKenney**. The resolution was seconded by **Mr. Rossi**. Roll call was taken resulting in all "ayes" thereby unanimously passing Resolution **2015-33**.

The **Treasurer's Report** was given by **Mr. Rossi**. The motion to accept the Treasurer's report was made by **Mr. Landon** and seconded by **Mr. LaCoppola**. Roll call was taken resulting in all "ayes" thereby unanimously passing the motion.

### **Chairman's Report:**

-Mohawk Architectural was contacted regarding Bonding with their underwriter. They requested one week.

-There is a company that is seeking to expand and wants to confer with AIDA

-Meetings held regarding software ideas and PILOT projects

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

**AIDA's Meetings** from June 29, 2015 through July 15, 2015 were listed

▪ **Correspondence Received:**

-Received a letter from NYS Division of Housing and Community Renewal approving 18 month extension of grant for Mohawk Architectural

-Received PILOT applications from ANC (Noteworthy) for three properties

-Received signed Stipulation Order from the Courts regarding ANC Eminent Domain proceedings.

-Received Release of Funds notification for Beckmann's Converting.

▪ **Financial Updates:**

-During June, income exceeded expenses by over \$3,000. For fiscal year 2014-2015, the Agency overall took in more revenue than it expended by approximately \$7,700. However several line items were overspent. These included legal fees (\$10,700, building repairs \$7,500, property tax \$2,700, miscellaneous \$5,300 and loan repayment \$2,400. In an effort to offset these costs for the coming year, legal fees were increased by \$4,800, Emma Lou's Diner was sold thereby reducing the amount of funds needed for property tax. Our loan was repaid in full thereby eliminating our loan repayments. Building repairs and miscellaneous (which is primarily building maintenance) is still a concern.

▪ **Embassy Millworks:**

Being handled by AIDA Counsel

▪ **Mohawk Fabric:**

-Final documentation supplied to NYS Empire State Development

▪ **Beckmann's Converting:**

-Bidding documents are being prepared

▪ **Mohawk Architectural Aluminum Products:**

-Received approval from DHCR extended grant by 18 months.

- Awaiting company to proceed with bond underwriting

▪ **Mohasco Site Redevelopment:**

-A court settlement was arrived at with ANC (Noteworthy)

-PILOT applications were received for three properties owned by ANC

-A Benefit Analysis prepared by Hodgson and Russ was reviewed. An In-house cost benefit analysis for PILOT applications were prepared

▪**44-46 East Main St.**

-Still waiting for the installation of security camera

-4 apartment units are rented

-Ronko has moved out of ground floor. There is a party interested in leasing the premises

-A meeting was held with Ken Fredericks regarding reinstalling gutters on rear of building

▪**GIANT Solutions:**

-Additional information was submitted to NYS Empire State Development

- NYS Empire State Development is to take this project under consideration at their July 16, 2015 Board meeting.

▪**AGT Technologies:**

-Working on grant application to ESD

-Sewer line repairs are likely to increase in scope and costs

▪**Rayco of Schenectady:**

-Working on grant application to ESD

▪**Executive Trim Construction:**

-Closing on property has been cancelled

▪**Memory Lane Day Care Facility:**

-Working on grant application for DHRC.

▪**NTI Global:**

-Working on grant application for DHRC and ESD

▪**The Geek Panthology:**

- They are interested in renting the first floor of 46 East Main Street. They wish to put up a partition wall separating the front part of the big room and putting in another utility sink in the bathroom. They also wish to install security cameras in the front and back of the building.
- They would like a loan from the IDA to make the capital improvements
- They would also like the carpet replaced or have tile installed since they feel the last tenant ruined the carpet.
- A 5 year lease would be signed

▪**Small Cities Grants:**

- Final Closeout Reports are due for Vita-Blend, Mohawk Fabric and GIANT Solutions
- Annual Reports are due for Beckmann's Converting, Mohawk Architectural and Embassy Millwork
- Employee hiring for each facility is being updated by Staff.
- `Public Hearings have been advertised for next week on the Small Cities Program and potential grant applications

▪**Cranesville Properties:**

- Staff and Board Chairman Baia met with the downer of Cranesville Properties. They are looking to begin construction of the former seven story bank building on Main Street. They are not currently looking for any financial help with the reconstruction, but are interested in obtaining a PILOT for their project.

▪**Home Helpers Inc.:**

- Staff and Board Chairman Baia met with the owner of Home Helpers Inc. They are looking to purchase the former Agway Building in Amsterdam and relocate their office there. They have bank financing in place and are looking to the County to assist with other low-interest financing
- Their project is contingent upon receiving approval from the Zoning Board of Appeals and receiving a PILOT Agreement from AIDA for their project

## **Committee Reports:**

-**Mr. Nelson** and Director Zakrevsky met regarding the AGT issue. There was also a meeting with Ken Fredericks to do a schematic of Beckmann's Converting regarding insurance rates

-**Mr. McKenney** spoke regarding the setting up future meetings with his committee.

**Unfinished Business:** There was none

**New Business:** There was none

**Mr. Rossi** made a motion to enter executive session regarding litigation and personnel. This was seconded by **Mr. McKenney**. Roll call was taken resulting in all "ayes" thereby passing the motion. Executive session was entered at 6:38 pm.

A motion to exit executive session was made by **Mr. LaCoppola** and seconded by **Mr. Rossi**. Roll call was taken resulting in all "ayes" thereby unanimously passing the motion. Executive session was exited at 7:22 pm.

**Resolution 2015 –34** was sponsored by **Mr. LaCoppola** to adopt a policy for Termination of Agency Benefits and recapture of Agency Benefits previously granted. This was seconded by **Mr. Rossi**. Roll call was taken resulting in all "ayes" thereby unanimously passing **Resolution 2015 –34**

**Resolution 2015 –35** that the 2<sup>nd</sup> PILOT Policy for Noteworthy can be changed at any time and a public hearing for Noteworthy can be held. This Resolution was sponsored by **Mr. LaCoppola** and seconded by **Mr. Nelson**. Roll call was taken resulting in all "ayes" thereby unanimously passing **Resolution 2015 -35**

**Resolution 2015 –36** Sponsored by **Mr. McKenney** to raise the secretarial fees to \$200 a meeting a month and \$50 for any subsequent meeting held in that month. This was seconded by **Mr. Rossi**. Roll call was taken resulting in all "Ayes" thereby unanimously passing **Resolution 2015 -36**

**Resolution 2015 –37** to increase the amount of the cost of repairs to the AGT property from the original cost estimate of \$12,000 to an additional an additional amount of up to \$2,500. This was sponsored by **Mr. LaCoppola** and seconded by **Mr. Nelson**. Roll call was taken resulting in all "ayes" thereby unanimously passing **Resolution 2015 -37**

**Resolution 2015 –38** to authorize and send a 30 day eviction letter to Nana's Bakerz Dozen, Proprietors David and Dawn Jobin. Resolution 2015 – was sponsored by **Mr. McKenney** and seconded by **Mr. Rossi**. Roll call was taken resulting in all "ayes" thereby unanimously passing **Resolution 2015 -38**

**Resolution 2015 –39** Sponsored by **Mr. LaCoppola** to spend up to \$2,500 to purchase Cost Benefit Analysis for Software Programs. This was seconded by **Mr. Rossi**. Roll call was taken resulting in all “ayes” thereby unanimously passing **Resolution 2015 -39**

There being no further business to discuss a motion to adjourn was made by **Mr. LaCoppola** and seconded by **Mr. Nelson**. The meeting was adjourned at 7:27 p.m.

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**Secretary**