

CITY OF AMSTERDAM INDUSTRIAL DEVELOPMENT AGENCY

MEETING MINUTES

April 20, 2016

This meeting of the City of Amsterdam Industrial Development Agency was held on April 20, 2016. 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 6:04 p.m.

PRESENT: Mr. Gallup, Mr. McCabe, Mr. McKenney, Mr. Emanuele, Mr. Rossi, Mr. Baia, Mr. LaCoppola, AIDA Executive Director Zakrevsky, Administrative Assistant Sandra Yutes, Montgomery County IDA Chief Executive Officer Ken Rose, Donna Phelps

Public Comment: There was none.

A motion to approve the Regular Meeting Minutes of April 7, 2016 was made by **Mr. LaCoppola**. This motion was seconded by **Mr. McKenney**. Roll call was taken resulting in all “ayes” thereby unanimously passing the motion.

Resolution 2016 –13 To allow the payment of the April bills and invoices was sponsored by **Mr. McKenney**. The Resolution was seconded by **Mr. LaCoppola**. Roll call was taken resulting in all “ayes” thereby unanimously passing **Resolution 2016 –13**

The **Treasurer’s Report** was given by **Director Zakrevsky**. AIDA is in a good financial position and is on solid footing for a while. The motion to accept the Treasurer’s report was made by **Mr. McKenney** and seconded by **Mr. LaCoppola**. Roll call was taken resulting in all “ayes” thereby unanimously passing the motion.

Chairman’s Report:

-Chairman Baia brought up the line item and feels AIDA needs a capital plan for future repair preventative maintenance.

He also spoke with Mayor Villa regarding a hiring procedure for women and minority owned businesses.

He mentioned that Attorney Schwartz and Director Zakrevsky met with Eric Newhouse Owner of 10 Market Street regarding grants for equipment. Attorney Schwartz was satisfied with the meeting and all fees were paid.

Attorneys Report:

Attorney Schwartz was not present so there was nothing new to report.

Directors Report Mr. Zakrevsky:

AIDA's meetings from March 18, 2016 thru April 15, 2016 were listed and discussed

No correspondence was received

Financial Updates:

-Received \$60,000 from 10 Market St, LLC for Sales Tax exemption and PILOT fee.(50% Agency fee)

Embassy Millworks:

-Agency Counsel is handling matters.

Beckmann's Converting:

-AIDA received certification of completion for new boiler room roof.

44-46 East Main Street:

-We are still waiting for a decision on what to do with NYS DOS concerns.

AGT Technologies:

-Nothing new to report.

Memory Lane Day Care Facility:

-Held new public hearings on submitting grant applications to NYS Office of Homes and Community Renewal.

-Submitted pre-application to NYS Office of Homes and Community Renewal.

-Received notice that NYS DHCR accepted our pre-application and are requesting us to formally submit a full application for this project.

GIANT SOLUTIONS:

-Met with the owner and reviewed with him what he needs to submit back to AIDA for Reimbursement of NYS DED grant.

Global Environmental Energy:

-Held Public hearings on submitting grant application.

Wrestling Hall of Fame Buildings:

-Met and toured buildings with Tom Cisek (architect) and David Nelson (project manager).

10 Market Street, LLC:

-Met with the owner of 10 Market Street and reviewed application requiring of NYS Office of Homes and Community Renewal grants with him.

-Held public hearings on submission of grant applications to NYS Office of Homes and Community Renewal.

-Received \$60,000 fee(50% agency fee) for sales tax exemption and PILOT.

Insurance Coverage:

-Mr. McKenney gave report under Committee Reports.

Committee Reports:

-**Mr. Gallup** spoke to the proprietor of The Geek Pantology regarding the dumpster issue. He will pick up the cost of the dumpsters from May 1, 2016 thru June 2017

-An exterminator was hired regarding the issues for the third floor apartment at 44-46 East main St. and the cost of the extermination was \$100. The exterminator is to give AIDA an estimate for the extermination of the entire building.

-Tenants on 44-46 East Main St. have requested a desire for a doorbell or intercom system hookup. Wireless doorbells were discussed.

-**Mr. McKenney** spoke regarding the issue of insurance coverage. Coverage has been tightened up on properties owned and most are insured for cost replacement. The committee feels that Mr. Mancini did a good job, policies are tight and we received a good deal.

-A **motion** to accept the new proposal for insurance coverage was made by **Mr. McKenney**. **Mr. Gallup** seconded the motion. Roll call was taken resulting in all "ayes" thereby unanimously passing the motion.

-Mr. Emanuele spoke regarding a time line that lists the projects AIDA has and their progress.

-He mentioned the Economic Drive Committee meeting and inviting Mayor Villa, Ken Rose, Nick Zabawsky, and Chad Majewski.

The back of the buildings on Main Street were discussed, the cost involved to “spruce up” the buildings with the money AIDA has from the Department of State and the possibility of other property owners following suit to “spruce up”. A suggestion to put a nice façade on the 44-46 Main Street building and the 24-32 Main Street(former PWHF) building was discussed.

Under Unfinished Business:

A meeting was held with Mr. Zakrevsky, David Nelson and Tom Cisek in regard to the Main Street properties. A proposal for the Main Street properties was submitted from Architect Tom Cisek. A proposal for 44-46 East Main St was made with the fee of \$100. A proposal for the Wrestling Hall of Fame Building for \$600 was made. A decision will be made at the next meeting.

New Business:

Ken Rose, Chief Executive Officer of the Montgomery County Industrial Development Agency was invited to attend the regular meeting and speak to the Board regarding revolving loan fund application materials, marketing strategies, issues finding workers, available job opportunities and grants available to small municipalities. Booklets put out by the Montgomery County Business Development Center were passed out to Board members to review. The different revolving loan fund programs were discussed, they include the CDBG Revolving Loan Fund, The Rural Business Enterprise Revolving Loan Fund and Tax Abatement Programs.

There being no further business to discuss a motion to adjourn was made by **Mr. LaCoppola** and seconded by **Mr. McKenney**. Roll call was taken resulting in all “ayes” thereby unanimously passing the motion. The meeting was adjourned at 8:10 p.m.

Secretary