

CITY OF AMSTERDAM INDUSTRIAL DEVELOPMENT AGENCY

MEETING MINUTES

March 19, 2015

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

Excused Absence: Mr. Rossi

This meeting of the City of Amsterdam Industrial Development Agency was held on
March 19, 2015 in Room 205 at City Hall, 61 Church St., Amsterdam, New York 12010.

Chairman **Baia** called the meeting to order at 6:00 p.m.

Public Comment: None

A motion to approve the Meeting Minutes of February 19, 2015 was made by **Mr. McKenney**
and seconded by **Mr. LaCoppola**. Roll call was taken resulting in all “ayes” thereby
unanimously passing the motion.

Resolution 2015-09 to allow the payment of the March 2015 Bills and Invoices was sponsored
by **Mr. Landon** and seconded by **Mr. McKenney**. Roll call was taken, resulting in all
“ayes” thereby unanimously passing Resolution 2015-09.

The **Treasurer’s Report** was given by **Mr. Zakrevsky**. 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.

Chairman’s Report Mr. Baia: A meeting was held March 6th with Emma Lou to explain the
details regarding her option to purchase the Diner within 10 days. Repairs to the
building were discussed and she expressed a desire to pay for the repairs but not purchase
the building. Mr. McKenney suggested the Board stand by the Resolution made in June
2014 to put the property up for sale.

Mayor Thane and Attorney DeCusaitis met with Mr. Zumbolo regarding 85 acres the
school district owns. They would like the land donated to the City of Amsterdam

Grants and the fees generated were discussed

It was suggested that some of the AIDA Board members appear on the morning radio talk
show again as the previous appearance was successful.

Ron Barone is to give the committee report for AIDA

Attorney's Report Attorney Schwartz:

Noteworthy and the eminent domain procedures were discussed and they were still on track. There is still interest in the Pilot Program but Noteworthy has to apply. Easements were discussed and the map is still being studied.

Mohawk Architectural and Embassy Millworks motions for the discovery phase are out there.

Discussion on easements for the Mohasco site were discussed

Grant money availability

Demitrazsek is still undecided.

Directors Report Mr. Zakrevsky:

AIDA's Meetings from February 24, 2015 through March 16, 2015 were listed

▪ Correspondence Received:

-AIDA received an application for AIDA PILOT from Executive Trim Construction, Inc and a 2nd application from Mohawk Architectural.

▪ Financial Updates:

-Revenues for February again exceeded expenses for the same month. Also unanticipated revenues from a PILOT application were received in early March.

▪ Embassy Millworks:

-Agency Counsel is handling all matters

▪ Mohawk Fabric:

-All documentation was submitted to NYS Empire State Development on behalf of Mohawk Fabric to reimburse the company for equipment purchases.

▪ 2 Chuctanunda Street (Emma Lou's Diner)

-Tenant is current on all rents and fees.

▪ Beckmann's Converting:

- A meeting was held with Beckmann's to go over required documentation needed for NYS Office of Homes and Community Renewal. The company conducted an income

survey of all employees as well as documentation of purchases and purchase orders for inventory. The owner also supplied this office with an updated personal financial statement.

-AIDA met with architect Tom Cisek and he has agreed to produce the designs and bidding documents for \$1000.

▪**Mohawk Architectural Aluminum Products:**

-The additional information needed to be included in their PILOT application has been received.

- The Regional Director of NYS ESD is questioning the status of the project, and was told the project is moving forward.

▪**Mohasco Site Redevelopment:**

-AIDA Counsel is waiting for PILOT application from Noteworthy.

-AIDA Counsel is waiting on the transfer of land from City Corporation Counsel.

▪**44-46 East Main St.**

-The NYS Department of State has requested that the City submit documentation that they awarded and entered into a grant sub-recipient agreement with AIDA. After much discussion between our office and DOS, the mayor intervened and indicated to the Department of State that it would be completed ASAP. The document was forwarded to the City's Controller for signature. AIDA assumed this grant was not going to be awarded, but it appears we may still get some reimbursement if the City approves the DOS request for documentation.

-The Chairman of Buildings and Grounds, after discussion with staff, authorized the removal of snow from the roof of the building since it was causing ice and water damage to the rear entrance.

-Two proposals have been received for a security system to be installed on the buildings. The two proposals were from ADT Security Services, Inc. and TJ Security LLC Alarm Systems. Buildings and Grounds is to meet and get back to AIDA.

-The tenant on the second floor of 46 East Main St. has indicated they are planning on leaving since they have purchased a home.

-One tenant is still behind in rent payments.

▪**Power House Property:**

-Nothing new to report.

▪GIANT Solutions:

-Staff met with the owner and discussed what documentation they would need to provide to seek reimbursement from NYS Office of Homes and Community Renewal and NYS Empire State development.

-Staff also contacted NYS ESD to begin the process to seek reimbursement.

▪AGT Technologies:

-The leak in the roof was repaired by Frederick's Roofing.

-AGT forwarded a detailed budget estimate for their expansion plans.

▪Rayco of Schenectady:

-Met with the owner and discussed his next expansion plans and need for additional financing.

▪Power Composite Technologies (PCT):

-AIDA has been in contact with PCT and has their anticipated equipment expansion needs for the next few years to be considered in our grant application

▪Governor's Economic Opportunity Agenda:

-A \$1.5 billion Upstate New York Economic Revitalization Competition is to be held to help continue to restore economic opportunity to regions across Upstate New York.

-AIDA has been working on the beginning efforts of a draft plan to assist with the power generation companies here in Amsterdam.

-Staff forwarded to the Mohawk Valley Edge a copy of the draft map showing project locations, tentative budgets and description of companies involved.

Executive Trim Construction:

AIDA has received a request from Executive Trim Construction looking to obtain a PILOT agreement with us. A copy of their application will be submitted at the meeting.

Economic Development Marketing Strategy for Greater Amsterdam:

-We have received a request from the Montgomery County IDA that we partner with them on an economic study of the Greater Amsterdam area. A copy of the company's

(Vandewalle & Associates) proposal is attached.

Resolution 2015 –10 Sponsored by **Mr. LaCoppola** to hold a public hearing for Mohawk Architectural projects to be held April 16, 2015 at 5:30 pm was made. **Mr. Gallup** seconded the Resolution. Roll call was taken resulting in all “ayes” thereby unanimously passing Resolution **2015-10**

Resolution 2015 -11 Sponsored by Mr. Landon to hold a public hearing to be held April 16, 2015 at 5:45 pm for a PILOT Agreement for Executive Trim Construction. Mr. McKenney seconded the Resolution. Roll call was taken resulting in all “ayes” thereby unanimously passing Resolution **2015 –11**

Resolution 2015 -12 to enter into an insurance agreement with the Amsterdam Chuctanunda Northern Railroad Company was made by **Mr. LaCoppola** and seconded by **Mr. Gallup**. Roll call was taken resulting in all “ayes” thereby unanimously passing **Resolution 2015 – 12**

Committee Reports: **Mr. Gallup** spoke to the Board regarding 44-46 East Main St

The dumpster situation

The roof situation regarding the removal of snow buildup which was completed by Phil’s Int/Ext Improvements

The follow up on the repairs made to the apartments and property.

Contract 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.

A meeting with Don Derby regarding the roof at Emma Lou’s.

Chairman Baia and Mr. Landon will meet with Emmy Lou to offer her the Chuctanunda Street property for \$10,000.00. The board authorized this offer due to rising costs of repair and maintenance of the building, for example the cost of roof replacement. The board was in full agreement on this issue.

The board discussed the purchase price, as well appraisal when reaching this price, but recognized rent paid to date, building obsolescence, and importance of keeping a diner as an integral part of the downtown revitalization plan.

An estimate submitted by Philip Hazelton of “Phil’s Int/Ext Improvements for the Main St. property was received, an estimate by RONCO is needed

An appraisal for the chandelier that was stolen is needed to file the insurance claim

The Board is to speak to John Mancini regarding insurance coverage for the Main Street property

Committee Reports: Mr. McKenney

Regarding insurance coverage, he suggested a meeting with his committee and John Mancini from Mancini's Insurance

The meeting will answer all liability questions, cost replacements, increases in premiums and coverage

The smoke stack next to Beckmann's Converting and solutions to solve the problem were discussed

Unfinished Business: There was none

New Business: Judith Ann Realty Contract

A lease proposal from Judith Ann Realty was discussed and a **motion** to renew the lease was made by Mr. McKenney and seconded by **Mr. LaCoppola**. 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. McKenney** and seconded by **Mr. Landon**. The meeting was adjourned at 8:09 p.m.

SECRETARY