



City of Schenectady Industrial Development Agency

Meeting Minutes — February 27, 2006

Agency Members: Anthony Ward, Denise Brucker, Joe Fava, Joseph Allen, Ann Reilly and Doug Blacklock

Members Absent: Mayor Brian Stratton

Others: Connie Cahill, Jayme Lahut, Jim Callander, Scott Cietek and Ray Gillen

Mr. Ward called the meeting to order at 8:10 a.m.

Public Hearing: 400 State Street Cinema/Office Building Project — Mr. Ward noted the hearing was duly noticed in the *Daily Gazette*. The purpose of the hearing was to solicit public comment on financial assistance for Scotia Holdings, Inc., developer of the six-screen cinema and Class A office building project. No one spoke. The hearing was closed.

Approval of Minutes — February 15, 2006 meeting

Mr. Blacklock moved acceptance of the minutes of the February 15, 2006 meeting; Mr. Fava seconded the motion. The minutes were approved unanimously (Ms. Brucker absent).

1. 400 State Street Cinema/Office Building Project — Resolution 94-06: Authorize PILOT Deviation

Connie Cahill explained that the Agency had properly completed the PILOT deviation process by notifying each of the affected tax jurisdictions. The PILOT allows payments equal to \$1.00 per square foot of rentable space in the cinema portion of the facility and \$2.00 per square foot of rentable occupied space in the office building portion of the facility. No comments had been received from the City, County or school district. With March 1 designated as the City's tax status date, it was agreed to proceed with the PILOT, which requires the Mayor to make certain findings since the project constitutes a retail project as defined in the statute. Ray Gillen added that there had been discussions about modifying the PILOT in the future to better utilize Empire Zone benefits, thereby allowing full valuation of the property.

Mr. Fava moved Resolution 94-06; Doug Blacklock seconded. Discussion followed.

Mr. Allen asked about the construction contractor and whether an apprentice training program would be used during the project. Ray Gillen responded that the project's general contractor, BBL, uses an established apprenticeship program. Among the conditions for securing certain IDA benefits is the use of a certified apprenticeship program. The issue has already been discussed with BBL. Resolution 94-06 was approved unanimously.

Project Updates — Ray Gillen offered a brief presentation on funding to help demolish the Edison School (Dorp Salvage) and adjoining G&G complex. He said that Senator Farley has made a \$250,000 grant available for the \$800,000 project. Metroplex will provide \$350,000. Mr. Gillen says he's seeking \$100,000 each from the Agency and the County IDA for the project. The purpose is to create shovel-ready sites in downtown Schenectady. John Roth's development company is acquiring the sites, preparing to demolish the structures, marketing the development-ready sites and redeveloping a key gateway into downtown Schenectady. The area is zoned light industrial and yields a 4-acre site for redevelopment as commercial office, distribution or product assembly space. The project will create jobs, add to the local tax base and remove an urban blight. Discussion followed and it was agreed to consider a funding request at a subsequent meeting.

Other Business — There was no other business discussed.

Adjournment — Mr. Allen moved to adjourn; seconded by Mr. Fava. The meeting adjourned at 8:25 a.m.

Respectfully submitted,

Scott Cietek
Staff