



City of Schenectady Industrial Development Agency Board Meeting

Meeting Minutes — October 15, 2008

Agency Members: Denise Brucker, Ann Reilly, Jeffrey McDonald, Douglas Blacklock and Joseph Fava

Members Absent: Mayor Stratton and Joseph Allen

Others: Connie Cahill (Agency Counsel), Ray Gillen, Jayme Lahut, Jim Callander and Carol Brown

Public Hearing: Dimension Fabricators Expansion Project: Ms. Brucker noted that the public hearing was properly noticed in the Daily Gazette. No one spoke and no written comments were received. The public hearing was closed.

Ms. Brucker called the monthly meeting to order at 8:15 a.m.

- 1. Approval of Minutes:** Ms. Reilly moved approval of the September 3, 2008 meeting minutes; seconded by Mr. Fava. There was no discussion. The minutes of the September 3, 2008 meeting were unanimously approved. (Mr. McDonald was absent.)
- 2. Financial Report:** Jim Callander reviewed the financials for the period ending September 30, 2008, which were distributed in advance of the meeting. Revenues are well ahead of budget, while expenses remain under budget. Cash on hand stands at \$257,863. Mr. Blacklock moved acceptance of the Financial Report as prepared; seconded by Ms. Reilly. There was no discussion. The Financial Report was unanimously accepted. (Mr. McDonald was absent.)
- 3. FY-2009 Draft Budget: Resolution 207-08: Distribute Budget for Public Inspection**

Jayme Lahut explained that the Agency is required to file the draft budget with the City Clerk's Office and distribute to elected officials for a minimum of 20 days allowing for public inspection pending final adoption by the Agency. Jim Callander reviewed the budget. Discussion followed about what effect a recession economy might have on the budget. Mr. Fava moved Resolution 153-07; seconded by Mr. McDonald. Resolution 207-08 was unanimously approved.

- 4. Dimension Fabricators Expansion Project: Resolution 208-08 — SEQRA**

Jayme Lahut summarized the \$800,000 project that involves construction of a 14,000 sq. ft. building and rail spur improvements plus consolidating about \$425,000 of existing debt. First National Bank of Scotia is financing the transaction. Resolution 208-08 completes the state-mandated environmental review by classifying the project as an Unlisted Action and

determining that the project will not have any significant effect on the environment. Mr. McDonald moved Resolution 208-08; seconded by Mr. Fava. There was no discussion. Resolution 208-08 was unanimously approved.

5. Dimension Fabricators Expansion Project: Resolution 209-08 — Approving Resolution

The resolution approves the bank financing with First National Bank of Scotia, designates Maxon Mohawk Holdings, LLC as Agency agent for the project and provides exemptions from sales taxes, mortgage recording taxes and a PILOT agreement. The PILOT is consistent with the Agency's Uniform Tax Exemption Policy. Ms. Reilly moved Resolution 209-08; seconded by Mr. McDonald. Ray Gillen noted that the PILOT affects the expansion project only, while the balance of the property is already covered by the pre-existing PILOT. Resolution 209-08 was unanimously approved.

6. College Park Project: Resolution 210-08 — Authorize Project Modification and Hold Public Hearing

Ms. Cahill explained that the developer, BN Partners Associates, amended the project application by clearly describing the Golub Headquarters project involved building on two parcels — the former Big N and Hess gas station — as well as plans to acquire a vacant parcel (approximately 5,374 sq. ft.) on the northwest side of Maxon Road. The change is deemed material enough to warrant holding another public hearing and Resolution 210-08 calls for a public hearing. Mr. Fava moved Resolution 210-08; seconded by Mr. McDonald. Resolution 210-08 was unanimously approved.

7. College Park Project: Resolution 211-08 — Accept Title to a .12-acre Parcel from the City of Schenectady, Transfer Title and Ownership to BN Partners Associates, LLC

The Schenectady City Council approved the transfer of a 5,374 square foot vacant parcel on the northwest side of Maxon Road to the Agency for nominal consideration. In turn, the Agency may convey the property to BN Partners or an acceptable affiliate. The resolution authorizes the Agency to accept title, and transfer the property to BN Partners upon compliance with the Agency's Real Property Disposition Policy. Mr. McDonald moved Resolution 211-08; seconded by Ms. Reilly. Discussion followed regarding development concepts at the corner of Nott Street and Maxon Road. Resolution 211-08 was unanimously approved.

8. Old Dorp, LLC / Griffin Greenhouse Project: Resolution 212-08 — Agent Resolution

Old Dorp, LLC has requested that the Agency appoint Old Dorp LLC and Plank, LLC as Agency agents for the purposes of sales tax exemptions. Mr. McDonald moved Resolution 212-08; seconded by Mr. Fava. There was no discussion. Resolution 212-08 was approved.

9. JMR Development Company (Bechtel Plant Machinery, Inc. Retention Project):
Resolution 213-08 — Extend Sales Tax Exemption

Picotte Companies requested an extension of the sales tax exemption until December 31, 2009 in order to complete Bechtel's space consolidation, and make further tenant improvements on the remaining vacant space. Ms. Reilly moved Resolution 213-08; seconded by Mr. Fava. Discussion followed regarding the proximity of the Union Graduate College in enhancing the marketability of the vacant space at Bechtel. Resolution 213-08 was unanimously approved

10. 411 State Street Associates (Big House Schenectady Project): Resolution 214-08 —
Extend Sales Tax Exemption

411 State Street Associates has requested an extension of the sales tax exemption until December 31, 2008 allowing for the completion of the basement club renovations. Ray Gillen reported that the third floor is now occupied by Mr. Waite's law offices and work is continuing on the basement nightclub. Mr. Waite has also secured a commitment letter for the building's permanent financing. Board members were invited to tour the building following the meeting. Mr. Fava moved Resolution 214-08; seconded by Ms. Reilly. Resolution 214-08 was unanimously approved.

11. Other Business: General discussion followed regarding the recent sale of the Van Dyck and the Center City redevelopment.

12. Adjournment: The meeting was adjourned at 8:40 a.m.

Respectfully submitted,

Carol Brown
Staff