



## City of Schenectady Industrial Development Agency

Board Meeting Minutes — November 20, 2009

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

Members Absent: Joseph Allen, Jeffrey McDonald and Mayor Stratton

Others: Connie Cahill (Agency Counsel), JoAnn Kilmer (Hiscock & Barclay), Ray Gillen, and Jayme Lahut

Ms. Brucker called the monthly meeting to order at 8:00 a.m.

**1. Approval of Minutes:** Ms. Reilly moved approval of the October 7, 2009 meeting minutes; seconded by Mr. Fava. The minutes were unanimously approved.

**2. Treasurer's Report:** There was little activity since the last meeting. Cash on hand stands at \$298,412. Mr. Fava moved acceptance of the Treasurer's Report, seconded by Mr. Blacklock and approved.

**3. FY-2010 Draft Budget:** Resolution 263-09 — Approve FY-2010 Budget

No comments were received since filing the draft budget with the City Clerk's Office for public inspection. No changes were made to the budget, so Mr. Fava moved Resolution 263-09; seconded by Mr. Blacklock. Resolution 263-09 was unanimously approved.

**4. Kingsway Arms Nursing Home Expansion Projects:** Resolution 264-09 — Amend Bank Financing Documents

The Agency previously approved a \$5,537,000 loan through M&T Bank for the nursing home expansion project. The resolution authorizes Kingsway Arms to borrow an additional \$400,000 from M&T Bank to complete the project. The project involves converting two existing 60-bed units into 40-bed units by making two-bedded units into single-bedded units, adding 20 adult home beds and converting 20 existing beds to an early Alzheimer's and/or dementia care residence. Mr. Fava moved Resolution 264-09; seconded by Ms. Reilly. Following brief discussion, Resolution 264-09 was unanimously approved.

**5. College Park Project:** Resolution 265-09 — Subordinate Mortgage to IDA PILOT Mortgage

Resolution 265-09 authorized subordinating the Agency's interest in the project leases, including PILOT mortgage, to the interests of a DEC environmental easement. The DEC easement was a program requirement of the Brownfield Tax Credit program that BN Partners Associates, LLC utilized for remediating the soil at the former Big N site. The environmental easement imposes site monitoring, periodic testing and other technical controls of the current owner and all future parties to meet DEC protocols for protecting health and safety. Occupancy

of the 6-story, 240,000 square foot Golub headquarters building begins in December. Ms. Reilly moved Resolution 265-09; seconded by Mr. Blacklock and approved.

**6. 411 State Street Acquisition LLC:** Resolution 266-09 — Approve Bank Documents

NBT Bank committed \$2.6 million to the project, which pays off a pre-existing construction loan and finances improvements for the Paul Mitchell School project. A Galesi entity, 411 State Street Acquisition, LLC, purchased the property in July. With the Paul Mitchell School preparing to occupy two floors, and prospective tenants evaluating the remaining two floors, securing permanent financing is needed to finish the building. Mr. Fava moved Resolution 266-09; seconded by Ms. Reilly. Resolution 266-09 was unanimously approved.

**7. HB Diamond Development LLC (Clinton Square Project):** Resolution 267-09 — Approve Bank Documents

The developer of Clinton Square, HB Diamond Development, obtained \$3.2 million in financing from SEFCU subject to Agency consent. The proceeds pay-off a \$1.7 million construction loan with Pioneer Savings Bank. Ms. Reilly moved Resolution 267-09; seconded by Mr. Blacklock and approved.

**8. Development at Center City LLC (Center City Renovation):** Resolution 268-09 — Approve Bank Documents

The resolution authorizes an additional \$2.5 million in project financing with Pioneer Savings Bank on top of the \$6 million approved to date. Space for the YMCA is under renovation on the ground and first floors; construction started for the Jay Street wing. Mr. Fava moved Resolution 268-09; seconded by Ms. Reilly. Resolution 268-09 was unanimously approved.

**9. Other Business** — The Jay Street Lighting project was discussed.

**10. Adjournment** — Ms. Reilly moved to adjourn; seconded by Mr. Fava and the meeting was adjourned at 8:30.

Respectfully submitted,

Jayne Lahut  
Executive Director