



City of Schenectady Industrial Development Agency Board Meeting

Meeting Minutes — December 13, 2006

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

Members Absent: Mayor Stratton

Others: Connie Cahill, Ray Gillen, Jayme Lahut, Jim Callander, Scott Cietek,
Carol Brown and Councilman Mark Blanchfield

Public Hearings:

1. **College Park (BN Partners Associates, LLC):** Ms. Brucker noted the hearing was duly noticed in the Daily Gazette and was required to solicit public comment on College Park project. No one spoke. The hearing was closed.
2. **Movieland Cinema (BTC Schenectady LLC) Project:** Ms. Brucker said the hearing was noticed in the Daily Gazette. The purpose of the hearing was soliciting comments on providing a sales tax exemption on purchase of furniture, fixtures and equipment for the Movieland Cinema. No one spoke. The hearing was closed.

Ms. Brucker called the monthly Agency meeting to order at 8:10a.m.

3. **Approval of Minutes** — Mr. Blacklock moved acceptance of the minutes of the November 1, 2006 meeting; seconded by Ann Reilly. There was no discussion. The minutes were unanimously accepted.
4. **Financial Report** — Jim Callander reported that revenues exceed budget and expenses remain under budget for the year. Cash on hand is \$302,000. Mr. Fava moved acceptance of the Financial Report as distributed; seconded by Mr. Blacklock. Brief discussion followed about payments due from DEC's brownfields program (Lot 6). The Financial Report was accepted unanimously.
5. **FY-2007 Budget** — Resolution 118-06: Adopt FY-2007 Budget — Jayme Lahut reported that the draft budget was filed with the City Clerk's Office for public comment and presented to the City Council. No comments have been received. Revenues and Expenses remain largely unchanged from previous years. Doug Blacklock moved Resolution 118-06; seconded by Ann Reilly and unanimously approved.

6. **College Park (BN Partners Associates, LLC) Project** – Resolution 119-06: Final Approving Resolution

Connie Cahill explained that in order to finance the costs of the project, BN Partners Associates LLC obtained loans from Bank of America (\$13,242,447) and their New Market tax Credit entity, ESIC Community Partners, Inc. (\$3,737,553). The Agency joins in the execution of a mortgage, assignment of leases and rents and security agreement for both loans. The City Planning Commission recently approved initial plans. The public hearing was held on December 13 prior to this meeting. The resolution provides a mortgage recording tax exemption and a sales tax exemption on construction purchases for the project. A PILOT is not a part of this action. The closing is scheduled before year end. Mr. Fava moved Resolution 119-06, seconded by Mr. Blacklock. Resolution 119-06 was unanimously approved.

7. **Movieland Cinema (BTC Schenectady LLC) Project** – Resolution 120-06: Final Approving Resolution

Movieland Cinema seeks sales tax exemption on purchases of furniture, fixtures and equipment for the cinema. The Public Hearing was held prior to this meeting. Mr. Fava moved the resolution; seconded by Ms. Reilly. There was no discussion. Resolution 120-06 was unanimously approved.

8. **Wallace Building Project** – Resolution 121-06: Lease Amendment

Connie Cahill explained that this resolution authorizes Robert A. Lupe to transfer the lease of the space on the roof of the building housing wireless equipment, antennae, etc. to TI Unison Site Management LLC. Jayme Lahut said the Lupe's have had an existing leasing arrangement for years, but TI Unison is buying existing leases. Agency consent is required by virtue of its property interests in center City. Mr. Blacklock moved Resolution 121-06; seconded by Mr. Allen. There was no discussion. Resolution 121-06 was unanimously approved.

9. **Hampton Inn Project** – Resolution 122-06: Sub-Agent Resolution

Connie Cahill explained that the resolution authorizes an additional sales tax exemption certificate to GNS Holyoke Real Estate, LLC, an affiliate of the developer. This entity will be allowed to buy furnishings and equipment for the hotel. Mr. Blacklock moved Resolution 122-06; seconded by Mr. Fava. A brief construction update followed. Resolution 122-06 was unanimously approved.

10. **IDA Property/Peek Street Site** – Resolution 123-06: Reimburse Site Cleanup Expenses

Ray Gillen reported that BB&J Developers (Ric Lucia) paid the overdue PILOT in 2006 and largely cleared the site of debris. A small amount of asbestos debris remains on site, which is the Agency's responsibility according to agreement between BB&J Developers and the Agency. Jayme Lahut has been getting cleanup estimates, although Lucia has arranged for

the removal if the Agency reimburses the cleanup costs. He thinks it will cost about \$15,000. The resolution authorizes up to \$20,000 for the hazmat cleanup with a contingency to cover unanticipated expenses. Mr. Fava moved Resolution 123-06; seconded by Ms. Reilly. Ray Gillen said that once the site is cleared, the Agency holds title free and clear, and the property should be conveyed to the YMCA as supplemental parking for their College Park facility. Resolution 123-06 was unanimously approved.

11. **Other Business** — Project updates followed on College Park, Dorp Salvage demolition, and the State Street Mixed-use Project.

12. **Adjournment** — Mr. Blacklock moved to adjourn; seconded by Mr. Allen. The meeting was adjourned at 8:40 a.m.

Respectfully submitted,

Carol Brown