



City of Schenectady Industrial Development Agency Board Meeting

Meeting Minutes — July 30, 2008

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

Members Absent: Mayor Brian Stratton and Joseph Allen

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

Ms. Brucker called the monthly Agency meeting to order at 8:45 a.m.

- 1. Approval of Minutes:** Mr. Fava moved approval of the June 5, 2008 meeting minutes; seconded by Mr. Blacklock. There was no discussion. The minutes of the June 5, 2008 meeting were unanimously approved.
- 2. Financial Report:** Jim Callander reviewed the financials for the period ending June 30, 2008, which were distributed in advance of the meeting. Revenues are well ahead of budget. Cash on hand stands at \$233,376. Mr. McDonald moved acceptance of the Financial Report as prepared; seconded by Mr. Blacklock. There was no discussion. The Financial Report was unanimously accepted.
- 3. Big House Underground Project** — Ray Gillen reported that crews are working to finish renovating the third floor law office space, then concentrating on the second floor space and basement club. As temporary Certificates of Occupancy are issued, it sets the stage for the take-out financing to be applied. General discussion followed about the project and prospects for tenants.
- 4. Old Dorp, LLC / Griffin Greenhouse Project:** Resolution 199-08 — Preliminary Inducement Resolution and Hold a Public Hearing

Griffin Greenhouse & Nursery Supplies is headquartered in Tewksbury, MA with operations in 12 locations throughout the Northeast and Mid-Atlantic from Maine to Tennessee. The company has outgrown its space in Latham and plans to relocate to Schenectady. The \$3 million project involves construction of a 27,075 square foot single story building with parking and docking facilities at 126 Van Guysling Avenue. The developer, Old Dorp LLC, will turnkey the project on Griffin's behalf and seeks exemptions from sales taxes, mortgage recording taxes and property tax exemptions. The project will create about 30 jobs. Mr. Fava

moved Resolution 199-08; seconded by Ms. Reilly. Discussion followed about improving the emerging Broadway corridor around I-890. Resolution 199-08 was unanimously approved.

5. Schenectady Materials and Processing Laboratory: Resolution 200-08 — Mortgage Modification Agreement / Assignment of Installment Sale Agreement

Connie Cahill reported that M&P Labs planned a refinancing on their Technology Drive facility. The company's principal, Niko V. Gjaja, holds a commitment from Key Bank for the purpose of consolidating the notes and mortgages associated with the facility. In addition, the company seeks Agency consent to assign the Installment Sale Agreement to ISIDE, LLC, a newly formed limited liability company (with Mr. Gjaja as the sole member) that will own and control the property. Resolution 200-08 consents to the assignment and assumption of Agency obligations by ISIDE, LLC, but also requires Mr. Gjaja to personally guarantee all obligations contained in the Installment Sale Agreement for as long as the agreement remains in force. Mr. McDonald moved Resolution 200-08; seconded by Mr. Fava. After brief discussion, Resolution 200-08 was unanimously approved.

6. Other Business: Mr. Gillen reported on the status of the sale of Lot 6 to Liedkie Moving & Storage. Final approvals from the DEC are imminent which could then allow the sale of Lot 6.

7. Adjournment: Mr. McDonald moved to adjourn; seconded by Mr. Fava. The meeting was adjourned at 9:00 a.m.

Respectfully submitted,

Jayne B. Lahut
Executive Director