



## City of Schenectady Industrial Development Agency Board Meeting

Meeting Minutes — August 9, 2006

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

Members Absent: Mayor Brian Stratton and Joe Fava

Others: Connie Cahill, Esq., Ray Gillen; Jayme Lahut, Jim Callander, and Carol Brown

Ms. Brucker called the meeting to order at 8:40 a.m.

1. **Approval of Minutes** — Mr. Blacklock moved acceptance of the minutes of the July 12, 2006 meeting; seconded by Ms. Reilly. There was no discussion. The minutes were unanimously accepted.
2. **Financial Report** — Jayme Lahut reviewed the report distributed prior to the meeting. There was little new activity since the last meeting, although both income and expenses are on target for the year. Cash on deposit is about \$185,000. The Agency is still awaiting funds from DEC for the Lot 6 project. Mr. Allen moved acceptance of the Financial Report as distributed; seconded by Ms. Reilly. There was no discussion. The Financial Report was accepted unanimously.
3. **2005 Audit** — Resolution 105-06: Adopt 2005 Audit

Jayme Lahut explained that the numbers reflected in the Audit were the same as the year-end report reviewed in January. The auditors, Bollam, Sheedy & Torani had difficulties securing bank confirmations of outstanding bond balances, which resulted in delays for distributing the Audit to the Agency members as well as the NYS Comptroller. Jim Callander sent an earlier draft to the Comptroller with the necessary forms.

Mr. Allen moved approval of Resolution 106-06; seconded by Mr. Blacklock. Discussion followed regarding whether the Audit met the requirements of the Public Authorities Accountability Act. Although the Act is not effective until 2007, it requires submission of the Audit within 120 days of the end of the fiscal year (April 30). Jayme Lahut reported that Metroplex was using its interns to collect more information for its data base, so that the auditors would have more reliable information than prior years. Resolution 106-06 was unanimously approved.

4. **Resolution 106-06:** Grant Agreement with City of Schenectady

The resolution authorizes repaying two obligations to the City incurred by prior City IDA management: \$158,385 to the Agency for the DOT Office Building project (1999) and

\$176,089 owed to the City from the sale of the former Trading Port on Union Street. The City has never received any payments toward these obligations. Resolution 106-06 authorizes the Chair to execute a note with the City totaling \$334,474 to be paid over five years — 50 percent (\$167,237) to be paid in 2006, \$25,000 per annum in 2007 through 2010, and the balance (\$67,237) payable in 2011. Fees and revenues from downtown projects generated by the Agency provide the payment stream needed to cover the annual payments until the debt is retired.

Ms. Reilly moved Resolution 106-06; seconded by Mr. Blacklock. Discussion followed regarding the effect of the \$334,474 payment on the Agency's cash flow. Completing the Lot 6 project and recouping outlays alleviates issues in the short term. Resolution 106-06 was unanimously approved.

5. **GNS Partnership (Holiday Inn Renovation Project)** — Resolution 107-06: Amend Agent Resolution/Extend Sales Tax Exemptions through September 2006

Connie Cahill explained that Holiday Inn needed another few months to complete renovations and re-fitting the hotel at 100 Nott Terrace. The sales tax exemption would be extended through September 2006. Mr. Allen moved Resolution 107-06; seconded by Mr. Blacklock. General discussion followed on the improvements to the Holiday Inn. Resolution 107-05 was unanimously approved.

6. **Other Business** — Ray Gillen noted that he and Connie Cahill were working on amending the PILOTs with the Hampton Inn and Cinema projects, which would generate increased property taxes for the municipalities and school district. This would be discussed in greater detail at a future meeting. He briefed the Agency on several on-going downtown projects.
7. **Adjournment** — Mr. Blacklock moved to adjourn; seconded by Mr. Allen. The meeting was adjourned at 9:00 a.m.

Respectfully submitted,

Carol Brown  
Secretary