



## City of Schenectady Industrial Development Agency Board Meeting

Meeting Minutes — September 27, 2006

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

Members Absent: Mayor Stratton

Others: Stephen H. Volkheimer, Esq., Ray Gillen; Jayme Lahut, Jim Callander, Scott Cietek

Ms. Brucker called the meeting to order at 9:00 a.m.

1. **Approval of Minutes** — Joseph Allen moved acceptance of the minutes of the August 9, 2006 meeting; seconded by Ann Reilly. There was no discussion. The minutes were unanimously accepted.

2. **Financial Report** — Jim Callander reviewed the report distributed prior to the meeting and stated that expenses are on budget and revenues are slightly below. Doug Blacklock moved acceptance of the Financial Report as distributed; seconded by Ann Reilly. There was no discussion. The Financial Report was accepted unanimously.

3. **Draft 2006 Budget** — Resolution 108-06: Distribute Budget for Public Inspection

Jayme Lahut explained that the IDA statute requires filing the IDA draft budget with the City Clerk for at least 20 days prior to adoption allowing for public inspection. Jim Callander then reviewed the draft FY-2007 budget. Joseph Allen moved approval of Resolution 108-06; seconded by Doug Blacklock. There was no discussion. Resolution 108-06 was unanimously approved.

4. **Robinson Building Redevelopment Project** — Resolution 109-06: Preliminary Resolution: Authorization to Hold Public Hearing, Commence PILOT Deviation Process and Take Related Actions

Jayme Lahut said the resolution authorized holding a public hearing about financial assistance for the project, including sales tax exemption, mortgage recording tax exemption and payment-in-lieu-of-tax. Ray Gillen described the proposed project by Schenectady Renaissance, LLC, a group of investors led by Mark Boss of New Paltz. The Robinson Building is in serious disrepair with a partially collapsed roof and other signs of decay. The property is critical to efforts linking the Proctors Block with Erie Blvd. restoration and new construction at SCCC. Plans call for restoring the 41,500 sq. ft. complex for market rate residential units on the upper three floors and commercial and retail space on the first floor. Joe Fava moved approval of Resolution 109-06; seconded by Doug Blacklock. After brief discussion, Resolution 109-06 was unanimously approved.

**5. Big House Schenectady Project** — Resolution 110-06: Amend Agent Resolution

Big House Project has requested an extension of the sales tax exemption through February 28, 2007 in order to complete renovations of 411 State Street. The current exemption expires on September 30. Jayme Lahut provided a status report on construction. The restaurant and club should open by year end. Joe Fava moved approval of Resolution 110-06; seconded by Ann Reilly. Resolution 110-06 was unanimously approved.

**6. Movieland Cinema Project** – Resolution 111-06: Preliminary Resolution: Authorization to Hold Public Hearing and Take Related Actions

Connie Cahills colleague, Stephen Volkheimer, explained that Bow Tie Partners LLC seeks sales tax exemption on purchases of furniture, fixtures and equipment for the movie theaters. They expect to spend about \$1.6 million fitting up the cinema. Operating as BTC Schenectady LLC to lease and operate the cinema, they require a separate authorization to get the sales tax exemption. Resolution 111-06 initiates the Agency's approval process by calling for a public hearing and provides for an interim sales tax exemption up to \$100,000 in financial assistance.

Ray Gillen reported that the project involves purchasing sound systems, film projection equipment and furnishings for the lobby/concession area, among other things. The Cinema comprises six theaters holding about 1,400 seats and the total project cost is approximately \$1.6 million. Joseph Allen moved approval of Resolution 111-06; seconded by Joe Fava. Discussion followed about the progress of construction. The facility may open as soon as March 2007. Resolution 111-06 was unanimously approved.

**7. Union College Bond Refinancing** – Resolution 112-06: Preliminary Resolution: Authorization to Hold Public Hearing

Jayme Lahut stated that Union College seeks to refinance \$16.2 million in bonds issued in 1999 and \$14.6 million in bonds issued in 2001 because of advantageous market conditions. In addition, Union wants \$4.18 million in new bonds for various energy savings projects around campus. The total bonding request is \$37 million. Resolution 112-06 authorizes holding the statutorily-mandated public hearing.

Ray Gillen explained that the College has renovated several buildings in recent years and the new project will vastly improve energy savings by using "smart control" energy technology to bring independent/stand-alone control systems in separate buildings to a centralized uniform temperature controlled building system. The system relies largely on installing space and lighting sensors in rooms throughout the campus. Ann Reilly moved Resolution 112-06; seconded by Joe Fava. Resolution 112-06 was unanimously approved.

**8. Wallace Building Project** — Resolution 113-06: Extend Lease Agreement Between the Agency and Robert A. Lupe

Jayne Lahut reported that recent discussions between Robert (Bud) Lupe, City officials, Metroplex and Connie Cahill resulted in a consensus to extend the existing Center City Plaza lease to February 28, 2007. This allows the City and Metroplex more time to find a new buyer for Center City as well as deal with issues relating to overall building condition, real property taxes and financial reporting to the City. There was no discussion. Joe Fava moved approval of Resolution 113-06; seconded by Doug Blacklock and unanimously approved.

**9. Other Business:** Ann Reilly inquired about the 400 Block between Jay Street and Clinton Street. Ray Gillen informed the Agency that the City and Metroplex have submitted a joint application to Empire State Development for the Restore NY Grant program. The grant is submitted on the premise the buildings can be renovated and if we do not receive the grant we will reevaluate the project. Ray Gillen expects to hear from ESD in late October if we were awarded a grant.

**10. Adjournment:** 9:50 am. Moved by Joe Fava; seconded by Ann Reilly and unanimously approved.

Respectfully submitted,

Scott J. Cietek