



City of Schenectady Industrial Development Agency Board Meeting

Meeting Minutes — September 3, 2008

Agency Members: Denise Brucker, Ann Reilly, Jeffrey McDonald and Mayor Stratton

Members Absent: Joseph Fava, Joseph Allen and Doug Blacklock

Others: Connie Cahill (Agency Counsel), Teresa Bakner (Whiteman Osterman & Hanna) Ray Gillen, Jayme Lahut, Scott Cietek, Carol Brown and an audience of 2

Public Hearing: Old Dorp, LLC / Griffin Greenhouse & Nursery Project — Ms. Brucker noted that the public hearing was properly noticed in the Daily Gazette. No one spoke and no written comments were received. The public hearing was closed.

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

- 1. Approval of Minutes:** Mr. McDonald moved approval of the July 30, 2008 meeting minutes; seconded by Ms. Reilly. There was no discussion. The minutes of the July 30, 2008 meeting were unanimously approved.
- 2. Financial Report:** Jayme Lahut reviewed the financials for the period ending July 31, 2008, which were distributed in advance of the meeting. Revenues are well ahead of budget. Expenses are running below budget. Cash on hand stands at \$206,706. Mayor Stratton moved acceptance of the Financial Report as prepared; seconded by Mr. McDonald. There was no discussion. The Financial Report was unanimously accepted.
- 3. Annual Audit:** Resolution 201-08 – Contract with Bollam, Sheedy, Torani & Co. LLP (BST)
Metroplex staff sent out a Request for Proposals seeking qualifications and pricing for a three-year engagement for undertaking a comprehensive audit for the City IDA, Metroplex and the County IDA. Two proposals were received and reviewed by staff: BST and Marvin & Company. BST's pricing for the 3-year period (\$28,300) was more favorable than Marvin and Company (\$31,050). Since BST has performed the Agency's audit for the past three years, the staff is recommending retaining BST to perform the Agency's audit for fiscal years ending December 31, 2008, 2009 and 2010. Mr. McDonald moved Resolution 201-08; seconded by Mayor Stratton. Resolution 201-08 was unanimously approved.
- 4. Old Dorp, LLC / Griffin Greenhouse Project:** Resolution 202-08 — SEQRA
The \$3 million project involves construction of a 27,075 square foot facility at 126 Van Guysling Avenue and is expected to create about 30 jobs. The developer, Old Dorp, LLC, will turnkey the project on behalf of Griffin Greenhouse. Resolution 202-08 completes the state-

mandated environmental review by classifying the project as an Unlisted Action and determining that the project will not have any significant effect on the environment. Mr. McDonald moved Resolution 202-08; seconded by Mayor Stratton. Resolution 202-08 was unanimously approved.

5. Old Dorp, LLC / Griffin Greenhouse Project: Resolution 203-08 — Approving Resolution

Resolution 203-08 gives Agency consent for proceeding with the project and provides a mortgage recording tax exemption, sales tax exemption and authorizes bank financing. Mr. Gillen reported that the project has received all the approvals necessary to begin the project immediately with a completion date by December of this year. Mr. McDonald moved Resolution 203-08; seconded by Mayor Stratton. Following brief discussion, Resolution 203-08 was unanimously approved.

6. Dimension Fabricators Expansion Project: Resolution 204-08 — Hold a Public Hearing

Scott Stevens, Dimension Fabricator's CEO, briefed the Board on the project. Located at 1910 Maxon Road (near Freeman's Bridge) the company operates out of 4 buildings totaling 49,000 square feet on a 2.9 acre site. The company sells rebar, continuous spirals for concrete reinforcement, specialty-built cages for columns or drilled shafts, and carries a large inventory of steel bar sizes and lengths for reducing lead times on construction projects. Employing over 40 highly-paid machinists, engineers, technicians and experienced operators of the most sophisticated manufacturing machinery in the industry, the company plans to add a new 14,000 square foot building, purchase production equipment and overhead cranes, and install about 300 linear feet of rail line in support of business operations. The project also involves consolidating existing debt with new project financing of up to \$1.25 million. Total project cost is about \$800,000. The project will add 4 jobs upon completion. The company seeks exemption from sales taxes and mortgage recording taxes and real property tax exemptions. Mayor Stratton moved Resolution 204-08; seconded by Mr. McDonald. Discussion followed. Resolution 204-08 was unanimously approved.

7. Center City Redevelopment Project: Resolution 205-08 — SEQRA

The Agency acted as lead agency for undertaking a coordinated review of the potential environmental impacts, which focused on the capacity of existing infrastructure, construction impacts and potential traffic / parking issues. The project involves the renovation and modernization of the existing, 4-story, 170,000 square foot office/retail/recreation complex at 415-433 State Street which is in poor physical condition. The \$18 million project adds marketable retail and office space to about 214,525 square feet. Work involves building envelope stabilization, replacing and upgrading electric, plumbing, mechanical and roof, façade improvements, fire safety upgrades and building code compliance. In addition, the project involves retail/office white box construction, new street level/mall level construction and Jay Street wing construction.

Terresa Bakner discussed the SEQRA process and the materials prepared and distributed in advance of the meeting with respect to environmental effects. She noted that the project's

proximity to Proctors, which is listed on the State and National Register of Historic Places, required the Agency to undertake a coordinated review and classifying the project as a Type I Action. Since the project largely involves internal renovation, it will not have any significant impacts. She recited the documents prepared including a traffic study. Mayor Stratton moved Resolution 205-08; seconded by Ms. Reilly. Following discussion regarding potential tenants for the building, Resolution 205-08 was unanimously approved.

8. Center City Redevelopment Project: Resolution 206-08 — Authorization to Execute Bank Documents and Take Related Actions

Agency Counsel, Connie Cahill, explained that the resolution calls for a public hearing, approves project financing of \$4 million with Pioneer Savings, and limits sales tax exemptions to no more than \$100,000 in benefits. Resolution 206-08 is an interim measure allowing the project to get started following the SEQRA process. The application must be amended to identify tenants and provide other project details. The resolution authorizes holding a public hearing upon submission of additional information. The Agency, therefore, will likely consider a future resolution to authorize additional financial assistance. Mr. McDonald moved Resolution 206-08; seconded by Mayor Stratton. There was no discussion. Resolution 206-08 was unanimously approved.

9. Other Business — Mr. Gillen noted that the closing on Lot 6 was scheduled for later in the day.

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

Respectfully submitted,

Carol Brown
Staff