



## City of Schenectady Industrial Development Agency

Board Meeting Minutes — March 3, 2010

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

Members Absent: Joseph Allen, Doug Blacklock, and Mayor Brian Stratton

Others: Connie Cahill (Agency Counsel), Ray Gillen, Jayme Lahut, Jim Callander and Scott Cietek

Ms. Brucker called the monthly meeting to order at 8:30 a.m.

- 1. Approval of Minutes:** Ms. Reilly moved the acceptance of the January 22, 2010 meeting minutes; seconded by Mr. Fava. The minutes were approved.
- 2. Treasurer's Report:** Jim Callander reviewed the financial reports through January 31, 2010. Cash on hand stands at \$312,585. Mr. Fava moved the acceptance of the Treasurer's Report, seconded by Ms. Reilly and approved.
- 3. Lofts at Union Square LLC:** Resolution 277-10 — Hold Public Hearing

The project involves the acquisition of the land and buildings at 525 Union Street and 1007 Barrett Street, demolition of vacant, blighted structures and constructing 20 units of rental housing. There are two phases to the project. Phase One calls for preparing the entire site for construction and building 8 row houses with attached single-car garages accessible from the street and budgeted at \$1.6 million. Phase Two faces Union Street adjoining the Union Inn. The 14-unit apartment building will be 3-stories tall and contain studios, one-bedroom and two-bedroom units. A 3,000 square foot retail space on the ground floor maintains the streetwall and compliments Union Street retailers. Phase Two budget is \$1,587,500. Chris Myers, owner of the Parker Inn, is the project applicant and developer.

Resolution 277-10 calls for public hearing. The City Historic District Commission is acting as SEQRA lead agency for purposes of undertaking a coordinated review. Ms. Reilly moved Resolution 277-10; seconded by Mr. McDonald. Discussion about the project and SEQRA followed. The resolution was approved unanimously.

- 4. GEMx Technologies, LLC / GE Battery Plant Project:** Resolution 278-10 — Hold a Public Hearing

Resolution 278-10 calls for a public hearing with respect to GEMx Technologies, LLC, a division of General Electric Transportation. The firm has selected Building 66 on Schenectady Main Campus for developing its battery manufacturing facility. GEMx seeks sales tax exemption for materials, supplies, furniture, fixtures and equipment necessary for renovating and equipping Building 66. The total project cost is \$105 million and will create 350 new manufacturing jobs. NYS DEC is undertaking a coordinated review to comply with SEQRA.

Mr. McDonald moved Resolution 278-10; seconded by Ms. Reilly. After discussion about the project, Resolution 278-10 was approved unanimously.

**5. DMN Realty Associates, LLC (Capital Living and Rehabilitation Center Expansion Project):** Resolution 279-10 — Hold a Public Hearing

Resolution 279-10 calls for holding a public hearing prior to conveying financial assistance and tax benefits. The project replaces two existing long-term care facilities on the same campus — The Avenue on Altamont Avenue in Schenectady and the Dutch Manor on Hamburg Street in Rotterdam — by constructing a new 161,000 square foot facility located entirely in the City of Schenectady. The project developer, DMN Realty Associates, an affiliated entity of Capital Living and Rehabilitation Center, seeks sales tax exemption, mortgage recording tax exemption and real property tax exemption for this project. Capital Living and Rehabilitation Center operates eight (8) facilities with 850 beds in seven counties specializing in long-term nursing home care and short term rehabilitative services. Capital Living employs about 1,135 people with 180 FTEs in Schenectady. The project adds 57 FTE positions. The Schenectady City Council is acting as the SEQRA lead agency and coordinating the environmental review. Ms. Reilly moved Resolution 279-10; seconded by Mr. Fava. After discussion about the site plan, the resolution was approved unanimously.

**6. Development at Center City LLC (Center City Renovation):** Resolution 280-10 — Approve Bank Documents

Resolution 280-10 consented to the permanent bank financing for the renovation and redevelopment of Center City in downtown Schenectady. The Bank of America financing will replace the Pioneer Savings construction financing previously approved, and increased the total amount of investment needed to complete the project to \$23 million. The resolution also calls for a developer fee of \$10,000 due to the substantial increase in project cost and equity investment in the facility. Mr. McDonald moved to approve Resolution 280-10; seconded by Mr. Fava. There was no discussion. Resolution 280-10 was approved unanimously.

**7. Duane Avenue Parking Lot:** Resolution 281-10 — Amend and Restate Lease Agreement

World Star LLC has not made its last two annual payments on the parking lot lease with the Agency because of on-going discussions with the adjacent business, SEPSA, and its landlord, Bob Moore, who want to incorporate the parking lot into SEPSA's expansion plans. In consideration of these negotiations, Resolution 281-10 amends the parking lot lease with Wally Spiegel by forgiving one year of payments (\$6,000). Ms. Reilly made a motion to approve the resolution, which was seconded by Mr. Fava and approved unanimously.

**9. Adjournment:** Mr. Fava moved to adjourn, seconded by Mr. McDonald. Adjourned at 9:00 a.m.

Respectfully submitted,

Jayne Lahut  
Executive Director