

Frank S. Venezia
Chairman

Joseph P. Richardson
Secretary

Sam NeJame
Assistant Secretary

Brian T. Stenson
Treasurer

Victoria Stanton Sweeney
Member

Mark Hennessey
Member

Stephen P. Rosenblatt
Member

TOWN OF BETHLEHEM

Albany County - New York

INDUSTRIAL DEVELOPMENT AGENCY

445 DELAWARE AVENUE
DELMAR, NEW YORK 12054

Telephone: (518) 439-4955

Fax: (518) 439-5808

Email: info@bethlehemida.com

www.bethlehemida.com

Terrence W. Ritz
*Executive Director and
Chief Executive Officer*
Ext. 1139

Suzanne Traylor
*Chief Financial Officer and
Contracting Officer*
Ext. 1123

Thomas P. Connolly, Esq.
*Assistant Executive Director,
Assistant Secretary and
Agency Counsel*
518-447-3303

Robin Nagengast
*Assistant to the Executive
Director and Clerk*
Ext. 1158

MINUTES

January 26, 2011

A meeting of the Town of Bethlehem Industrial Development Agency was convened in public session in the Bethlehem Town Hall, 445 Delaware Avenue, Delmar, NY at 8a.m., on Wednesday, January 26, 2011.

Attendance was recorded as follows:

<u>Board Members Present</u>	<u>Board Members Absent</u>	<u>Counsel Present</u>	<u>Town Staff Present</u>	<u>Others Present</u>
Frank Venezia Joseph Richardson Sam NeJame Victoria Stanton Sweeney Stephen Rosenblatt	Brian Stenson Mark Hennessey	Thomas Connolly Joseph Scott	Robin Nagengast Suzanne Traylor Terry Ritz Sam Messina	

Chairman Venezia called the meeting to order at 8:00am.

APPROVAL OF MINUTES

A motion was made by Mr. Richardson, seconded by Ms. Sweeney, and carried by all members present to approve the minutes of the Regular Meeting held December 22, 2010.

A motion was made by Mr. Richardson, seconded by Ms. Sweeney, and carried by all members present to approve the minutes of the Special Meeting held January 14, 2011.

OLD BUSINESS

Project Updates

VISTA: Mr. Ritz presented a colored map representing the Vista Master Plan including the proposed new road and buildings and the Special Assessment District. He distributed a copy of the minutes of the January 20, 2011 Development Planning Committee where Jon deForest and Bill Mafriaci presented Phase 1B of the project (nine retail buildings including a grocery store, two banks, drug store, restaurant and office buildings). Phase 1A (road and 40,000 sq.ft. office building) is on the Planning Board agenda for February 1, 2011.

Mr. Connolly advised that JRN submitted two applications for Phase 1B, but the applications were not complete, and he asked JRN to provide complete applications.

Mr. Richardson summarized the presentation he and Mr. Stenson made before the 20/20 Economic Development Sub Committee on January 24, 2011. There was good input provided to their January 12, 2011 memorandum and a revised version will be circulated to the Agency as well as the Sub Committee for final feedback before submission to the full 20/20 Implementation Committee. Mr. Richardson advised that the memorandum a conceptual document with contingencies that will need to be met before going forward. There was some discussion of the Master Plan for build-out of the project.

Selkirk Yards: Mr. Ritz reported that the Energy Focus Group seems to have reached a stalemate. A possible solution is to find a high energy user to locate on Creble Road in the vicinity of Cogen. CSX is putting in a bypass track. SABIC is hiring and there is a lot of available warehouse space at 158/218 West Yard Road. Albany County

is going to rebuild a couple of bridges and take down the bridge over the railroad tracks at Old School Road. Security Supply has just bought a parcel of land on Creble Road. Mr. Ritz indicated there is more to learn about these projects at an opportune time. The consensus was to postpone action on the Selkirk Yards project, and concentrate on Vista.

Planning Board Update: In addition to Vista Phase 1A, applications by Delmar Medical Arts, Trustco Bank, and Hague Boulevard are on the February 1, 2011 agenda.

35 Hamilton of Glenmont LLC: The foundation has been built. The town is awaiting stamped plans on the building. A closing is expected in March 2011.

New Website

Mr. Ritz is expecting the new site to go live very soon. As soon as it does, feedback is encouraged.

NEW BUSINESS

Board Assessment

Mr. Connolly passed out a Full Board Assessment form for 2010 and asked the members to complete and return it to Ms. Nagengast. The assessment is required by the Public Authority Reform Act and all responses will be confidential.

Next Meeting Date

Chairman Venezia will be away on vacation for the next meeting scheduled on February 23. It was re-scheduled for Friday, February 18 at 9:30a.m. The MD&A draft document will be distributed for feedback and final revisions in time for possible approval at the March 23 Regular Meeting. The deadline is March 31, 2011.

MEETING SCHEDULE

2/3/2011	3:30p.m.	Room 214A	Finance Committee Meeting
2/18/2011	9:30 a.m.	Room 107	Regular Meeting
3/14/2011	8:00 a.m.	Room 107	Audit Committee Meeting

MOTION TO ADJOURN

A motion to adjourn was made by Mr. NeJame, seconded by Ms. Sweeney, and unanimously approved by all Members present at 8:59a.m.

Respectfully submitted,
Robin Nagengast