

Frank S. Venezia
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Joseph P. Richardson
Vice Chairman

Sam NeJame
Secretary

Vacant
Treasurer

Victoria Stanton Sweeney
Assistant Secretary

Mark Hennessey
Member

Stephen P. Rosenblatt
Member

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MINUTES
Special Meeting
October 17, 2011

A special 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 9:00a.m., on Monday, October 17, 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	Mark Hennessey	Tom Connolly	Robin Nagengast	Sam Messina
Sam NeJame		Joseph Scott	Terry Ritz	George Leveille
Victoria Stanton-Sweeney			Suzanne Traylor	Debra Lambek
Stephen Rosenblatt				Tom Keaney
Joseph Richardson				Joe Nicolla

APPROVAL OF MINUTES

The minutes of the Special Meeting held October 7, 2011 were approved on a motion by Mr. NeJame and seconded by Ms. Stanton-Sweeney, with all members present in favor.

OLD BUSINESS

20/20 Economic Development Sub Committee (ED SC) Presents Strategy

Mr. Richardson and Mr. Leveille presented the draft report previously reviewed with IDA leadership. They are asking the Agency to endorse the concept to include in the final report of the 20/20 Advisory Committee to the Town Board. The purpose is to focus on responsible, quality growth through good planning and to encourage development through PILOT agreements, where appropriate. The challenge is finding and funding someone who can advance the Strategy and Economic Development. Chairman Venezia said it's important to identify a revenue stream to consider when determining the best implementation strategy. The ED SC will discuss at its next meeting in November. After acceptance by the Town Board, the Agency will explore developing a work plan.

Upon motion by Mr. NeJame, seconded by Mr. Rosenblatt, the Agency agreed to approve the 20/20 Economic Development Strategy 2011-2012. Mr. Richardson abstained due to being one of the report's authors.

Vista/Revised Bond Documents/Resolution

The revised bond documents have not been distributed. This item is being pushed to the October 26, 2011 agenda.

NEW BUSINESS

Vista Applications: SRS Bethlehem LLC (Supermarket), Columbia Bethlehem Berk (Bank), Columbia Bethlehem SEF (Bank)

Mr. Nicolla presented three proposed projects that are part of Vista Phase 1B and noted that signed leases are in place for all three. He emphasized the importance of putting services in place to attract technology tenants and expressed he feels Tier 1 PILOTs are important to lower cost of entry. It was noted that when the BIDA adopted a Tier 1 PILOT, retail wasn't a permitted use for PILOT projects. Chairman Venezia said today the Agency would vote on whether to accept the three applications and set a public hearing.

Upon motion by Mr. Richardson, seconded by Mr. NeJame, the Agency agreed to accept the application from SRS Bethlehem LLC and set the Public Hearing for November 1 at 6p.m with all members present in favor.

Upon motion by Mr. Richardson, seconded by Mr. NeJame, the Agency agreed to accept the application from Columbia Bethlehem SEF LLC and set the Public Hearing for November 1 at 6p.m with all members present in favor.

Upon motion by Mr. Richardson, seconded by Mr. NeJame, the Agency agreed to accept the application from Columbia Bethlehem Berk LLC and set the Public Hearing for November 1 at 6p.m with all members present in favor.

Mr. Scott and Mr. Connolly confirmed they each reviewed the applications to ensure there was enough information provided within to legally go forward. The determination of whether a Tier 1 or a Standard (Tier 2) PILOT would apply is deferred until after the public has an opportunity to comment.

Ms. Traylor distributed the summary page of a model comparing Standard and Tier 1 Pilots for each proposed use for Vista Phase 1B. The model can be adjusted when new data becomes available. There will be further discussion of Standard and Tier 1 PILOT analysis and the criteria that would need to be met for each application to qualify for Tier 1 at the October 26, 2011 meeting. Ms. Taylor emphasized the benefit to the Town when new business uses a PILOT.

A special meeting was scheduled for Monday, November 7 at 9a.m as a follow up to the Public Hearing and possibly take action on Tier 1 Tax Abatement applications, if appropriate.

MEETING SCHEDULE

- 8:00 a.m., Wednesday, October 26, 2011, Room 107 – Regular Meeting
- 9:00 a.m., Monday, November 7, 2011, Room 107 – Special Meeting

MOTION TO ADJOURN

A motion to adjourn was made by Mr. NeJame and approved by all Members present at 10:45 a.m.

Respectfully submitted,
Robin Nagengast