

# TOWN OF BETHLEHEM

Albany County - New York

## INDUSTRIAL DEVELOPMENT AGENCY

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### Regular Meeting Minutes

Wednesday, June 22, 2016

8:00 AM

Town Hall Auditorium

**Thomas P. Connolly**

*Executive Director,  
Assistant Secretary and  
Agency Counsel  
518-447-3303*

**Allen F. Maikels**

*Treasurer, Chief Financial Officer  
and Contracting Officer  
518-487-4679*

**Elizabeth Staubach**

*Economic Development  
Coordinator  
Ext. 1189*

**Robin Nagengast**

*Assistant to the Executive Director  
and Clerk  
Ext. 1164*

**Frank S. Venezia**

*Chairman*

**Joseph P. Richardson**

*Vice Chairman*

**Tim McCann**

*Secretary*

**Victoria Storrs**

*Assistant Secretary*

**Sandra Shapard**

*Member*

**Tim Maniccia**

*Member*

**David Kidera**

*Member*

#### I. Call to Order/Roll Call/Quorum Determination

A Regular Meeting of the Bethlehem Industrial Development Agency of the Town of Bethlehem was held on the above date at the Town Hall Auditorium, 445 Delaware Avenue, Delmar, NY.

The Meeting was called to order at 8:00 AM with the presence of a quorum noted.

Attendee Name	Title	Status	Arrived
Frank S. Venezia	Board Member/Chairman	Present	
Joseph P. Richardson	Board Member/Vice Chairman	Present	
Tim McCann	Board Member/Assistant Secretary	Present	
Victoria Storrs	Board Member	Present	
Sandra Shapard	Board Member	Present	
Tim Maniccia	Board Member	Present	
David Kidera	Board Member	Present	
Thomas P. Connolly	Executive Director/Agency Counsel	Present	
Joe Scott	Bond Counsel	Present	
Allen F. Maikels	CFO and Contracting Officer	Present	
Robin Nagengast	Assistant to the Executive Director	Present	
Elizabeth Staubach	Senior Planner/ED Coordinator	Present	
Robert Leslie	Director of Planning	Present	

#### II. Minutes Approval

1. Friday, May 27, 2016

**RESULT:** ACCEPTED [6 TO 0]  
**MOVER:** Joseph P. Richardson, Board Member/Vice Chairman  
**SECONDER:** Sandra Shapard, Board Member  
**AYES:** Venezia, Richardson, McCann, Shapard, Maniccia, Kidera  
**ABSTAIN:** Victoria Storrs

### III. Reports of Committees

No report this month.

### IV. Communications

Nothing to report this month.

### V. Old Business

- **PLANNING BOARD UPDATE (LESLIE)**

Monolith (85 Vista Blvd) received a 90 day extension of its site plan approval and 21 Vista Blvd (the solar farm) received its final 90 day extension from the Planning Board.

The Gateway Commerce Center was issued a recommendation to the Town Board; they are expected to apply to the IDA.

- **REPORT OF ED COORDINATOR (STAUBACH)**

June 9 Marketing Event was well attended and sponsors have already expressed interest in next year's event. Picotte was approached about funding for a marketing analysis for the Blue Cross building. After discussing the grant program, it was decided not to proceed with an application. The town will continue to work with Picotte on options for the property.

Ms. Staubach is attending continuing education toward economic development certification and will report back in July.

- **SAE SUN (MONOLITH) PROJECT (SCOTT)**

The extension of IDA benefits will expire at the end of August. The developer reports lending issues are still being resolved.

- **COLUMBIA 15 PROJECT (CONNOLLY)**

The developer reports no change in locating a tenant.

### VI. New Business

- **FINANCIAL STATEMENTS 5/31/16 (MAIKELS)**

Fee income has brought financials in line with the 2016 budget.

- **REGULAR MEETING - WEDNESDAY, JULY 27, 2016 8:00 A.M. AUDITORIUM**

The next regular meeting is Wednesday, July 27.

**VII. Adjournment**

**Motion To:** Adjourn

**RESULT:** **ADJOURN [UNANIMOUS]**  
**MOVER:** Tim Maniccia, Board Member  
**SECONDER:** David Kidera, Board Member  
**AYES:** Venezia, Richardson, McCann, Storrs, Shapard, Maniccia, Kidera