

TOWN OF BETHLEHEM

Albany County - New York

INDUSTRIAL DEVELOPMENT AGENCY

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DELMAR, NEW YORK 12054

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Regular Meeting Minutes

Friday, December 16, 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 8:05 AM with the presence of a quorum noted.

Attendee Name	Title	Status	Arrived
Frank S. Venezia	Board Member/Chairman	Absent	
Joseph P. Richardson	Board Member/Vice Chairman	Present	
Tim McCann	Board Member/Secretary	Present	
Victoria Storrs	Board Member/Assistant Secretary	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	

II. Minutes Approval

Friday, November 18, 2016

RESULT: ACCEPTED AS AMENDED [UNANIMOUS]
MOVER: Sandra Shapard, Board Member
SECONDER: Tim Maniccia, Board Member
AYES: Richardson, McCann, Storrs, Shapard, Maniccia, Kidera
ABSENT: Frank S. Venezia

III. Reports of Committees

No committees met since the last regular meeting.

IV. Communications

The Center for Economic Growth is proposing to raise fees to take effect in 2018. The members discussed and would like to invite the CEO to speak at a meeting next year.

V. Old Business

- **PLANNING BOARD UPDATE (LESLIE)**

Construction on the SAE Sun/Monolith project started December 12, 2016, within the deadline set by the Planning Board site plan approval. The Town Board adopted amendments to Town Zoning Law and Subdivision Regulations. Several new projects on Route 9W are before the Planning Board: Albany Med Urgent Care in Town Squire, a new retail pad site in Glenmont Plaza, and an additional building at TACS Autobody.

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

The Regional Economic Development Council awarded Bethlehem another \$200,000 to continue the Microenterprise Grant Program. The schedule will be similar to the 2014 program. The REDC also approve \$5,000,000 for an Port of Albany expansion project within the Town of Bethlehem. Initial plans for the June Marketing Event/Business Expo will highlight available properties in context with existing businesses.

- **COLUMBIA 15 PROJECT (CONNOLLY)**

No update.

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

Jennifer Pickett provided an update. Monolith closed on the purchase of the land and started construction; financing is expected to close early next year.

- **STATUS CPI BETHLEHEM BERK I LLC & CPI ... BERK II LLC ASSIGNMENT (SCOTT)**

- **STATUS CPI BETHLEHEM SEF I LLC & CPI ... SEF II LLC ASSIGNMENT (SCOTT)**

11 Vista and 12 Vista are scheduled to close later this month.

VI. New Business

- **FINANCIAL STATEMENTS 11/30/16 (MAIKELS)**

Mr. Maikels reported on the financials as of November 30, 2016. The scheduled closings for 11 Vista and 12 Vista will reduce the net deficit for 2016.

- **REGULAR MEETING - JANUARY 27, 2017 8:00 A.M. AUDITORIUM**

The next Regular Meeting is scheduled for Friday, January 27, 2017 at 8am.

VII. Adjournment

Motion To: Adjourn

RESULT:	ADJOURN [UNANIMOUS]
MOVER:	Tim McCann, Board Member/Secretary
SECONDER:	Sandra Shapard, Board Member
AYES:	Richardson, McCann, Storrs, Shapard, Maniccia, Kidera
ABSENT:	Frank S. Venezia