

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

TOWN OF BETHLEHEM
Albany County - New York
INDUSTRIAL DEVELOPMENT AGENCY

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Regular Meeting Minutes
Wednesday, June 28, 2017
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

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/Secretary	Present	
Victoria Storrs	Board Member/Assistant Secretary	Absent	
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, May 26, 2017

RESULT: ACCEPTED [UNANIMOUS]
MOVER: Tim Maniccia, Board Member
SECONDER: Joseph P. Richardson, Board Member/Vice Chairman
AYES: Venezia, Richardson, McCann, Shapard, Maniccia, Kidera
ABSENT: Victoria Storrs

III. Reports of Committees

- **REPORT OF THE GOVERNANCE COMMITTEE (RICHARDSON)**

Mr. Richardson, Chair of the Governance Committee, reported out on the May 26 meeting where members discussed updating the format of the board assessment by adding a comment section to every question and by allowing members to respond electronically. The Committee recommended member retraining every 5 years.

IV. Communications

V. Old Business

- **PLANNING BOARD UPDATE (LESLIE)**

Initial presentation for site plan at Air Products is scheduled on the July 6th Planning Board meeting. This site plan application involves the Phase 2 expansion of the site, which includes a new maintenance building, covered private fueling island, truck scales, industrial equipment, tanks and towers to expand production of the existing facility.

Port Road South - Carver's initial presentation for the site plan application associated with the permanent inlet was presented to the Planning Board at their June 20th meeting. Various State agencies are also reviewing permit applications for the site and it is expected the project will return to the Planning Board at an August meeting.

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

The June 15 Economic Development Marketing Event was the best attended so far. Two more businesses have been awarded Microenterprise Grants - the Entrepreneurial Training Class starts June 29. TACS Autobody has a public hearing at the June 28 Town Board for their Office of Community Renewal small business grant application.

- **COLUMBIA 15 PROJECT (CONNOLLY)**

The developers report they are still marketing the property.

- **SAE SUN (MONOLITH) PROJECT (JENNIFER PICKETT)**

Steve Erby reported Trustco will now be the funding source and the company is now estimating a July 30 closing. In accordance with BIDA's approving resolution, the project deadline to complete construction is April 25, 2018.

- **AIR PRODUCTS PROJECT (CONNOLLY/SCOTT)**

Air Products announced a \$60 million renovation as part of their new joint venture with Linde. A new application will be provided to reflect the joint venture.

- **11 VISTA/CPI BERK III & IV (SCOTT)**

Assignment of the project to a new entity has been approved; documentation to follow.

- **10 VISTA/RETAIL (SCOTT)**

The project has expired and termination papers have been prepared for the file.

- **COEYMANS RECYCLING (SCOTT)**

The Company advised the Agency of a possible refinancing, may not apply to the BIDA.

VI. Adjourn