

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

445 DELAWARE AVENUE
 DELMAR, NEW YORK 12054
 Telephone: (518) 439-4955
 Fax: (518) 439-5808
 Email: info@bethlehemida.com
www.bethlehemida.com

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

Regular Meeting Minutes
Wednesday, August 23, 2017
8:00 AM
Town Hall Auditorium

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	Absent	
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

1. Wednesday, July 26, 2017

RESULT: ACCEPTED AS AMENDED [UNANIMOUS]
MOVER: Sandra Shapard, Board Member
SECONDER: Victoria Storrs, Board Member/Assistant Secretary
AYES: Venezia, Richardson, Storrs, Shapard, Maniccia, Kidera
ABSENT: Tim McCann

III. Reports of Committees

No committees reporting out.

IV. Communications

- **EMAIL FROM GABRIEL F. DEYO, DEPUTY COMPTROLLER 8/11/17 (CONNOLLY)**

The Office of the State Comptroller's report is confidential until published.

V. Old Business

- **PLANNING BOARD UPDATE (LESLIE)**

Air Products phase two is under review and will be on the agenda in September. Port Road South is with the Army Corps of Engineers for approval. 1273 River Road is still being marketed with some interest.

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

Available properties are active on Statebook and the IDA website. The Entrepreneurial Class has concluded - Microenterprises can be reimbursed. Two new applications will be reviewed in September. Ms. Staubach was the guest speaker at the Glenmont Job Corps quarterly meeting and presented town Economic Development opportunities and jobs.

- **COLUMBIA 15 PROJECT (CONNOLLY)**

Developer is still looking for a tenant.

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

Trustco's underwriting is done and final decision/approval is anticipated in 7-10 days. Financial statements are forthcoming.

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

Project documents are being exchanged. Project will close after Planning Board completes its review.

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

Comments are still coming back; final paperwork expected by next meeting.

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

Termination papers have been signed and returned.

- **1220 NEW SCOTLAND RD/ARCH SCBTHNY02 TERMINATION (SCOTT)**

Termination papers are being prepared to send out this week.

VI. New Business

- **FINANCIAL STATEMENTS 7/31/17 (MAIKELS)**

The \$13,000 revenue shortfall will be made up by 2017 closings. Expenses are under budget.

- **FINANCE COMMITTEE MEETING – THURSDAY, SEPTEMBER 7, 2017 8:00 A.M. ROOM 101**

Mr. Maikels will provide 2017 budget projections that include potential closings prior to the Finance Committee's September 7 2018 Budget Meeting.

- **REGULAR MEETING - FRIDAY, SEPTEMBER 22, 2017 8:00 A.M. AUDITORIUM**
- **SPECIAL MEETING – THURSDAY, OCTOBER 12, 2017 9:00 A.M. ROOM 101**

VII. Adjournment

Motion To: Adjourn

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