

Frank S. Venezia
Chairman
Joseph P. Richardson
Vice Chairman
Tim McCann
Secretary
Victoria Storrs
Assistant Secretary
Tim Maniccia
Member
David Kidera
Member
Vacant
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
Friday, December 21, 2018
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	
Richard Kotlow	Board Member	Present	
Tim McCann	Board Member/Secretary	Present	
Victoria Storrs	Board Member/Assistant Secretary	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, October 26, 2018

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

III. Reports of Committees

No committee activity to report.

IV. Communications

There are no communications.

V. Old Business

- **PLANNING BOARD UPDATE (LESLIE)**

PSEG/Grid reactor station approved by the Planning Board. Diversified Auto presented to the Development Planning Committee - potential IDA project. Glenmont Roundabout is in preliminary design phase; staff is meeting with local businesses; and there is a public information meeting scheduled January 17. New senior planner Nate Owens filled vacancy. Comp plan update forums are underway; five more scheduled from January through March.

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

The REDC awarded another \$200,000 for Bethlehem microenterprises; information sessions have been scheduled. Recently met with two potential IDA projects.

- **COLUMBIA 15 PROJECT (CONNOLLY)**

Nothing new from the developer to report.

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

The termination documents have been signed and delivered. The termination is complete.

- **COEYMANS RECYCLING CENTER LLC TERMINATION (SCOTT)**

Documents are out; no response from the Coeymans Recycling.

- **PSEG/NATIONAL GRID PROJECT (LESLIE/SCOTT)**

Documents have been delivered and recorded.

- **ECONOMIC DEVELOPMENT STRATEGY UPDATE (LESLIE/STAUBACH)**

Notes from the Workshop were distributed for comments. Regional data will be reflected in continuing strategies, timely with the comprehensive plan update.

- **MONOLITH STATUS REPORT ON CONSTRUCTION 85 VISTA BLVD.
(SULLIVAN/STROUD/ERBY/FOBARE/PICKETT/SMITH)**

Monolith has missed the December 13, 2018 deadline for site completion and Planning Board and Agency approvals have expired without extensions. The building permit will expire January 31, 2019. Monolith hasn't stabilized the site.

Interim financial statements are requested.

Next report to the IDA board will be at the next regular meeting on January 25 at 8am; updates to the Executive Director are requested as available.

VI. New Business

- **FINANCIAL STATEMENTS 11/30/18 (MAIKELS)**

Net income is estimated at \$150,000, ahead of budget.

- **ADMINISTRATIVE SERVICES CONTRACT 2019/RESOLUTION (CONNOLLY)**

Upon motion by Mr. Richardson, seconded by Mr. Kidera, the Agency approved the 2019 Administrative Services Agreement with the Town and the 2019 Schedule 'A' with all members present in approval.

RESULT: APPROVED [UNANIMOUS]
MOVER: Joseph P. Richardson, Board Member/Vice Chairman
SECONDER: David Kidera, Board Member
AYES: Venezia, Richardson, Kotlow, McCann, Storrs, Maniccia, Kidera

- **REGULAR MEETING - FRIDAY, JANUARY 25, 2019 8:00AM, AUDITORIUM**

The next meeting is Friday, January 25 at 8am.

VII. Executive Session/Resolution

Upon motion by Mr. Kidera, seconded by Ms. Storrs, the Board went into executive session at 8:40am to discuss litigation. The executive session closed at 9:12am on a motion by Mr. Kidera, seconded by Ms. Storrs, with no action taken.

VIII. Adjournment

Motion To: Adjourn

RESULT: ADJOURN [UNANIMOUS]
MOVER: David Kidera, Board Member
SECONDER: Victoria Storrs, Board Member/Assistant Secretary
AYES: Venezia, Richardson, Kotlow, McCann, Storrs, Maniccia, Kidera