

**TROY CITY
FINANCE COMMITTEE AGENDA
October 6, 2016
6:00P.M.**

Pledge of Allegiance
Roll Call

RESOLUTIONS

94. Resolution Requesting The Troy Industrial Development Authority And Troy Local Development Corporation To Consider Certain Changes To Their Procedures. (Council President Mantello, Council Members McGrath, Ashe-McPherson, and Gulli)

95. Resolution Authorizing The Mayor To Finalize And Execute A Lease Agreement With The Troy Albany Hockey Association Relating To The Frear Park Ice Rink Facility. (Council President Mantello) (At the Request of the Administration)

96. Resolution By The City Of Troy, As Part Of The "Think Differently" Initiative, Recognizing The Month Of October As National Disability Employment Awareness Month. (Council President Mantello, Council Members Sullivan-Teta, McGrath)

RESOLUTION REQUESTING THE TROY INDUSTRIAL DEVELOPMENT AUTHORITY AND TROY LOCAL DEVELOPMENT CORPORATION TO CONSIDER CERTAIN CHANGES TO THEIR PROCEDURES

WHEREAS, the Troy Industrial Development Authority (“IDA”) has been established to advance job opportunities, general prosperity and economic development in the City of Troy; and

WHEREAS, the IDA provides financial assistance to new and existing businesses and developments through a variety of tax abatements and incentives, including Payment in Lieu of Taxes Agreements; and

WHEREAS, the IDA typically conducts its monthly public meetings in the early morning at City Hall; and

WHEREAS, the Troy Local Development Corporation (“LDC”) was established to work in conjunction with the City government, private and public businesses and institutions to create public/private economic development; and

WHEREAS, the LDC also functions as a tool of economic development by, among other things, providing assistance to local business in the form of grants and loans; and

WHEREAS, the LDC also conducts its monthly public meetings in the early morning at City Hall; and

WHEREAS, the Troy City Council wishes to encourage greater transparency and public involvement in the decisions of the IDA and the LDC.

NOW, THEREFORE, BE IT RESOLVED, that the Troy City Council requests the IDA and the LDC to consider the following suggested changes to their respective practices and procedures:

- A change in the time of the IDA and LDC monthly public meetings from the current early morning meeting time to a time after 4:00 p.m.;
- The issuance of reports by the IDA to the City Council Finance Committee for public discussion prior to approval of any tax exemptions or incentives by the IDA;
- The issuance of reports by the LDC to the City Council Finance Committee for public discussion prior to the approval of any grants or loans by the LDC; and
- Permitting the City Council independent auditor to audit the IDA and LDC as part of an annual audit function.

Approved as to form September 29th, 2016

Kevin Glasheen, Corporation Counsel

RESOLUTION AUTHORIZING THE MAYOR TO FINALIZE AND EXECUTE A LEASE AGREEMENT WITH THE TROY ALBANY HOCKEY ASSOCIATION RELATING TO THE FREAR PARK ICE RINK FACILITY

WHEREAS, the City of Troy (“City”) is the owner of the Frear Park Ice Rink Facility (“Ice Rink”); and

WHEREAS, over the past several years, the City has leased the Ice Rink to the Troy Albany Hockey Association (“TAHA”) for a portion of each year; and

WHEREAS, the City and TAHA had been negotiating a longer term lease agreement that contained certain options to renew for five year periods but the parties were not able to finalize such longer term lease agreement; and

WHEREAS, it was determined by the City that a lease agreement with a shorter term would enable TAHA to continue to run its hockey programs in the immediate future while providing the City with an opportunity to evaluate the optimum long term use of the Ice Rink.

NOW, THEREFORE, BE IT RESOLVED, that the Mayor is hereby authorized to finalize and execute a lease agreement between the City and TAHA relating to the Ice Rink substantially in the form of the agreement attached hereto.

Approved as to form, September 29, 2016

Kevin P. Glasheen, Esq., Corporation Counsel

MEMO IN SUPPORT

Previously, an RFP was issued regarding the proposed use of the Frear Park Ice Rink Facility (“Ice Rink”) by third parties. The only response to the RFP was submitted by the Troy Albany Hockey Association (“TAHA”). A proposed lease agreement that provided for an initial 5 year terms at \$1,250 for Year 1 and \$1,500 for Years 2 – 5 was provided to TAHA. The lease also provided two five year options to renew at an unspecified monthly rental. TAHA responded to the proposed lease with very significant changes to the language of the lease agreement, many of which were not acceptable to the City.

Given the above situation, it was determined that a much shorter term lease would be in the best interests of both the City and TAHA. Such a lease would permit TAHA to continue its hockey programs at the Ice Rink for the near future. For the City, a short term lease would avoid potentially tying up the Ice Rink for a 15 year period of time and provide the City with an opportunity to evaluate the best long term use for the Ice Rink.

The proposed lease provides for an initial lease period at \$2500 per month. The proposed lease also provides for a \$10,000 lump sum payment for the previously unpaid rent. The lease provides for two one (1) year options to renew with the second option to be subject to negotiations regarding the lease rate etc. The lease permits TAHA to rent out ice time to third parties but the City will receive 25% of the rental fees received by TAHA and will have the right to audit the records of TAHA relating to ice time rental fees. TAHA will also maintain the premises during the time that it is in control of the Ice Rink.

We believe that the proposed lease provides a reasonable solution to the current situation and it is recommended that this resolution be approved.

RESOLUTION BY THE CITY OF TROY, AS PART OF THE "THINK DIFFERENTLY" INITIATIVE, RECOGNIZING THE MONTH OF OCTOBER AS NATIONAL DISABILITY EMPLOYMENT AWARENESS MONTH

WHEREAS, October is National Disability Employment Awareness Month (NDEAM), and all Troy residents and businesses are encouraged to participate; and

WHEREAS, the Troy City Council adopted the "Think Differently" Initiative to expand inclusiveness for the special needs community in the City of Troy; and

WHEREAS, the "Think Differently" Initiative held a kick-off meeting a month ago to begin the discussion for residents, businesses, and organizations throughout the City of Troy to accept the challenge to look past our differences and embrace what makes us all human; and

WHEREAS, the purpose of NDEAM is to educate about disability employment issues and celebrate the many and varied contributions of America's workers with disabilities; and

WHEREAS, NDEAM is led by the U.S. Department of Labor's Office of Disability Employment Policy, but its true spirit lies in the many observances held annually at the grassroots level, such as the City of Troy; and

WHEREAS, inclusion works for business, inclusion works for opportunity, and inclusion works for innovation; and

NOW, THEREFORE BE IT RESOLVED, that the City of Troy recognize the month of October as National Disability Employment Awareness Month.

Approved as to form October 3, 2016

Kevin Glasheen, Corporation Counsel