



Wallace Altes, Chair

Bill Dunne
Ken Zalewski
Andrew Ross
Andrew Torres, Ph.D.

**TROY LOCAL DEVELOPMENT CORPORATION
Board of Directors Meeting
Planning Department Conference Room**

**City Hall
433 River Street, Suite 5001
Troy, New York 12180**

**November 19, 2012
9:00 a.m.**

AGENDA

- I. Approval of the Minutes from the October 11, 2012 and October 23, 2012 meetings.
- II. New Business
 1. Troy Boilerworks, Inc.
 2. Review of the Boards financial statements and property income for 2012 by Selena Skiba.
 3. Parking Committee
- III. Old Business
 1. Update on 444 River Street – Marvin Neitzel Building
 2. Goals and Objectives
- IV. Adjournment

**TROY LOCAL DEVELOPMENT CORPORATION
Board of Directors Meeting Minutes
October 11, 2012
9:00 a.m.**

BOARD MEMBERS PRESENT: Wallace Altes, Bill Dunne, Andrew Ross, Andrew Torres Ph.D.

ABSENT: Ken Zalewski

ALSO IN ATTENDANCE: Justin Miller, Esq., Monica Kurzejeski, Ryan Silva, Kevin Blodgett, and Denee Zeigler

Minutes

Wallace Altes called the meeting to order at 9:00 a.m.

- I. Approval of minutes from the September 10, 2012 meeting.

Bill Dunne made the motion to approve.

Andrew Ross seconded the motion to approve.

- II. New Business

1. Main Street application for Kevin Blodgett for Trojan Lofts LLC located at 137 Fourth Street

The applicant spoke to the board regarding his proposal to renovate the interior of two commercial spaces and finish minor repairs to the outside of the building known as 137 Fourth Street. The applicant explained that this was a different proposal than what was originally proposed to the board in 2010. The board questioned the timeline and if there were businesses in place for the first floor. The applicant advised the work will be completed by the end of 2012 and has someone in mind for a first floor restaurant (approx. 4800 sqft).

Resolution 1

Authorize the disbursement of Main Street grant funds in the amount of \$35,001.12 to Kevin Blodgett of Trojan Lofts LLC for 137 Fourth Street.

The Chairman, Vice Chairman and/or Chief Financial Officer of the Corporation are Issuer is hereby authorized and directed to do all acts and things required and to execute and deliver all such agreements, certificates, instruments and documents, to pay all such fees, charges and expenses and to do all such further acts and things as may be necessary to effect the purposes of the foregoing resolutions and to cause compliance by the Corporation with all of the terms, covenants and provisions of the documents executed for and on behalf of the Corporation.

**Bill Dunne made the motion to authorize the disbursement of funds.
Andrew Ross seconded the motion.**

Approved 4 Ayes 0 Nays 1 Absent, motion carried

2. NYS Community, Opportunity and Re-Investment initiative Solicitation of Interest

Monica Kurzejeski spoke about the Solicitation of Interest that was sent out by NYS to help find single agencies within cities that would act as the lead organization to develop, implement and coordinate multiple community efforts. The LDC agreed to work along with whoever became the lead agency as a partner. Monica mentioned that the deadline for SOI's is in two weeks and will email documents to the board members to review.

3. This item was not discussed. Due to the moving of City Hall, the Comptroller was unable to present to the board.

III. Old Business

Wallace Altes discussed the need to fill committee positions. He appointed Andy Torres Ph.D, Andrew Ross and himself to the Audit & Governance Committee.

It was decided that the next meeting will be started 15 minutes earlier than the usual start time to accommodate a meeting of the committee.

Monica Kurzejeski gave an update on the RFP sent out for the development Marvin Neitzel building, 444 River Street. Monica Kurzejeski stated the deadline to submit a bid is October 12, 2012.

A general discussion took place regarding the status of the former King Fuels site and the repayment of the HUD loan. Currently repayments are being made from TLDC reserves. The board discussed if payments could be made from another source to avoid depleting funds that could be used for economic

development. The board discussed what the value would be of the site once it is cleaned up. Monica Kurzejeski mentioned that there is great interest in that area for development.

Wallace Altes thanked the board and a special thanks to Monica Kurzejeski for her work with the Neitzel Building RFP. He advised that the next meeting will be November 19, 2012 at 8:45 a.m.

**Andrew Torres made the motion to adjourn.
Bill Dunne seconded the motion.**

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**TROY LOCAL DEVELOPMENT CORPORATION
Board of Directors Meeting Minutes
October 23, 2012
8:00 a.m.**

BOARD MEMBERS PRESENT: Wallace Altes, Bill Dunne, Andrew Ross, Andrew Torres Ph.D. and Ken Zalewski

ALSO IN ATTENDANCE: Justin Miller, Esq., Monica Kurzejeski, Selena Skiba and Denee Zeigler

Wallace Altes called the meeting to order at 8:15 a.m.

Adjourned and went into Executive session.

**Andrew Ross made the motion to go into executive session.
Ken Zalewski seconded the motion to approve.**

Executive Session was adjourned and the board returned to open meeting.

I. New Business

1. Motion was made to enter into negotiations with Vecino group regarding their RFP for The Marvin Neitzel building at 444 River Street.

**Ken Zalewski made the motion to enter into negotiations with Vecino group.
Andrew Ross seconded the motion.**

2. Resolution #1 - Authorizes the solicitation of proposals for a maintenance person for 444 River Street.

**Andrew Ross made the motion to enter into a maintenance contract.
Andrew Torres seconded the motion.**

Approved 5 Ayes 0 Nays , motion carried

3. Resolution #2 – Authorizes the TLDC to acquire two in reim properties from The City of Troy, 88 King Street (Vacant Lot) and 20 King Street.

**Ken Zalewski made the motion to acquire 88 King Street and
20 King Street
Andrew Torres seconded the motion.**

Approved 5 Ayes 0 Nays, motion carried

II. Next Meeting

Wallace suggested that the Vencino group present their plan at the next IDA meeting in November.

He also asked that Andrew Ross be a reachable for Monica Kurzejeski and Bill Dunne regarding any issues or questions about the building project due to his past experiences.

Bill Dunne will send out information regarding Troy Boilerworks Inc. and Selena Skiba will give a financial presentation at the November 19th meeting.

**Wally Altes made the motion to adjourn.
Ken Zalewski seconded the motion.**

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