



Wallace Altes, Chair

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

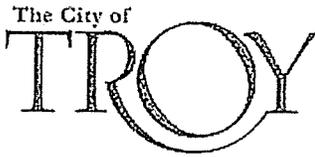
**TROY LOCAL DEVELOPMENT CORPORATION
Board of Directors Meeting
Planning Department Conference Room**

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

**October 11, 2012
9:00 a.m.**

AGENDA

- I. Approval of the Minutes from the September 10th, 2012 meeting.
- II. New Business
 1. Main Street application for Kevin Blodgett, 137 Ferry Street
 2. NYS Community, Opportunity and Re-Investment initiative Solicitation of Interest
 3. Review of the Boards financial statements and property income for 2012.
- III. Old Business
 1. Discuss HUD Section 108 loan repayment.
- IV. Adjournment



**TROY LOCAL DEVELOPMENT CORPORATION
Board of Directors Meeting Minutes
September 10, 2012
9:00 a.m.**

BOARD MEMBERS PRESENT: Wallace Altes, Chair; Bill Dunne, Andrew Ross, Ken Zalewski

ABSENT: Andrew Torres, Ph.D.

ALSO IN ATTENDANCE: Justin Miller, Esq., Denee Zeigler, Selena Skiba, Joe Mazzariello, Monica Kurzejeski, Russ Reeves CEng. P.E.

Minutes

Wallace Altes called the meeting to order. He introduced the new Economic Development Coordinator Monica Kurzejeski to the board members.

Joe Mazzariello introduced Selena Skiba to the board members. Joe advised that Selena will be assisting him as treasurer of the TLDC.

I. Old Business

1. Approval of minutes from the July 9, 2012 meeting.

Ken Zalewski made the motion to approve.

Andrew Ross seconded the motion to approve.

2. Bill Dunne led a discussion about the TLDC purchase of The Marvin Neitzel Building that occurred on August 22, 2012. The board talked about offering the current tenants the option of staying and signing a month to month lease. A discussion also took place regarding the current condition of the building and what repairs would take place. The board agreed that certain repairs and safety issues needed to be addressed. Russ Reeves, the City Engineer, spoke about the condition of the building as he observed at a recent inspection.

Resolution 1

Authorize the expenditure of \$60,000 for purposes of stabilization and marketing at 444 River Street, such amount to include the expenditure of purchase money and preliminary site stabilization costs as authorized by the Chairman and/or Vice Chairman. 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.

A motion was made by Ken Zalewski expend additional funds.

Andy Ross seconded the motion.

4 Ayes 0 Nays 1 Absent, motion carried

3. Wallace Altes reminded the board of upcoming training dates. Most board members are signed up for the next session. The board members were advised to send completion certificates to Denee Zeigler once received. Vacant positions will be addressed in more detail at the next meeting.

II. Wallace Altes named Bill Dunne as Executive Director.

A motion was made by Ken Zalewski for Bill Dunne to be Executive Director.

Andrew Ross seconded the motion.

4 Ayes 0 Nays 1 Absent, motion carried

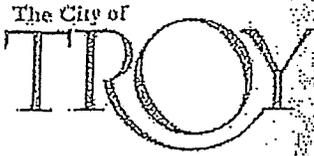
III. Discuss HUD Section 108 loan repayment and future uses for LDC funds.

A general discussion took place about the status of the HUD Section 108 loans and how they were being repaid. The board also briefly discussed future uses for LDC funds. Wallace Altes suggested that more time be dedicated to this topic next meeting.

Wallace Altes advised that the next meeting falls on Monday October 15, 2012. The board was advised that by the next meeting we will be in our new location, 433 River Street, 5th floor at 9:00 a.m.

Ken Zalewski made the motion to adjourn.

Andrew Ross seconded the motion to adjourn.



TROY LOCAL DEVELOPMENT CORPORATION

518.279.7166

Application for Main Street Grant Funding Assistance

Applicant / Owner Information

Name Trojan Lofts LLC (Kevin Blodgett)

Address 137 Church Street

Mailing Address _____

(If different from above)

Project Address 137 4th Street Troy, NY

E-mail Address _____

Telephone 518.337.7806

Project Description:

Tax Parcel # 38751 101.61-6-4

Total Square Footage 35K sq. ft.

Brief description of all proposed activities (including land/building acquisition, demolition, new construction, rehabilitation)

Create appropriate fire separations, code compliant exit plan and install new HVAC, separate utility meters for 96, 98 Congress & 135, 137 4th Street

Existing Building Description:

	Excellent	Good	Deteriorated	Do not exist
HVAC systems				X
Smoke and heat protection systems				X
Sprinkler systems				X
Emergency signage/lighting				X
Security systems				X
Energy efficient improvements				X
Window/Door conditions			X	
Elevators				X
Stairwells				X

IT systems				X
Fire ratings between occupancies				X
Asbestos				X
Mold				X
Electrical systems				X
Plumbing systems				X

How many residential units are in the building? 7

How many commercial units are in the building? 4

Accessibility to Public: Front exterior visible from public road: Yes or No

Existing Building Uses:

1st Floor Vacant
 Upper Floors Residential
 Basement Floor Vacant
 Original Use Commercial Present Use Mixed Use

Proposed Building Uses:

1st Floor Commercial
 Upper Floors Residential
 Basement Floor Storage

If applicant is a business, please provide the following information:

Existing Proposed New

Business Information

Business Name Trojan Ldgs LLC

Business Address 137 Church St Troy NY

Business Phone Number 517.257.3394

Federal Tax ID Number 45-4957766

Number of Years in Business 2 mos.

Business Type: Sole Proprietorship Partnership Corporation
 Date of Incorporation _____

Please complete the Employment Plan attached.

(List all owners, officers, and partners, use additional sheets if necessary)

1.) Owner Name Kevin Blackett

Street Address 137 Church St.

Phone 337-7706

E-mail Address kbudgett@aol.com

2.) Owner Name _____

Street Address _____

Phone _____

E-mail _____

Preliminary Financial Information

Estimated Total Project Costs: 100K

Main Street Funds Requested: 35K

Seeking funding from other City programs: EDAP \$ _____ 50/50 Grant \$ _____ Empire Zone

Private Source of Funds

Amount

Use of Funds

Private

\$ 15K
\$ _____
\$ _____

Commercial Unit Rehab

Signature:

(I certify to the truth of my statements above and authorize the City of Troy to obtain my personal credit reports in connections with this application. If it does so, upon request, I will be informed of that fact and each credit bureau's name and address. I also authorize the City of Troy to verify with others information contained in this application.)

Your Signature [Signature] Date 8/10/12

NEW YORK STATE COMMUNITY, OPPORTUNITY AND RE-INVESTMENT INITIATIVE SOLICITATION OF INTEREST (SOI)

1. PURPOSE OF SOLICITATION

New York State is taking a comprehensive look at how multiple investments in a particular neighborhood can be better coordinated and aligned behind evidence-informed practice to increase impact and promote efficiencies. The Community, Opportunity and Re-Investment initiative (initiative) seeks to build the well-being of communities and assure that all New Yorkers have the opportunity to thrive in a safe and stable community from a supported childhood to a productive adulthood. This approach coordinates and builds on the combined knowledge and skills of multiple entities including state and local agencies, community residents and civic leaders. It recognizes that social problems are interconnected and so solutions must be as well. Service sectors addressed by this initiative include but are not limited to: public safety; housing; education; labor; economic development; health (including mental health); and children and family services.

In New York State, hundreds of millions of dollars are spent in cities within which certain neighborhoods face multiple and long-standing barriers to success. Despite substantial investments, outcomes achieved as a result of these expenditures are not uniformly successful, and the combined impact of those expenditures is not measured in a consistent or uniform manner. This initiative builds on and will more effectively support local public and private efforts that are underway in many of these neighborhoods by aligning the commitment and resources of State government behind evidence informed programs, in a place-based approach. This alignment is intended to transform communities by:

- Identifying neighborhoods with the greatest social and economic needs;
- Helping neighborhoods identify the specific, measurable results they seek to improve residents' well-being including identifying early intervention opportunities to improve the lives of residents, improving the quality of life within a neighborhood context, and linking activities to measure collective impact;
- Better aligning existing public and private resources to support neighborhood-based interventions that are successful in improving outcomes for residents.
- Developing strategies that match promising practices to the unique challenges of each particular neighborhood;
- Building partnerships among public and private, city and neighborhood-level organizations that together can provide a "continuum of solutions that ensures good results throughout the lives of residents;
- Supporting communities that demonstrate readiness to partner across sectors and respond to these strategic approaches.

The purpose of this solicitation is to identify a single organization within each eligible city, defined in section two below, to work with New York State to develop and implement comprehensive, coordinated place-based strategies. The key characteristic of these organizations is the ability and willingness to lead a cross sector partnership that includes multiple organizations and local leaders.

For purposes of this initiative "place" is defined as the physical, social and economic environment that affects residents' access to a safe place to live, acceptable housing alternatives, healthy and affordable

food, quality health services, education and occupational skills training, jobs, transportation and other determinants of health and well being. Place may be a single neighborhood or several within a given city.

The overarching vision of this initiative is to improve the collective impact of services, supports and opportunities available at the neighborhood level in order to measurably impact the following goals and objectives:

1. Reduce crime and create a safe environment;
2. Address poverty through support for education and employment opportunities;
3. Produce and support a skilled workforce that has access to jobs;
4. Strengthen social bonds;
5. Improve health throughout the lifespan;
6. Improve educational outcomes;
7. Ensure equal access to necessary human services to eliminate disparities in outcomes; and
8. Ensure access to safe and affordable housing

While the long-term aim is to improve multiple-results as part of broad neighborhood revitalization initiative, participating cities may find it useful to focus initially on several specific objectives as steps towards achieving a broader community agenda.

1. PARTICIPATING CITIES AND ORGANIZATIONS

A lead organization may be a unit of local government, a non-profit or any other entity that has demonstrated success in organizing a similar complex, multi-stage project (including financial capability) and a track record of successful cooperation with multiple organizations.

Lead organizations interested in working within one of thirteen cities listed below are invited to submit letters of interest. These cities were selected based on data showing a presence of high need census tracts and neighborhoods as measured by crime, poverty, unemployment, substandard housing, health status and educational attainment data. Neighborhoods within each of the cities listed below will be the initial focus of this intervention:

- Albany
- Binghamton
- Buffalo
- Mt. Vernon
- Newburgh
- New York City (all 5 counties/boroughs)
- Niagara Falls
- Poughkeepsie
- Rochester
- Schenectady
- Syracuse
- Troy; and
- Utica

III. QUALIFICATION INFORMATION

Organizations that wish to be considered as the leader of a cross-sector partnership are asked to describe the following (Note: We are seeking ONE letter of interest from each lead organization representing a cross-sector partnership within each eligible city):

1. The neighborhood(s) within the identified cities that would most benefit from a place-based approach to improving the quality of life for residents, and why. Use relevant data such as population demographics, crime statistics, unemployment, educational attainment, and housing and health outcomes to describe the objective neighborhood conditions that stimulate interest in this initiative. Provide a clear geographic boundary for the selected neighborhood. Discuss any neighborhood assets that can be built on.
2. Information about the potential lead organization that will represent and organize the cross-sector partnership including that organization's ability to bring together relevant partners to implement the stated objectives. The quality and capacity of organizational leadership, both individuals and collectively, will be a crucial to initiative success. Specific to the organization designated as the community lead, please explain how that organization will work as a leader and a participant in a cross-sector partnership including experience with the following:
 - Creating strategic and accountable partnerships;
 - Collecting, analyzing and using data for learning and accountability
 - Designing and implementing strategies based on the best available evidence
 - Developing financing approaches that better align and target resources to neighborhood goals and strategies;
 - Managing a community process designed to improve results for individuals, children and families
 - Working with neighborhood residents as leaders, owners and implementers of neighborhood transformation efforts;
 - Addressing policy and regulatory issues that create barriers to the delivery or receipt of services;
 - Using communications strategies to build public and political will; and
 - Building organizational and leadership capacity.
3. Desired Outcomes for the identified neighborhoods as follows:
 - Specific outcomes the partnership hopes to achieve through an integrated, place-based strategy, and the corresponding phases of how this plan would be implemented;
 - The proposed approach to creating an integrated continuum of solutions that brings together public and private resources to achieve the priority results at the neighborhood level;
 - How the neighborhood's residents and change leaders will be involved in the initiative to ensure that changes made are relevant, and responsive to residents over time; and
 - How the partnership expects to sustain the changes made over time, across different local administrations and leadership, to assure continuity.
4. The lead organization and a list of the organizations that together seek to achieve the objectives described in section one of the solicitation. Potential participants may include, but are not limited

housing authorities; health and human service agencies; child welfare and social services departments and nonprofit providers; the One-Stop Workforce system; community not-for-profits; businesses; local philanthropic groups; and faith-based organizations.

5. The capacities of the proposed members of the community-based coalition as they relate to the following: experience serving residents or otherwise addressing resident needs in the defined neighborhoods (or in similar neighborhoods) and if possible in the selected community by each of the identified organizations; experience in serving children and families, working with criminal justice agencies and offenders, addressing economic/community development, working with local health care providers, building affordable housing, improving substandard housing stock; and receiving and expending public funding subject to audit. If available, provide outcome data that shows the impact of programs(s) on individuals and families in the city and if possible in the anticipated neighborhood.
6. Current partnerships and connections within the city and if possible within the selected neighborhood and how these would relate to the entity that will take the lead in this initiative. Provide notable examples of community organization/mobilization efforts and innovative ways in which local organizations have created strategic partnerships and connections within the city and if possible within the proposed neighborhood.
7. Community and organizational experience with national place-based initiatives or philanthropic place-based investments. A number of federal place-based initiatives are in the planning or implementation process including Promise Neighborhoods, Choice Neighborhoods and the Neighborhood Revitalization Initiative ("NRI"). These models share several common elements with New York's approach, and links to further information about them are included below. Entities currently participating in one of the above programs, or any-other externally-funded place-based strategy with similar goals should describe how that involvement will complement the current proposal.
8. Letters of support from the organizations and/or leaders that will be part of the cross-sector partnership. A letter of support from your city's chief elected official is required; additional letters expressing support for the cross-sector partnership for the purposes of this initiative will be very helpful.

2.1. PARTICIPATING ENTITIES

Participating entities representing cities and neighborhoods will receive the benefit of multiple state agencies working together to coordinate, integrate and streamline resources around local priorities and needs. Efforts will be undertaken to help align and integrate, within a neighborhood - the resources and commitment of local funders and community partners to achieve common goals and objectives. In addition, organizations evidencing interest may be provided the following supports through subsequent solicitations:

1. **Planning:** Neighborhoods may be provided assistance with local planning to achieve the neighborhood revitalization results they select, facilitated by a state-supported coordinator. The planning process for each neighborhood would begin with a needs assessment and evaluation of existing/ongoing neighborhood plans and priorities. A state-sponsored Community Conditions Survey ("CSS") may be completed in each neighborhood (described below). A state-supported local

- Neighborhood(s) within the identified cities you have selected for this initiative; Desired outcomes;
- The lead organization and partner organizations and agencies that will work collaboratively to achieve the outcomes;
- Existing partnerships and collaborations and how they will inform and support this initiative;
- Experience in serving the selected or similar neighborhoods;
- Information regarding the proposed lead organization;
- Experience with national place-based initiatives or philanthropic place-based investment; and,
- Letters of support from key organizations and individuals demonstrating a local/neighborhood commitment to the project. A letter of support for the chief elected official of the selected city is required. .

SOI Response Deadline: The deadline for receiving SOI responses is 5:00 PM, Friday, October 26, 2012 via e-mail or U.S. mail to the SOI contact person noted below

SOI Response Clarification: New York State may seek additional information (clarifying or otherwise) following receipt of the SOI responses. This may be through phone discussions, meetings, correspondence, or in-person interview and may be with an individual, subset of respondents or all respondents.

SOI NOT BINDING: This SOI is not an offer or commitment and is not capable of being accepted to form a binding agreement. The SOI may be withdrawn or modified at any time, and any responses may be rejected.

SOI Preparations: The State of New York is not liable for any costs incurred in the preparation and/or production of any SOI. By submitting a SOI the respondent agrees not to make any claims for, or have any right to, damages because of any misunderstanding or misrepresentation, or because of any misinformation or lack of information. The response shall become the property of the State of New York.

SOI Contact Person: Hope Plavin NYS Department of Health, Empire State Plaza, Corning Tower, Room 1482, Albany, NY 12237 (hap01@health.state.ny.us)

V. Federal Place-Based Initiatives

Promise Neighborhoods Initiative. Promise Neighborhoods, established under the legislative authority of the Fund for the Improvement of Education Program (FIE), provides funding to support eligible entities, including (1) nonprofit organizations, which may include faith-based nonprofit organizations, (2) institutions of higher education, and (3) Indian tribes. The vision of the program is that all children and youth growing up in Promise Neighborhoods have access to great schools and strong systems of family and community support that will prepare them to attain an excellent education and successfully transition to college and a career. For more information about the federal Promise Neighborhoods Initiative go to <http://www2.ed.gov/programs/promiseneighborhoods/index.html#description>

Neighborhood Revitalization Initiative. The Obama Administration recognizes that the interconnected challenges in high-poverty neighborhoods require interconnected solutions. Struggling schools, little access to capital, high unemployment, poor housing, persistent crime, and other challenges that feed

into and perpetuate each other call for an integrated approach so residents can reach their full potential. An important part of the Administration's strategy for catalyzing change in these communities is the Neighborhood Revitalization Initiative (NRI) —a bold new place-based approach to help neighborhoods in distress transform themselves into neighborhoods of opportunity. NRI engages the White House Domestic Policy Council (DPC), White House Office of Urban Affairs (WHOUA), and the Departments of Housing and Urban Development (HUD), Education (ED), Justice (DOJ), Health and Human Services (HHS) and Treasury in support of local solutions to revitalize and transform neighborhoods. The interagency strategy is designed to catalyze and empower local action while busting silos, prioritizing public-private partnerships, and making existing programs more effective and efficient. For more information go to <http://www.whitehouse.gov/administration/eop/oua/initiatives/neighborhood-revitalization>

Choice Neighborhoods. Choice Neighborhoods grants transform distressed neighborhoods and public and assisted projects into viable and sustainable mixed-income neighborhoods by linking housing improvements with appropriate services, schools, public assets, transportation, and access to jobs. A strong emphasis is placed on local community planning for access to high-quality educational opportunities, including early childhood education. Choice Neighborhoods grants build upon the successes of public housing transformation under HOPE VI to provide support for the preservation and rehabilitation of public and HUD-assisted housing, within the context of a broader approach to concentrated poverty. In addition to public housing authorities, the initiative will involve local governments, non-profits, and for-profit developers in undertaking comprehensive local planning with residents and the community. For more information go to http://portal.hud.gov/hudportal/HUD?src=/program_offices/public_indian_housing/programs/ph/cn