



**TROY LOCAL DEVELOPMENT CORPORATION  
Board of Director  
Meeting Minutes**

**October 18, 2013  
8:30 a.m.**

**BOARD MEMBERS PRESENT: Wallace Altes, Bill Dunne, Hon. Ken Zalewski,  
Andy Ross and Dep. Mayor Pete Ryan**

**ABSENT:**

**ALSO IN ATTENDANCE: Justin Miller Esq., Monica Kurzejeski, Joe Mazzariello,  
Andy Piotrowski, Andrew Kreshik, and Denee Zeigler**

**Minutes**

Wallace Altes, Chairman, called the meeting to order at 8:30 a.m. and introduced the special meeting about the King Fuels site.

I. King Fuel Site

Bill Dunne spoke to the board members about the current activities that are happening in and around the King Fuels site such as the South Troy Industrial Roadway, redevelopment of the Scolite site, and a potential bike path located near the site. Mr. Dunne presented an illustration to the board that outlined the two main parcels. The first is a parcel is occupied by Waste Connections, formerly county Waste. They have a lease through 2032 which locks in tipping fees until the end of 2014. Mr. Dunne explained that this would be an opportunity for the City to receive some of the tipping fees. Mr. Dunne presented a map to the board that showed an ariel view of South Troy with a parcel overlay. There was a general discussion of the site.

Mr. Dunne spoke about the record of decision that requires National Grid to provide clean up of the site. The southern half will be the first phase. We had hoped that it would begin this year. A large amount of debris was found dumped on the site, so the remediation of the site will begin in the Spring. The Chairman asked if the site was secured. Mr. Dunne advised not at this time because County Waste needs access to the site. Mayor Lou Rosamilia advised the board that he recently spoke to representatives at National Grid and both parties agree that they want to try and get some of the work started this year. Mr. Dunne explained the work to be done on the North portion of the site. Andrew Kreshik was introduced to the board to explain the remediation process that would take place in the northern section. Mr. Dunne

advised there are some time constraints with the funding for the South Troy Industrial Road that is causing this to move along.

Creighton Manning created a map that illustrates the cost of the roadway. A copy of this was presented to the board. It provides an overview of the South Troy Industrial Road project broken down into color coded sections. Each colored section has a cost associated with it. It was discussed that the City does not have the funding for the full amount of the project, but we may be able to complete one of the portions. Specifically, we could reconfigure the Mill Street intersection (dark blue and red) which includes an underground bridge. That would allow vehicular traffic to come across the Menands Bridge and go straight into the Waste Connections/portec site, turn around and go right back onto the bridge. This will keep much of the traffic out of South Troy. Mr. Dunne noted that the LDC may be able to provide some assistance with the underground bridge that runs across the Wynantskill. (dark blue square)

This would help to allow the project to keep moving forward and reduce the heavy truck traffic going in and out of the Waste Connections site. This in conjunction with the clean up will create a site that will be ready for development at the end of 2014.

HVCC is planning student housing to be built at the top of Morrison Ave. A study had been done in 2010 that suggested traffic being one way up the hill. The Morrison Ave section of the project will be put on hold until discussions can take place with HVCC to get a better idea of what they will be doing.

Andy Ross questioned the route Waste Connections takes in and out of their site. Mr. Dunne spoke about the route that the trucks currently take coming off of the Menands Bridge. The board agreed that the truck traffic creates a quality of life concern and creates additional wear to the City infrastructure. The King Fuels site, owned by the LDC, connects different parts of the industrial road project and becomes an integral part of the development. The Chairman advised that we may want to consider moving into executive session in order to discuss the proposed acquisition, sale or lease of real property.

**Bill Dunne made the motion to enter into executive session in order to discuss real estate matters.**

**Andy Ross seconded the motion, motion carried.**

**Ken Zalewski made a motion to adjourn executive session.**

**Andy Ross seconded the motion, motion carried.**

The board returned from executive session at 10:25. The Chairman advised that three actions were agreed upon during executive session. Justin Miller explained that we discussed site stabilization and demolition on the king fuels site. After some discussion, the board agreed they would like to consider requesting a declaration for demolition from the City of Troy for two buildings that are in danger of coming down. The board would like to appropriate up to \$60,000 for asbestos abatement for the two buildings in question. The Chairman asked if there was a motion.

**Ken Zalewski made a motion to approve up to \$60,000 for asbestos abatement for the two buildings.  
Andy Ross seconded the motion, motion carried.**

The board also discussed soliciting prices for demolition and asbestos abatement for the remaining four properties on the site. Some quotes had been received that did not contain all of the requirements so a formal request will be sent out for demolition quotes.

**Ken Zalewski made a motion to solicit pricing for demolition of four buildings on the site.  
Andy Ross seconded the motion, motion carried.**

The board decided to solicit a consultant to assist with the redevelopment of the area.

**Ken Zalewski made a motion to create an RFP for consultants to assist with the redevelopment of the area.  
Andy Ross seconded the motion, motion carried.**

The Chairman asked if there was anything else that needed to be discussed. With no other questions the meeting was adjourned at 10:30.

**Andy Ross made the motion to adjourn.  
Ken Zalewski seconded the motion, motion carried.**