



Wallace Altes, Chairman
Andrew Ross, Vice Chairman

Bill Dunne
Ken Zalewski
Deputy Mayor Pete Ryan

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

AGENDA

- I. Approval of the Minutes from the September 13, 2013 meeting.

New Business

- II. 50/50 Façade Improvement Program applications (Monica)
- Xclusive Footwear, 569 Congress Street
 - Dublin's Lounge, 121 4th Street
 - He Global LLC, 62 Vandenburg Ave
 - Tokyo Sushi, 332 Congress Street
 - Joel Glickman, 328/330 Congress Street
- III. Business Development Assistance Program (Monica)
- The Shoppe, 260 Broadway
 - Mosaic Architecture, Castleton, NY

Old Business

- IV. Update on The Center of Gravity and future plans (Monica)
- V. Authorizing Resolution, The Trojan Hotel/O'Brien's Public House, 41-43 Third Street (Bill)
- VI. Authorizing Resolution, RWDC Property Management, Westley Costanzo, 2829 6th Avenue (Monica)
- VII. Financials (Selena)
- VIII. Budget (Bill & Monica)
- IX. ABO Discussion (Bill & Wally)
- X. 444 River Street
- Delinquent tenants (Selena), status of current tenants (Bill & Monica), re-purposing of three air conditioners purchased for The Marvin Neitzel Building (Bill)
- XI. Adjournment



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

**September 13, 2013
8:35 a.m.**

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

ABSENT: Andy Ross

**ALSO IN ATTENDANCE: Justin Miller Esq., Selena Skiba, Monica Kurzejeski, Joe
Mazzariello, Andy Piotrowski, Ryan Sylva, Claudette Thornton, Andrew Kreshik,
Terry O'Brien and Denee Zeigler**

Minutes

Wallace Altes, Chairman, called the meeting to order at 8:35 a.m.

- I. The board reviewed minutes from the June 14, 2013 and June 28, 2013 meeting.

**Ken Zalewski made a motion to approve the minutes.
Deputy Mayor Pete Ryan seconded the motion, motion
carried.**

- II. Victorian Stroll and Downtown lighting

The Chairman introduced Claudette Thornton and Ryan Silva from the Chamber of Commerce to the board. Bill Dunne spoke on behalf of supporting the Victorian Stroll. It's a great event that brings a lot of visitors to the City and would be recognition for the LDC. Mr. Dunne passed a letter around to the board members that outlined the funding request of \$5,000. The board was advised it would include bus advertising, posters and tabletop cards. Ken Zalewski asked if our logo would be on the advertisement. Ms. Thornton advised it will be seen all over the Capital Region.

**Ken Zalewski made a motion to authorize the funding request
for The Victorian Stroll in the amount of \$5,000.
Deputy Mayor Pete Ryan seconded the motion, motion
carried.**

Mr. Dunne also spoke about a future project with the Chamber of Commerce to update and replace the lighting at Monument Square. The board had a discussion about updating the lights and possibly keeping them up year round and allow the colors of the lights to be changed for different events and holidays.

III. O'Brien's Public House 41-43 3rd Street

Terry O'Brien spoke to the board about her recent purchase of the former Trojan Hotel at 41-43 3rd Street. Mrs. O'Brien advised the board she is looking for funding to replace 115 windows, the HVAC and electrical. The goal is to have the businesses open by November 1st of this year. The first floor will be O'Brien's Pub which was formerly located in Lansingburgh and the basement will be restored to the Trojan Taproom. The upper floors will be their residence. The Chairman asked about the plan for the rear of the building. Mrs. O'Brien advised that she is working with Jeff Buell to turn them into storage units. There is a demand for them with all of the college students and new apartments in the area. Mrs. O'Brien advised that the structure of the building would make it difficult to turn into apartments.

Ken Zalewski asked about the number of jobs that will be created. Mrs. O'Brien estimated about 50-60 jobs initially. Once the taproom is open the total will be closer to 75. The Chairman questioned the capacity of the restaurants. Mrs. O'Brien advised previously the ballroom located in the back portion could hold up to 275 and the front was 75. They will open in phases; the bar and small waiting room will be open first and then a month later will open the ballroom. Monica Kurzejeski asked if they already had their equipment. Mrs. O'Brien advised that they have all of their own equipment and will be purchasing the rest. Deputy Pete Ryan asked about the condition of the roof. Mrs. O'Brien explained to the board that the roof did have a small issue that turned out to be a broken roof drain. The roof was replaced in 2007. Mr. Ryan also asked about parking. Mrs. O'Brien advised that there is not a lot of parking; however the adjacent bank is closed on Saturday and Sunday and have made agreements with her to use their parking lots. Mr. Zalewski clarified the funding amount of \$89,500 for stabilization, HVAC, plumbing and windows. Justin Miller advised it could be set up in a similar to The Clark House's loan. Mrs. O'Brien advised that she paid cash for the building and would be willing to provide a first mortgage. Mr. Miller advised it could be voted on and closed at the next meeting. The Chairman asked if there were any other questions from the board.

Ken Zalewski made a motion to approve the request for funding in the amount of \$89,500 to O'Brien's Public House. Deputy Pete Ryan seconded the motion, motion carried.

IV. Gramercy Communications

The Chairman recused himself from any discussion on Gramercy Communications due to a consulting relationship he has had with them in the past.

Ken Zalewski made a motion for Dep. Pete Ryan to be temporary Chairman during the discussion. Bill Dunne seconded the motion, motion carried.

Bill Dunne spoke to the board about the creation of the TLDC Facebook page by Ken Zalewski. He advised that because it can be time consuming to keep up to date, he contacted Gramercy Communications to see if they would be available to help manage the page. A proposal was give to the board to review. The board had a general discussion on the proposal and decided to not move forward until another time. Bill Dunne advised an op-ad was placed in The Record to highlight the recent achievements of the LDC and promote some of the current projects. In the future, we will revisit the idea of having a dedicated person to manage the page.

Wallace Altes returned to the meeting as Chairman.

V. Loan and Grant requests

1. Monica spoke to the board about the application for a \$20,000 loan to improve the sidewalks in front of Westley Costanzo's business' at the corner of Sixth and Middleburgh. The board was advised that originally he was trying to apply for the sidewalk loan program, but that program is not available to business owners. It is only for residential. Mrs. Kurzejeski explained that he has done work to three buildings that make up that corner. One building has already opened as a discount store and Mr. Costanzo continues to renovate the two remaining buildings. Mrs. Kurzejeski shared with the board that he has done all of the work on his own and has proven to be a real asset to the community by trying to clean up that whole corner. The Chairman asked if this loan will help with the continued to improvement of that area. Mrs. Kurzejeski answered yes, especially with the success of Sliders at the opposite corner. The board had a discussion about what would be taken as collateral on these BDAP loans. The Chairman asked about the loan process for the smaller loans as compared to the larger ones. Justin Miller advised that they should take a two step approach similar to the loan for O'Brien's. The Chairman asked if there were any other questions from the board members.

**Ken Zalewski made a motion to approve the request for a \$20,000 loan request for Westley Costanzo.
Dep. Mayor Pete Ryan seconded the motion, motion carried.**

2. The Board decided to table the two other 50/50 requests until the next meeting.

VI. Financials

Joe Mazzariello introduced Andy Piotrowski to the board members. He will be assisting with the LDC accounts.

Mr. Mazzariello gave a presentation to the board of the current financials as of August 12th 2013. He advised of the current balances, amounts in accounts receivable and loan receivables. Mr. Mazzariello wanted to note that we have not received any loan payments from one of the more recent loans that we awarded. Mr. Mazzariello wanted to note how important to do a cash flow analysis to ensure they have the ability to pay. Monica

Kurzejeski advised that she has spoke to the applicant and Selena about the issue. Justin Miller advised that we have personal guarantee with her loan.

Mr. Mazzariello also spoke to the board about the tenants at the former King Fuels site; Freelot and Materials Recovery. Bill Dunne advised that Materials Recovery made contact with Justin and himself to give notice that they will be vacating the property and have a discrepancy with the amount owed. Justin Miller explained the structure of their PILOT payment which states if there is a tenant upstairs, they would share half of the tax responsibility. If there is no tenant, the full PILOT amount would go to Freelot. Bill Dunne explained that the discrepancy is coming in about the way the lease was interpreted by the tenant. They believe they are paying more than they are responsible for. Mr. Dunne explained that National Grid will be working on that site for the next two years and is concerned that there may be potential issues with the tenants. Justin Miller advised that the PILOT payment will be our responsibility to pay if the space has no tenants. The Chairman confirmed that staff will work to with the vacating of the space by Materials Recovery and pursue enforcement for Freelot. Ken Zalewski questioned the structure of the PILOT and the fact that there will be no profit generating entity. Justin Miller explained that the LDC will have to take a look at the agreement to come up with the next steps. The board had a general discussion about the issue.

Mr. Mazzariello also advised the board that there are some tenants of the Neitzel Building that are delinquent. Some of them are no longer in the building, but we do have security deposits for them. Mr. Mazzariello was looking for the LDC to authorize use of the security deposits as rent owed. The Chairman asked if the security deposits will cover the back rent. Mr. Mazzariello advised it will cover most of what is owed. Bill Dunne advised that one tenant will not leave the property and will be taking him to court. The Chairman asked for a motion to direct counsel to proceed with a formal eviction process for Pete Marks.

Dep. Pete Ryan made a motion to proceed with a formal eviction process for a tenant at the Neitzel Building. Ken Zalewski seconded the motion, motion carried.

Joe Mazzariello questioned the pre-paid closing costs from November 2012 for fees to the City. Mr. Mazzariello noted properties on New Turnpike and Sixth Avenue. Bill Dunne spoke about the properties advising that the LDC did not purchase those properties. At a future meeting they can discuss the property at Leonard Hospital. Bill Dunne advised that the Sixth Ave addresses were on the City Council agenda and then removed.

Ken Zalewski asked about the review of the finances, specifically the negative \$28,000 listed in net income. Mr. Mazzariello stated that there are expenses going out and not a lot of revenue coming in. The only income at this time is coming in from the tenants. The Neitzel Building generates a lot of costs each month. Other costly items are legal fees and utilities. Mr. Mazzariello suggested that if we continue to purchase properties, we turn them around quicker. Justin Miller advised that this should turn around within the next year.

The board had a discussion on interpreting the balance sheet.

Joe Mazzariello advised that the budget will have to be adopted at the October meeting so that it can be in by November 1st.

VII. 9 First Street, LLC

Bill Dunne spoke to the board about amending the LDA for 9 First Street. Justin Miller advised that Jeff Buell would like to do some addition stabilization to the building before he closes. Mr. Miller did have a conversation with Jeff Buell to let him know what the changes would mean, and did not hear back from him. The board decided to table the request to amend the LDA at this time.

VIII. Marina Expense Sheet

Dep. Pete Ryan spoke to the board about the Marina project and the request for a second payment. Ken Zalewski asked about the income that was generated this season. Mr. Ryan spoke that we had a slow start this year with a lot of rain in the beginning, but had a few solid months of boaters. It is important for people to see that we are back in the game. No income has been generated this year. Gas was sold to the boaters and it was noticeable that the Marina was improved and open for the public. Events such as Rockin' on the River and the Farmers Market indicated that people were glad to see it up and running. The Chairman asked about what would happen next year. Mr. Ryan spoke about the fact that FEMA money will be in by then and an RFP can be sent out to get a dock master and make some much needed improvements/upgrades to the docks. The Chairman asked if he sees the LDC continuing to take the lead on this project or if the City. Mr. Ryan advised the City would be stepping in for the next season.

The Chairman requested that they move to executive session to discuss real estate matters.

**Ken Zalewski made the motion to move to executive session.
Dep. Mayor Pete Ryan seconded the motion, motion carried.**

The board returned with no action taken.

IX. Adjournment

The meeting was adjourned at 10:35 a.m.

Troy Local Development Corporation
 50/50 Façade Improvement Program
 Application for Funding Assistance

received
 07/15/13

Applicant:

Building Address 569 Congress St Troy MI

Applicant Name Eric L Paulin

Applicant Address 569 Congress St Troy MI

Telephone 268 3350 Email _____

Is the applicant the owner? Yes No

Owner Name Eric L Paulin

Owner Address 569 Congress St Troy MI

Building Information:

Frame windows doors

Type of Construction: _____ Masonry _____ Frame Other _____

Number of Floors: 3 Basement: _____ Yes No _____

Building Square Footage: _____ Lot Dimensions: _____

Existing conditions of the building:

| | | | | | |
|---------------|-----------------|------------|--|--|---------------|
| Front Façade: | _____ Excellent | _____ Good | _____ Fair | <input checked="" type="checkbox"/> Poor | _____ At Risk |
| Side Wall(s): | _____ Excellent | _____ Good | <input checked="" type="checkbox"/> Fair | _____ Poor | _____ At Risk |
| Rear Wall: | _____ Excellent | _____ Good | <input checked="" type="checkbox"/> Fair | _____ Poor | _____ At Risk |
| Roof: | _____ Excellent | _____ Good | <input checked="" type="checkbox"/> Fair | _____ Poor | _____ At Risk |
| Other: | _____ Excellent | _____ Good | _____ Fair | _____ Poor | _____ At Risk |

Occupancy Information:

Building is vacant: _____ Yes No _____

of commercial units in the building: 1

List all existing businesses at this address or any business proposed to occupy the building:

| Business Name | Owner Name & Address | # Of Years at Current Address | # Of Years at Previous Address |
|---------------------------|------------------------|-------------------------------|--------------------------------|
| <u>EXCLUSIVE FOOTWEAR</u> | <u>ERIC PAULIN</u> | <u>3</u> | |
| | <u>569 CONGRESS ST</u> | <u>3</u> | |
| | | | |
| | | | |

of residential units in the building: _____

Schedule of Work:

Proposed Method of Work: Contract Self-Help Combination

Date work can begin by:
Date work must be completed by: immediately / ASAP

Do you anticipate a need for architect design services? Yes No
Do you anticipate a need for contractor design services? Yes No

Total Project Cost: _____ Grant Request: 10,000

Describe any recent improvements you have made to the building, if any:

CLEAN OUT

REDONE FLOORS, WALLS, BATHROOMS
LIGHTS. I SANDED AND STAINED FLOORS.
RETILED KITCHEN AND BATH. PAINTED ALL
ROOMS. NEW SHEET ROCK ALL ROOMS.

Provide a brief summary of all proposed activities:

REPLACE WINDOWS, DOORS AND FRAMES.
AND POINT UP SOME OF THE BRICK.
MAKE BUILDING LOOK AS GOOD AS NEW
SIDE WALKS AND STREETS, AS WELL AS REPLACE
ALL THIS OLD WOOD THAT'S FALLING APART.

Additional Information:

Are you or any other owner of the property a City of Troy employee? Yes No

Have you ever received grant money for this project? Yes No
If yes, please describe:

Signature Eric Paulin Date 7/15/13

The Troy Development Corporation certifies that it will comply with all Federal statutes and regulations that prohibit discrimination on the basis of race, color, national origin, religion, sex, handicap, age, or any other nondiscrimination statute(s), which may apply to the applicant.

Troy Local Development Corporation
50/50 Façade Improvement Program
Application for Funding Assistance

Received
9-23-13

Applicant:

Building Address 121 4th ST
 Applicant Name Carmine Battuello (Dublins)
 Applicant Address Po 1231 Troy 12181
 Telephone 518 229-2928 Email Carmine@me.com
 Is the applicant the owner? Yes No
 Owner Name Mario abate
 Owner Address 348 Loudonville NY 12211
Loudon Rd,

Building Information:

Type of Construction: Masonry Frame Other
 Number of Floors: 3 Basement Yes No
 Building Square Footage: 7,500 sq Lot Dimensions: 150 x

Existing conditions of the building:

| | | | | | | | | | | |
|---------------|--------------------------|-----------|-------------------------------------|------|--------------------------|------|--------------------------|------|--------------------------|---------|
| Front Façade: | <input type="checkbox"/> | Excellent | <input checked="" type="checkbox"/> | Good | <input type="checkbox"/> | Fair | <input type="checkbox"/> | Poor | <input type="checkbox"/> | At Risk |
| Side Wall(s): | <input type="checkbox"/> | Excellent | <input checked="" type="checkbox"/> | Good | <input type="checkbox"/> | Fair | <input type="checkbox"/> | Poor | <input type="checkbox"/> | At Risk |
| Rear Wall: | <input type="checkbox"/> | Excellent | <input checked="" type="checkbox"/> | Good | <input type="checkbox"/> | Fair | <input type="checkbox"/> | Poor | <input type="checkbox"/> | At Risk |
| Roof: | <input type="checkbox"/> | Excellent | <input checked="" type="checkbox"/> | Good | <input type="checkbox"/> | Fair | <input type="checkbox"/> | Poor | <input type="checkbox"/> | At Risk |
| Other: | <input type="checkbox"/> | Excellent | <input checked="" type="checkbox"/> | Good | <input type="checkbox"/> | Fair | <input type="checkbox"/> | Poor | <input type="checkbox"/> | At Risk |

Occupancy Information:

Building is vacant Yes No
 # of commercial units in the building: 1

List all existing businesses at this address or any business proposed to occupy the building:

| Business Name | Owner Name & Address | # Of Years at Current Address | # Of Years at Previous Address |
|----------------|--------------------------|-------------------------------|--------------------------------|
| Dublins lounge | Carmine Battuello po1231 | 5 yrs (2/08) | |
| | | | |
| | | | |

of residential units in the building: _____

Schedule of Work:

Proposed Method of Work: Contract Self-Help Combination

Date work can begin by: A.S.A.P
Date work must be completed by:

Do you anticipate a need for architect design services? Yes No
Do you anticipate a need for contractor design services? Yes No

Total Project Cost \$ 9,400 Grant Request \$ 4,700

Describe any recent improvements you have made to the building, if any:

Provide a brief summary of all proposed activities:

put up an awning
Change name & logo on windows, replace window
replace sign

Additional Information:

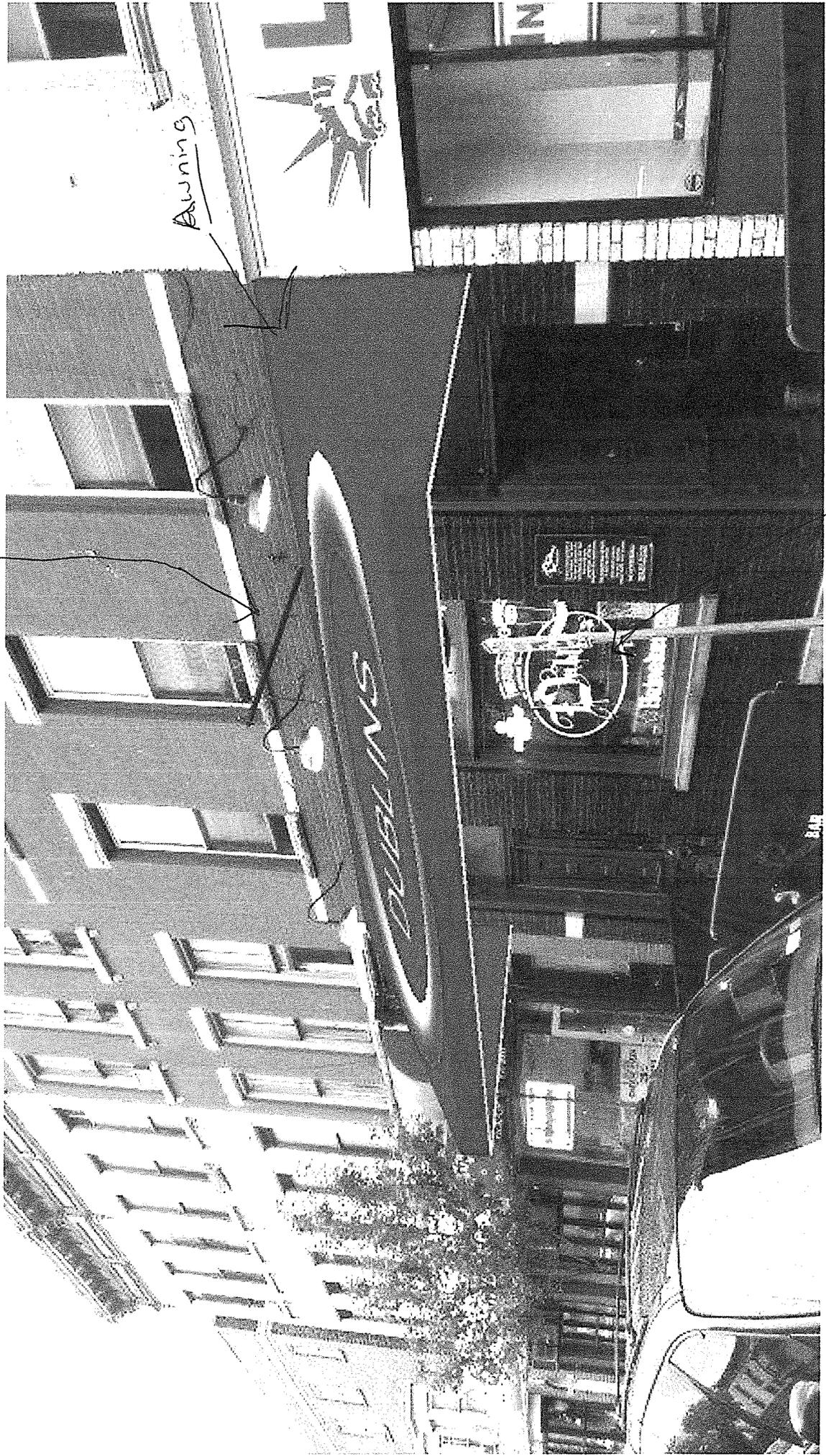
Are you or any other owner of the property a City of Troy employee? Yes No

Have you ever received grant money for this project? Yes No
If yes, please describe:

Signature  Date 9/21/13

The Troy Development Corporation certifies that it will comply with all Federal statutes and regulations that prohibit discrimination on the basis of race, color, national origin, religion, sex, handicap, age, or any other nondiscrimination statute(s), which may apply to the applicant.

Raise & Change
Sign



Awning

Change Window
& Logo

**Troy Local Development Corporation
50/50 Façade Improvement Program
Application for Funding Assistance**

Received
8/6/13

Applicant:

Building Address 62 VANDENBROUW AVE
 Applicant Name KENNETH STUMAKER
 Applicant Address 4 RITA LANE ALBANY NY 12211
 Telephone 518-462-0007 Email STV 12000@YA.HOO.COM
 Is the applicant the owner? Yes No
 Owner Name ~~THE~~ HE GLOBAL LLC
 Owner Address 8 CLEMSON CRT Mechanville NY

Building Information:

Type of Construction: Masonry Frame Other
 Number of Floors: 1 Basement Yes No
 Building Square Footage: 1920 Lot Dimensions: _____

Existing conditions of the building:

| | | | | | |
|---------------|---|-------------------------------|-------------------------------|--|----------------------------------|
| Front Façade: | <input type="checkbox"/> Excellent | <input type="checkbox"/> Good | <input type="checkbox"/> Fair | <input checked="" type="checkbox"/> Poor | <input type="checkbox"/> At Risk |
| Side Wall(s): | <input type="checkbox"/> Excellent | <input type="checkbox"/> Good | <input type="checkbox"/> Fair | <input checked="" type="checkbox"/> Poor | <input type="checkbox"/> At Risk |
| Rear Wall: | <input type="checkbox"/> Excellent | <input type="checkbox"/> Good | <input type="checkbox"/> Fair | <input checked="" type="checkbox"/> Poor | <input type="checkbox"/> At Risk |
| Roof: | <input checked="" type="checkbox"/> Excellent | <input type="checkbox"/> Good | <input type="checkbox"/> Fair | <input type="checkbox"/> Poor | <input type="checkbox"/> At Risk |
| Other: | <input type="checkbox"/> Excellent | <input type="checkbox"/> Good | <input type="checkbox"/> Fair | <input type="checkbox"/> Poor | <input type="checkbox"/> At Risk |

Occupancy Information:

Building is vacant: Yes No
 # of commercial units in the building: 1

List all existing businesses at this address or any business proposed to occupy the building:

| Business Name | Owner Name & Address | # Of Years at Current Address | # Of Years at Previous Address |
|----------------------|--|-------------------------------|--------------------------------|
| <u>JOKEE TOO LLC</u> | <u>KEN STUMAKER 4 RITALN ALBANY NY 12211</u> | <u>0</u> | |
| | | | |
| | | | |

of residential units in the building: 1

Schedule of Work:

Proposed Method of Work: X Contract _____ Self-Help _____ Combination _____

Date work can begin by: 4/15/13
Date work must be completed by: 9/1/13

Do you anticipate a need for architect design services? X Yes _____ No _____
Do you anticipate a need for contractor design services? X Yes _____ No _____

Total Project Cost: _____ Grant Request: _____

Describe any recent improvements you have made to the building, if any:

- New ROOF
- SPRAYED POLY URETHANE INSULATION
- NEW SURFACED FLOORS
- NEW KITCHEN

Provide a brief summary of all proposed activities:

 FAMILY REST, SIT DOWN, BURGERS, FAIRS,
 HOT MEAL, ICE CREAM, BEER & WINE

Additional Information:

Are you or any other owner of the property a City of Troy employee? _____ Yes X No _____

Have you ever received grant money for this project? _____ Yes X No _____
If yes, please describe:

Signature [Signature] Date 7/11/13

The Troy Development Corporation certifies that it will comply with all Federal statutes and regulations that prohibit discrimination on the basis of race, color, national origin, religion, sex, handicap, age, or any other nondiscrimination statute(s), which may apply to the applicant.

**Troy Local Development Corporation
50/50 Façade Improvement Program
Application for Funding Assistance**

Applicant:

Building Address 332 Congress St.

Applicant Name Joel H. Glickman / Edward S. Haddad

Applicant Address 344 Congress St., Troy, NY 12180

Telephone (518) 274-0053 Email joel_c@joelglickman.com

Is the applicant the owner? Yes No

Owner Name Joel H. Glickman / Edward S. Haddad

Owner Address 344 Congress St., Troy, NY 12180

Building Information:

Type of Construction: Masonry Frame Other

Number of Floors: 3 Basement: Yes No

Building Square Footage: 2,508 Lot Dimensions: 37 x 130 ft.

Existing conditions of the building:

| | | | | | |
|---------------|---|--|--|-------------------------------|----------------------------------|
| Front Façade: | <input type="checkbox"/> Excellent | <input type="checkbox"/> Good | <input checked="" type="checkbox"/> Fair | <input type="checkbox"/> Poor | <input type="checkbox"/> At Risk |
| Side Wall(s): | <input type="checkbox"/> Excellent | <input checked="" type="checkbox"/> Good | <input type="checkbox"/> Fair | <input type="checkbox"/> Poor | <input type="checkbox"/> At Risk |
| Rear Wall: | <input type="checkbox"/> Excellent | <input type="checkbox"/> Good | <input checked="" type="checkbox"/> Fair | <input type="checkbox"/> Poor | <input type="checkbox"/> At Risk |
| Roof: | <input checked="" type="checkbox"/> Excellent | <input type="checkbox"/> Good | <input type="checkbox"/> Fair | <input type="checkbox"/> Poor | <input type="checkbox"/> At Risk |
| Other: | <input type="checkbox"/> Excellent | <input type="checkbox"/> Good | <input type="checkbox"/> Fair | <input type="checkbox"/> Poor | <input type="checkbox"/> At Risk |

Occupancy Information:

Building is vacant: Yes No

of commercial units in the building: 1

List all existing businesses at this address or any business proposed to occupy the building:

| Business Name | Owner Name & Address | # Of Years at Current Address | # Of Years at Previous Address |
|---------------|---|-------------------------------|--------------------------------|
| Tokyo Sushi | Neyon Ha Jeon, 332 Congress St., Troy, NY | 0 | unknown |
| | | | |
| | | | |

of residential units in the building: 2

Schedule of Work:

Proposed Method of Work: Contract _____ Self-Help _____ Combination _____

Date work can begin by: **October 15, 2013**
Date work must be completed by: **October 14, 2014**

Do you anticipate a need for architect design services? _____ Yes No
Do you anticipate a need for contractor design services? _____ Yes No

Total Project Cost: \$13,400.00 Grant Request: \$5,000.00

Describe any recent improvements you have made to the building, if any:

We have owned this building for several years. In alignment with our goal of enhancing our properties to attract the best tenants and enhance the overall appearance of this segment of Congress St., we have rehabilitated the interior of the residential units and have begun a significant upfitting for the commercial space to accommodate our new commercial tenant, Tokyo Sushi. This work includes significant electrical and plumbing enhancements. In addition, we had a brand new roof put on the building approximately one year ago. It is our goal to continually make improvements on this property to better serve our tenants and improve the character of Congress St., a corridor in Troy which we have a great interest. We presently own 5 properties on Congress St., all within the segment between 13th and 15th Streets.

Provide a brief summary of all proposed activities:

The goal is join other property owners on this block of Congress St. in creating a corridor which will attract both desirable residential and commercial tenants to the neighborhood. In leveraging all of the work done on this block in terms of sidewalk renewal, street reconstruction, and period lighting, our hope is to participate in the restoration of this entire neighborhood beginning with two neighboring properties we own: 328/330 Congress St. and 332 Congress St. Specifically, 332 is a 3 story brick building consisting of two residential units and one commercial storefront. It is located along a well-traveled stretch of Congress St / Route 2 near the intersection of Congress Street and 15th Street.

Our proposal is to thoroughly scrape and paint this building, repair or replace corners of the cornice, and point up any deteriorating brickwork and repair any voids in the woodwork. We are happy to discuss color choice with the City in order to determine the most attractive options to beautify this neighborhood.

Additional Information:

Are you or any other owner of the property a City of Troy employee? _____ Yes No

Have you ever received grant money for this project? _____ Yes No
If yes, please describe:

Signature  Date October 1, 2013

The Troy Development Corporation certifies that it will comply with all Federal statutes and regulations that prohibit discrimination on the basis of race, color, national origin, religion, sex, handicap, age, or any other nondiscrimination statute(s), which may apply to the applicant.

Upstate Construction, Inc.

23 Westover Rd.
Troy, NY 12180
(518) 272-2214

Customer Joel Glickman
Phone (518) 274-0053
Project Address #332 Congress Street Troy NY
Project Exterior Restoration

#332 Congress

- #1 Hand scrape and wire brush all areas to be painted
- #2 Power wash both front and side of building
- #3 Spot point all open voids in brick work front and side
- #4 Repair both corners of cornice replace if deteriorated beyond repair
- #5 Apply primers to all areas to be painted
- #6 Caulk all voids in wood work
- #7 Apply two coats finish paint two tone paint scheme

Cost for the above stated work \$13,400.00

Due to the extreme price volatility regarding building-related products, the price quoted in this proposal is valid only for orders placed in the next thirty days. If there is an increase in the price paid by the contractor for building products, the amount of this proposal shall be similarly increased to reflect the increase costs to obtain the materials

TERMS:

The company agrees to furnish labor and materials to complete the work order above for the amount specified herein, and in accordance with and subject to the guarantee and terms and conditions printed below and which are hereby made a part of this agreement

Workers composition and public Liability Insurance are carried on all work by the company.

Workmanship and materials furnished by the company only are fully guaranteed against defects for Two years from date of completion

Payment 1/3 Down upon start of project 1/3 at an agreeable 1/2 point final upon completion

Project Cost / above

Customers Acceptance:
Owner

BY:

George E Morin Upstate Construction Inc.



TOKYO EXPRESS DELI

Coming Soon
TOKYO SUSHI
DELI GROCERY

332

91



Troy Local Development Corporation
50/50 Façade Improvement Program
Application for Funding Assistance

Applicant:

Building Address 328/330 Congress St.

Applicant Name Joel H. Glickman / Edward S. Haddad

Applicant Address 344 Congress St., Troy, NY 12180

Telephone (518) 274-0053 Email joel_c@joelglickman.com

Is the applicant the owner? Yes No

Owner Name Joel H. Glickman / Edward S. Haddad

Owner Address 344 Congress St., Troy, NY 12180

Building Information:

Type of Construction: Masonry Frame Other

Number of Floors: 3 Basement: Yes No

Building Square Footage: 6,721 Lot Dimensions: 50 x 130 ft.

Existing conditions of the building:

| | | | | | |
|---------------|------------------------------------|--|--|-------------------------------|----------------------------------|
| Front Façade: | <input type="checkbox"/> Excellent | <input type="checkbox"/> Good | <input checked="" type="checkbox"/> Fair | <input type="checkbox"/> Poor | <input type="checkbox"/> At Risk |
| Side Wall(s): | <input type="checkbox"/> Excellent | <input checked="" type="checkbox"/> Good | <input type="checkbox"/> Fair | <input type="checkbox"/> Poor | <input type="checkbox"/> At Risk |
| Rear Wall: | <input type="checkbox"/> Excellent | <input checked="" type="checkbox"/> Good | <input type="checkbox"/> Fair | <input type="checkbox"/> Poor | <input type="checkbox"/> At Risk |
| Roof: | <input type="checkbox"/> Excellent | <input checked="" type="checkbox"/> Good | <input type="checkbox"/> Fair | <input type="checkbox"/> Poor | <input type="checkbox"/> At Risk |
| Other: | <input type="checkbox"/> Excellent | <input type="checkbox"/> Good | <input type="checkbox"/> Fair | <input type="checkbox"/> Poor | <input type="checkbox"/> At Risk |

Occupancy Information:

Building is vacant: Yes No

of commercial units in the building: 0

List all existing businesses at this address or any business proposed to occupy the building:

| Business Name | Owner Name & Address | # Of Years at Current Address | # Of Years at Previous Address |
|---------------|----------------------|-------------------------------|--------------------------------|
| | | | |
| | | | |
| | | | |

of residential units in the building: 6

Schedule of Work:

Proposed Method of Work: Contract _____ Self-Help _____ Combination _____

Date work can begin by: **October 15, 2013**
Date work must be completed by: **October 14, 2014**

Do you anticipate a need for architect design services? _____ Yes No
Do you anticipate a need for contractor design services? _____ Yes No

Total Project Cost: \$15,350.00 Grant Request: \$5,000.00

Describe any recent improvements you have made to the building, if any:

The building was purchased on April 29th, 2013 from the Sorriento family, who owned the building for almost 40 years. Since the purchase date, we have made some cosmetic improvements to a few of the units, which have vastly improved their appearance and livability. These improvements including fresh paint, new tile flooring, and carpeting. It is our goal to continually make improvements on this property to better serve our tenants and improve the character of Congress St., a corridor in Troy which we have a great interest. We presently own 5 properties on Congress St. , all within the segment between 13th and 15th Streets.

Provide a brief summary of all proposed activities:

The goal is join other property owners on this block of Congress St. in creating a corridor which will attract both desirable residential and commercial tenants to the neighborhood. In leveraging all of the work done on this block in terms of sidewalk renewal, street reconstruction, and period lighting, our hope is to participate in the restoration of this entire neighborhood beginning with two neighboring properties we own: 328/330 Congress St. and 332 Congress St. Specifically, 328/330 consists of two 3-unit residential brick buildings joined together on one deed. It is located along a well-traveled stretch of Congress St / Route 2 near the intersection of Congress Street and 15th Street.

Our proposal is to thoroughly scrape and paint these buildings, repair three deteriorating window sills, and repair a gateway between the adjoining building. Any deteriorating brickwork and will be repointed and masonry at the base of the building will be repaired. Any voids in woodwork will be filled and repaired. We are happy to discuss color choice with the City in order to determine the most attractive options to beautify the neighborhood.

Additional Information:

Are you or any other owner of the property a City of Troy employee? _____ Yes No

Have you ever received grant money for this project? _____ Yes No
If yes, please describe:

Signature  Date October 1, 2013

The Troy Development Corporation certifies that it will comply with all Federal statutes and regulations that prohibit discrimination on the basis of race, color, national origin, religion, sex, handicap, age, or any other nondiscrimination statute(s), which may apply to the applicant.

Upstate Construction, Inc.

23 Westover Rd.
Troy, NY 12180
(518) 272-2214

Customer Joel Glickman
Phone (518) 274-0053
Project Address #328 #330 Congress Street Troy NY
Project Exterior Restoration

- #328 & #330 Congress
 - #1 Purchase all permits City of Troy
 - #2 Hand scrape and wire brush all areas to be painted
 - #3 Power wash buildings removing dirt allowing primer to adhere
 - #4 Spot point all open voids in brick work
 - #5 Repair three window sills square off also repair water table and brick work below (base of building)
 - #6 Repair gate between #332 and #330
 - #7 Apply primers to all bare materials to be painted
 - #8 caulks all voids in woodwork and dissimilar materials
 - #9 Apply two coats finish two tone paint scheme and colors (owners Decision)
- Cost for the above stated work \$15,350.00

Due to the extreme price volatility regarding building-related products, the price quoted in this proposal is valid only for orders placed in the next thirty days. If there is an increase in the price paid by the contractor for building products, the amount of this proposal shall be similarly increased to reflect the increase costs to obtain the materials

TERMS:

The company agrees to furnish labor and materials to complete the work order above for the amount specified herein, and in accordance with and subject to the guarantee and terms and conditions printed below and which are hereby made a part of this agreement
Workers composition and public Liability Insurance are carried on all work by the company.
Workmanship and materials furnished by the company only are fully guaranteed against defects for Two years from date of completion
Payment 1/3 Down upon start of project 1/3 at an agreeable 1/2 point final upon completion

Project Cost / above

Customers Acceptance:
Owner

BY:

George E Morin Upstate Construction Inc.



350

Received
10/8/13

**TROY LOCAL DEVELOPMENT CORPORATION
BUSINESS DEVELOPMENT ASSISTANCE PROGRAM
Application for Funding Assistance**

Applicant:

Owner: Richard Spennello wife Maureen

Owner Address: 89 Pepper Ln., Saratoga Spys 12866

Email: Rick@theshoppesaratoga.com Telephone: (518) 583-2092

Business/Project Address: 260 Brdwy, Troy

Total Project Cost: approx \$100,000

Loan Request: _____ Grant Request: would love to get as much as possible.

Business Type: Corp. _____ Partnership _____ Sole Prop

Year Established: 1976 FEIN: _____

Years at current address: Business 37 yrs Home 16 yrs

Gross Annual Sales: \$ 600,000

Other Sources of Income: \$ 100,000

Income from alimony, child support, or separate maintenance payments need not be revealed. Examples of other income include social security, disability, or rental income.

Ownership of Applicant Company:

List all principals with 20% or more ownership:

| Name | Title | % Owned | Annual Compensation |
|----------------|--------------|-----------|---------------------|
| <u>Richard</u> | <u>owner</u> | <u>50</u> | <u>120,000</u> |
| <u>Maureen</u> | | <u>50</u> | |
| | | | |

Affiliates:

List all businesses in which applicant or any owner has an interest.

| Name | Title | % Owned | Annual Compensation |
|------|-------|---------|---------------------|
| | | | |
| | | | |

List all Bank account information:

| Bank Name | Checking | Savings | Other | Balance |
|-----------|----------|---------|-------|---------|
| BOFA | ✓ | — | — | 75,000 |
| | | | | |
| | | | | |

List all sources of project funding, and dollar amount and use (s) of funds requested.

| Source of Funds | Use of Funds | Dollar Amount |
|-----------------|--------------|-----------------------|
| personal | | 50,000 |
| store closing | | 20,000 |
| stock market | | 30,000 |
| | | |
| | | |
| | | Total Project Cost |
| | | Total Funds Requested |
| | | Total Owner Equity |

Description of Collateral Offered:

| Collateral | \$ Value | Mortgage/Lien | \$ Value |
|------------|----------|---------------|----------|
| Home | 400,000 | 43,000 | 357,000 |
| Condo Fl. | 380,000 | — | 380,000 |

Outstanding Debt (List all loans, credit cards, lines of credit, installment debt, leases, and mortgages)

| Lender | Original Amt. | Balance | Monthly Payment |
|--------|---------------|---------|-----------------|
| Cards | 20,000 | 20,000 | paid off |
| | | | |
| | | | |

every month

Additional Information:

Is your business party to any claim or lawsuit? _____ Yes No

Have you or any owner, officer, director or partner ever owned a business that has declared bankruptcy? _____ Yes No

Does your business owe taxes for other than the current year? _____ Yes No

If yes to any question, please explain:

Project Description:

Remodel 260 Broadway + open a specialty Boutique with unique sportswear, dresses, shoes, Jewelry etc etc.

We see Troy going through a Renaissance and love the character of buildings in the downtown.

Attorney:

Name Kimberly Allen
Address 372 Broadway
Contact _____

Zip Code 12866
Telephone () _____

Accountant:

Name Tom Kirby
Address _____
Contact _____

Zip Code _____
Telephone () 584-9489
518

Trade References:

1. Name Faviana
Address _____
Contact _____ Zip Code _____
Telephone (212) 594-4422

2. Name Wind River
Address _____
Contact _____ Zip Code _____
Telephone () _____

3. Name Flax
Address _____
Contact _____ Zip Code _____
Telephone (888) 737-0888

Insurance Agent/Bonding Company:

Name Marshall Sterling
Address Catskill, NY
Contact Danielle Zip Code _____
Telephone () 943-3900

By signing below, my business and I both agree to be liable for the indebtedness incurred on this loan. I certify to the truth of my statements above and authorize the City of Troy to obtain 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 and to report its transactions with me, in the event of non-payment of any loan established hereunder.

Signature *[Handwritten Signature]* Date 10/4/13

The Troy Local Development Corporation certifies that it will comply with all Federal statutes and regulations that prohibit discrimination on the basis of race, color, national origin, religion, sex, handicap, age, or any other nondiscrimination statute(s), which may apply to the applicant.

| | |
|------------------|-----------------|
| Date: | August 27, 2013 |
| Name: | The Shoppe |
| Location: | 260 Broadway |
| Client: | 1570 Sq Ft. |

| CSI Code | CSI Description | Description | Original Budget | Change Order | Revised Budget |
|----------|---|---|-----------------|-----------------|-----------------|
| 6200 | Millwork: Includes labor and material | Shelving: Add 108 lf of shelving to the storage and vault areas. | \$0 | \$3,774 | \$3,774 |
| 6200 | Finish Trim: Includes labor and material | Finish Trim: Add 144 lf of interior trim. Includes 1"x 4" PFJ base and base cap. Add 448 lf of shoe molding at wood floor area. | \$0 | \$950 | \$950 |
| 8200 | Doors: Includes labor and material | DOORS: Add (3) paint grade doors to the new dressing rooms. Includes hardware & install | \$0 | \$2,880 | \$2,880 |
| 9680 | Carpet: Includes labor and material | Carpet: Reduction in the amount of carpet to be installed. Shaw World Wide, color #598, 12' broadloom, for dressing room area and office/storage. | \$4,140 | (\$2,489) | \$1,651 |
| 9680 | Wood Flooring: Includes labor and material | Wood: Wood Flooring for added to entire showroom floor. Goodfellow Cigar wood plank & pad for window areas and showroom floor. | \$3,360 | \$9,924 | \$13,284 |
| 9680 | Ceramic Tile: Includes labor and material | Ceramic Tile: Olympic 12"x 12" Porcelain tile for shower and restroom. Color/Finish TBD | \$0 | \$354 | \$354 |
| 9900 | Paint: Includes labor and material | Paint: Paint all new walls and existing walls (excluding walls above storefront windows and stairwell), new doors and frames, new and existing. | \$0 | \$5,352 | \$5,352 |
| 16050 | Electrical: Includes labor and material | Electrical: Allowance for (3) additional decorative lighting fixtures (pendents at dressing rooms). Assumes \$100.00 per fixture plus labor to install by electrician. | \$0 | \$810 | \$810 |
| | | | \$7,500 | \$21,556 | \$29,056 |

OK

| | |
|---------------------------|-----------------|
| Change Order #1 | \$23,508 |
| Change Order #2 | \$5,370 |
| Change Order #3 | \$21,556 |
| Total Change Order | \$50,434 |

Alvarado

Paint

Shir. Williams

Maison Blanc

Flat wall

Gloss white Trim

**TROY LOCAL DEVELOPMENT CORPORATION
BUSINESS DEVELOPMENT ASSISTANCE PROGRAM
Application for Funding Assistance**

Applicant:

Owner: Mosaic Associates Architects
 Owner Address: 73 Troy Road, East Greenbush, NY 12061
 Email: tmoroukian@Mosaicaa.com Telephone: (518) 479-4000 x409
 Business/Project Address: Frear Building - 4th floor
 Total Project Cost: \$200,000-
 Loan Request: \$50,000- Grant Request: _____
 Business Type: Corp. _____ Partnership X Sole Prop _____
 Year Established: 1915 FEIN: 14-1314603
 Years at current address: Business 10 yrs 3 months Home _____
 Gross Annual Sales: \$ 5,335,000
 Other Sources of Income: \$ _____

Income from alimony, child support, or separate maintenance payments need not be revealed. Examples of other income include social security, disability, or rental income.

Ownership of Applicant Company:

List all principals with 20% or more ownership:

| Name | Title | % Owned | Annual Compensation |
|-----------------|---------|---------|---------------------|
| Nicholas Waer | Partner | 38.5% | Varies |
| HANA Panek | | 23.0% | |
| Michael Fanning | | 38.5% | |

Affiliates:

List all businesses in which applicant or any owner has an interest.

| Name | Title | % Owned | Annual Compensation |
|------|-------|---------|---------------------|
| N/A | | | |

List all Bank account information:

| Bank Name | Checking | Savings | Other | Balance |
|----------------|----------|---------|-------|--------------|
| 1st National | | | | |
| Bank of Scotia | | | | \$ 100,000 - |
| | | | | |
| | | | | |

List all sources of project funding, and dollar amount and use (s) of funds requested.

| Source of Funds | Use of Funds | Dollar Amount |
|-----------------|------------------------------|-----------------------------------|
| LDC Loan | Furnishings, Moving Expenses | \$ 50,000 - |
| Bank Loan | GC, HVAC, Network | 130,000 - |
| Owner | Telephone, Data, Wiring | 20,000 - |
| | | Total Project Cost 200,000 |
| | | Total Funds Requested |
| | | Total Owner Equity |

Description of Collateral Offered:

| Collateral | \$ Value | Mortgage/Lien | \$ Value |
|------------------|-----------|---------------|----------|
| Office Furniture | 100,000 - | | |
| | | | |

Outstanding Debt (List all loans, credit cards, lines of credit, installment debt, leases, and mortgages)

| Lender | Original Amt. | Balance | Monthly Payment |
|----------------|---------------|---------|-----------------|
| Line of credit | 500,000 | 175,000 | Varies |
| | | | |
| | | | |

Additional Information:

Is your business party to any claim or lawsuit? Yes No

Have you or any owner, officer, director or partner ever owned a business that has declared bankruptcy? Yes No

Does your business owe taxes for other than the current year? Yes No

If yes to any question, please explain:

Personal injury claim related to swimming pool renovation

Project Description:

Fit-up for leased property in the
Fleas Building, 4th floor.

- New furniture
- Renovation work
- Network wiring

Attorney:

Name Farer + Schwartz
Address 12 Century Hill Drive
Contact Ken Schwartz

Zip Code Latham, NY, 12110
Telephone (518) 785-1111

Accountant:

Name UHY Advisors
Address 66 S. Pearl Street
Contact Jim Daniels

Zip Code Albany, NY 12207
Telephone (518) 449-3171

Trade References:

- 1. Name John Carmello, Superintendent of Troy Schools
Address 2920 Fifth Ave Zip Code Troy, 12180
Contact _____ Telephone (518) 328-5052

- 2. Name Andrew J. Matonak Ed.D, President HVCC
Address 80 Vandenburgh Ave Zip Code Troy, 12180
Contact _____ Telephone (518) 629-4822

- 3. Name Robert Welch, Sr. VP - Rose + Kiernan
Address 99 Troy Road Zip Code 12061
Contact East Greenbush, NY Telephone (518) 244-4245

Insurance Agent/Bonding Company:

Name _____
Address Same as Zip Code _____
Contact Above Telephone () _____

By signing below, my business and I both agree to be liable for the indebtedness incurred on this loan. I certify to the truth of my statements above and authorize the City of Troy to obtain 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 and to report its transactions with me, in the event of non-payment of any loan established hereunder.

Signature [Handwritten Signature] Date 26 SEPT 2013

The Troy Local Development Corporation certifies that it will comply with all Federal statutes and regulations that prohibit discrimination on the basis of race, color, national origin, religion, sex, handicap, age, or any other nondiscrimination statute(s), which may apply to the applicant.

Account Manager: Ken Reed
P: 518-482-4000 x35
F: 518-482-0528
E: KenR@accentny.com
W: accentny.com



New ideas always at work.

3 Interstate Avenue Albany NY 12205

Client: Mosaic Associates Architects
Contact: John Onderdonk, AIA, LEED AP
Address: 73 Troy Road
East Greenbush NY 12061
518.479.4000 x427 518.477.1356
jonderdonk@mosaicaa.com

2013.10.08 Mosaic Architects Office

| Line # | Qty | Part Number | Part Description | Sell | Ext Sell | |
|----------------------------|-----|--|---|------------|-------------|--|
| 005-Sample Library | | | | | | |
| 1 | 5 | DM-8224-S-36 | Palmieri - Durecon Metal; Standard Shelving, D/F, Starter; 37 1/4" W x 23 1/2" D x 82" H; 11 1/2" Shelf; 10 <i>Top/Overall: Wood Stain, Natural Maple, M-NA Leg/Shelf: Metal Paint, T.B.A. MUST PROVIDE, T.B.A.</i> | \$1,029.88 | \$5,149.40 | |
| 2 | 5 | DM-8224-A-36 | Palmieri - Durecon Metal; Standard Shelving, D/F, Adder; 36 1/4" W x 23 1/2" D x 82" H; 11 1/2" Shelf; 10 Shelves; <i>Top/Overall: Wood Stain, Natural Maple, M-NA Leg/Shelf: Metal Paint, T.B.A. MUST PROVIDE, T.B.A.</i> | \$793.90 | \$3,969.50 | |
| Sub Total | | | | | \$9,118.90 | |
| 401-Admin Stations | | | | | | |
| 3 | 2 | FV696.67 | +Stiffener, 66 3/4W | \$19.04 | \$38.08 | |
| 4 | 2 | FTS10.3084LS | +Rectangular Surface,Sq-Edge, Lam Top/Vinyl Edge, 30D 84W, No Brkts 91 +white | \$164.92 | \$329.84 | |
| 5 | 8 | FV689.P | +Support Leg,Post MS +metallic silver | \$48.16 | \$385.28 | |
| 6 | 2 | FV693.4260L | +Privacy Panel,Lam 42H 60W 91 +white 91 +white | \$163.80 | \$327.60 | |
| Sub Total | | | | | \$1,080.80 | |
| 401-Exec Conference | | | | | | |
| 7 | 1 | ET158L | +Table,Oval Seg Base Lam Top w/thermoplastic edge 28.5H 54D 120W | \$1,472.49 | \$1,472.49 | |
| 10/8/2013 | | 2013.10.08 Mosaic Office Quote KdR.sp4 | | | Page 1 of 6 | |

| Line # | Qty | Part Number | Part Description | Sell | Ext Sell |
|--------|-----|-------------|--------------------|-----------|------------|
| | | 91 | +white | | |
| | | 91 | +white | | |
| | | CL | +cool grey neutral | | |
| | | CL | +cool grey neutral | | |
| | | | | Sub Total | \$1,472.49 |

402-Conference

| | | | | | |
|---|---|--------------|--|-----------|------------|
| 8 | 6 | DTIAS.1848LP | +Rectangular Table,Squared Edge,Lam,Post leg 18D 48W | \$221.33 | \$1,327.98 |
| | | 91 | +white | | |
| | | MS | +metallic silver | | |
| | | 20 | +casters | | |
| | | | | Sub Total | \$1,327.98 |

409-Business Office

| | | | | | |
|---|---|--------------|--|-----------|----------|
| 9 | 1 | DTIAS.3072LP | +Rectangular Table,Squared Edge,Lam,Post leg 30D 72W | \$323.05 | \$323.05 |
| | | 91 | +white | | |
| | | MS | +metallic silver | | |
| | | 57 | +glides | | |
| | | | | Sub Total | \$323.05 |

410-HR/Market Conference

| | | | | | |
|----|---|--------------|--|-----------|----------|
| 10 | 1 | DTIAS.3060LP | +Rectangular Table,Squared Edge,Lam,Post leg 30D 60W | \$283.08 | \$283.08 |
| | | 91 | +white | | |
| | | MS | +metallic silver | | |
| | | 57 | +glides | | |
| | | | | Sub Total | \$283.08 |

419-Office

| | | | | | |
|----|---|--------------|--|-----------|----------|
| 11 | 1 | DTIAS.3072LP | +Rectangular Table,Squared Edge,Lam,Post leg 30D 72W | \$323.05 | \$323.05 |
| | | 91 | +white | | |
| | | MS | +metallic silver | | |
| | | 57 | +glides | | |
| | | | | Sub Total | \$323.05 |

421-Office

| | | | | | |
|----|---|--------------|--|-----------|----------|
| 12 | 1 | DTIAS.3072LP | +Rectangular Table,Squared Edge,Lam,Post leg 30D 72W | \$323.05 | \$323.05 |
| | | 91 | +white | | |
| | | MS | +metallic silver | | |
| | | 57 | +glides | | |
| | | | | Sub Total | \$323.05 |

| Line # | Qty | Part Number | Part Description | Sell | Ext Sell |
|----------------------------|-----|--------------|--|----------|------------|
| 423-Office | | | | | |
| 13 | 1 | DTIAS.3072LP | +Rectangular Table,Squared Edge,Lam,Post leg 30D 72W | \$323.05 | \$323.05 |
| | | 91 | +white | | |
| | | MS | +metallic silver | | |
| | | 57 | +glides | | |
| | | | Sub Total | | \$323.05 |
| 424-Print Work Area | | | | | |
| 14 | 8 | DTIAS.2436LP | +Rectangular Table,Squared Edge,Lam,Post leg 24D 36W | \$221.33 | \$1,770.64 |
| | | 91 | +white | | |
| | | MS | +metallic silver | | |
| | | 20 | +casters | | |
| | | | Sub Total | | \$1,770.64 |
| 427-Office | | | | | |
| 15 | 1 | DTIAS.3072LP | +Rectangular Table,Squared Edge,Lam,Post leg 30D 72W | \$323.05 | \$323.05 |
| | | 91 | +white | | |
| | | MS | +metallic silver | | |
| | | 57 | +glides | | |
| | | | Sub Total | | \$323.05 |
| 450-Conference | | | | | |
| 16 | 1 | DTIAS.3060LP | +Rectangular Table,Squared Edge,Lam,Post leg 30D 60W | \$283.08 | \$283.08 |
| | | 91 | +white | | |
| | | MS | +metallic silver | | |
| | | 57 | +glides | | |
| | | | Sub Total | | \$283.08 |
| 464-Office | | | | | |
| 17 | 1 | DTIAS.3072LP | +Rectangular Table,Squared Edge,Lam,Post leg 30D 72W | \$323.05 | \$323.05 |
| | | 91 | +white | | |
| | | MS | +metallic silver | | |
| | | 57 | +glides | | |
| | | | Sub Total | | \$323.05 |
| 481-Conference | | | | | |
| 18 | 1 | DTIAS.3060LP | +Rectangular Table,Squared Edge,Lam,Post leg 30D 60W | \$283.08 | \$283.08 |
| | | 91 | +white | | |
| | | MS | +metallic silver | | |

| Line # | Qty | Part Number | Part Description | Sell | Ext Sell |
|--------|-----|-------------|------------------|-----------|----------|
| | | 57 | +glides | | |
| | | | | Sub Total | \$283.08 |

Reception Seating

| | | | | | |
|----|---|------|--|-----------|------------|
| 19 | 4 | LCM. | @Eames Molded Plywood Lounge Chair Mtl Base,Non-Upholstered shell | \$358.08 | \$1,432.32 |
| | | 47 | @trivalent chrome | | |
| | | CX | @natural cherry | | |
| | | | | Sub Total | \$1,432.32 |

Side Seating

| | | | | | |
|----|----|-----------|---|-----------|------------|
| 20 | 12 | 5652.A130 | Focus, Side Chair, Silver Frame, A130 Arm | \$143.25 | \$1,719.00 |
| | | MCI | Black | | |
| | | FABRIC | Fabric Grade Selections | | |
| | | 26-GRDI | Fabric Grade I | | |
| | | SUGAR | Sugar Color Selection | | |
| | | LICORICE | Sugar Licorice | | |
| | | ~ | No Selection | | |
| | | ~ | No Ganging Bracket Upgrade | | |
| | | G13 | Plush Carpet Tile Glide | | |
| | | ~ | No Cart Upgrade | | |
| | | | | Sub Total | \$1,719.00 |

Task Seating

| | | | | | |
|----|----|----------------|---|-----------|------------|
| 21 | 28 | 2223.B1.F.A128 | Wit, Highback, Mesh Back, Basic Synchro, Height Adj Arms | \$187.13 | \$5,239.64 |
| | | Z2 | Silver | | |
| | | B5 | Standard Black Base | | |
| | | ~ | No Selection | | |
| | | C16 | Standard Black Carpet Casters | | |
| | | MC20 | Onyx Mesh | | |
| | | FABRIC | Fabric Grade Selection | | |
| | | GRD I | Fabric Grade I | | |
| | | SUGAR | Sugar Color Selection | | |
| | | LICORICE | Sugar Licorice | | |
| | | ~ | No Selection | | |
| | | UC | Partially Assembled | | |
| | | | | Sub Total | \$5,239.64 |

Tech Stations

| | | | | | |
|----|----|----------|---------------------|---------|----------|
| 22 | 14 | FV696.62 | +Stiffener, 62 1/8W | \$19.04 | \$266.56 |
| 23 | 6 | FV696.67 | +Stiffener, 66 3/4W | \$19.04 | \$114.24 |

| Line # | Qty | Part Number | Part Description | Sell | Ext Sell |
|------------------------------------|-----|---------------|---|-------------------|--------------------|
| 24 | 14 | FT298.S | @Surface Support,Low Credenza,Fxd Hght,for use w/metal low crednza w/2 1/4"H base MS @metallic silver | \$52.08 | \$729.12 |
| 25 | 20 | FTS10.3084LS | +Rectangular Surface,Sq-Edge, Lam Top/Vinyl Edge, 30D 84W, No Brkts 91 +white | \$164.92 | \$3,298.40 |
| 26 | 52 | FV689.P | +Support Leg,Post MS +metallic silver | \$48.16 | \$2,504.32 |
| 27 | 7 | FM73A.72202AE | @Metal Low Cred,Open W/Dwrs,Arc Pull,2 1/4"H Base,42" B/F Lft,Opn Rt,Ptd Mtl Frnt,1-1/4" Lam XS @textured paint on smooth steel 91 @white HM @natural maple NH @brushed nickel CB @counterweight KC @keyed differently, chrome | \$739.76 | \$5,178.32 |
| 28 | 7 | FM73A.72202AF | @Metal Low Cred,Open W/Dwrs,Arc Pull,2 1/4"H Base,Opn Lft,42" B/F Rt,Ptd Mtl Frnt,1-1/4" Lam XS @textured paint on smooth steel 91 @white HM @natural maple NH @brushed nickel CB @counterweight KC @keyed differently, chrome | \$739.76 | \$5,178.32 |
| Sub Total | | | | | \$17,269.28 |
| Project Sub Total | | | | | \$43,218.59 |
| Delivery & Installation | | | | \$8,430.00 | \$8,430.00 |
| Project Total: | | | | | \$51,648.59 |

Thank you for doing business with Accent Commercial Furniture, Inc.
It has been a pleasure helping you with your furniture needs.

To secure and generate your order, the following
deposit is required:

1/3 Down

Please sign and date indicating that you have read, understood
and have accepted the above quotation.

Print Name: _____

Signature: _____

Date: _____

Please fax your order directly to the attention of your **Account Manager** at (518) 482-0528.

TERMS:

- i. The above quotation does not include any applicable sales tax.
- ii. Deposit is required with your order.
- iii. Balance due upon receipt of invoice.
- iv. 10% of balance may be withheld for punch list items, if applicable.
- v. The above quotation is valid for 30 days. Prices are subject to change without notice.
- vi. All furniture is made to order, therefore once your order is placed with the manufacturer and put into the production schedule, the manufacturer will not accept any changes to your order or accept returns.

AUTHORIZING RESOLUTION

(To-Do Development, LLC and O’Briens Public House Inc. – Loan Agreement)

A regular meeting of the Troy Local Development Corporation was convened on October 11, 2013 at 8:30 a.m.

The following resolution was duly offered and seconded, to wit:

Resolution No. _____

RESOLUTION OF THE TROY LOCAL DEVELOPMENT CORPORATION AUTHORIZING (i) THE ISSUANCE OF A \$75,000 WORKING CAPITAL LOAN TO TO-DO DEVELOPMENT, LLC WITH RESPECT TO A CERTAIN PROJECT (AS DEFINED HEREIN) AND (ii) THE EXECUTION AND DELIVERY OF A LOAN AGREEMENT AND RELATED DOCUMENTS.

WHEREAS, the Troy Local Development Corporation (the “Corporation”) is a duly-established, not-for-profit local development corporation of the State pursuant to Section 1411(h) of the Not-for-Profit Corporation Law (“N-PCL”) and a Certificate of Reincorporation filed on April 5, 2010 (the “Certificate”) established for the charitable and public purposes of relieving and reducing unemployment, promoting and providing for additional and maximum employment, bettering and maintaining job opportunities, instructing or training individuals to improve or develop their capabilities for such jobs, by encouraging the development of, or retention of, an industry in the community or area, and lessening the burdens of government and acting in the public interest; and

WHEREAS, **TO-DO DEVELOPMENT, LLC** (the “Company”), has requested assistance from the Corporation with a certain project (the “Project”) consisting of the redevelopment of a building located at 41-43 3rd Street, Troy, New York (the “Existing Improvements”) to provide (i) as a restaurant and pub to be leased to and operated by O’Briens Public House Inc.; and (ii) residential apartment and storage space (the “Improvements”, and collectively with the Existing Improvements, the “Facility”); and

WHEREAS, in furtherance of the Project, the Company has requested financing from the Corporation in the form of a \$75,000.00 Working Capital Loan (the “Loan”) to assist the Company with the Project; and

WHEREAS, the Corporation desires to authorize the issuance of the Loan, the terms of which have been presented at this meeting, and approve the execution and delivery of a Loan Agreement (“Agreement”), along with related documents, to memorialize the terms and conditions by which the Loan shall be extended by the Corporation, including the repayment thereof and security therefore.

NOW, THEREFORE, BE IT RESOLVED BY THE DIRECTORS OF THE TROY LOCAL DEVELOPMENT CORPORATION AS FOLLOWS:

Section 1. The Corporation hereby authorizes the provision of the Loan to the Company in furtherance of the Project. The Chairman, Vice Chairman and/or the Chief Executive Officer of the Corporation are hereby authorized, on behalf of the Corporation, to execute and deliver a Loan Agreement, along with related documents (collectively, the “Loan Documents”), in such form as prepared and approved by counsel to the Corporation and as approved by the Chairman, Vice Chairman and/or the Chief Executive Officer.

Section 2. The Secretary or Assistant Secretary of the Corporation are hereby authorized, where appropriate, to affix the seal of the Corporation to the Loan Documents and to attest the same, all with such changes, variations, omissions and insertions as the Chairman, Vice Chairman and/or Chief Executive Officer of the Corporation shall approve, and the execution thereof by the Chairman, Vice Chairman and/or Chief Executive Officer of the Corporation to constitute conclusive evidence of such approval.

Section 3. The officers, employees and agents of the Corporation are hereby authorized and directed for and in the name and on behalf of the Corporation to do all acts and things required and to execute and deliver all such checks, 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 or, in the opinion of the officer, employee or agent acting, desirable and proper 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.

Section 4. These Resolutions shall take effect immediately.

The question of the adoption of the foregoing Resolution was duly put to a vote on roll call, which resulted as follows:

| | <i>Yea</i> | <i>Nea</i> | <i>Absent</i> | <i>Abstain</i> |
|-----------------------|------------|------------|---------------|----------------|
| Wallace Altes | [] | [] | [] | [] |
| William Dunne | [] | [] | [] | [] |
| Hon. Kenneth Zalewski | [] | [] | [] | [] |
| Andrew Ross | [] | [] | [] | [] |
| Peter Ryan | [] | [] | [] | [] |

The Resolution was thereupon duly adopted.

STATE OF NEW YORK)
COUNTY OF RENSSELAER) ss.:

I, the undersigned Secretary of the Troy Local Development Corporation, DO HEREBY CERTIFY:

That I have compared the annexed extract of minutes of the meeting of the Troy Local Development Corporation (the " Corporation "), including the resolution contained therein, held on October 11, 2013 with the original thereof on file in my office, and that the same is a true and correct copy of the proceedings of the Corporation and of such resolution set forth therein and of the whole of said original insofar as the same related to the subject matters therein referred to.

I FURTHER CERTIFY, that all members of said Corporation had due notice of said meeting, that the meeting was in all respects duly held and that, pursuant to Article 7 of the Public Officers Law (Open Meetings Law), said meeting was open to the general public, and that public notice of the time and place of said meeting was duly given in accordance with such Article 7.

I FURTHER CERTIFY, that there was a quorum of the members of the Corporation present throughout said meeting.

I FURTHER CERTIFY, that as of the date hereof, the attached resolution is in full force and effect and has not been amended, repealed or modified.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of said Corporation this ____ day of _____, 2013.

Secretary

[SEAL]

AUTHORIZING RESOLUTION
(RWDC Property Management, LLC – Loan Agreement)

A regular meeting of the Troy Local Development Corporation was convened on October 11, 2013 at 8:30 a.m.

The following resolution was duly offered and seconded, to wit:

Resolution No. _____

RESOLUTION OF THE TROY LOCAL DEVELOPMENT CORPORATION
AUTHORIZING (i) THE ISSUANCE OF A \$20,000 WORKING CAPITAL
LOAN TO RWDC PROPERTY MANAGEMENT, LLC WITH RESPECT TO
A CERTAIN PROJECT (AS DEFINED HEREIN) AND (ii) THE EXECUTION
AND DELIVERY OF A LOAN AGREEMENT AND RELATED
DOCUMENTS.

WHEREAS, the Troy Local Development Corporation (the “Corporation”) is a duly-established, not-for-profit local development corporation of the State pursuant to Section 1411(h) of the Not-for-Profit Corporation Law (“N-PCL”) and a Certificate of Reincorporation filed on April 5, 2010 (the “Certificate”) established for the charitable and public purposes of relieving and reducing unemployment, promoting and providing for additional and maximum employment, bettering and maintaining job opportunities, instructing or training individuals to improve or develop their capabilities for such jobs, by encouraging the development of, or retention of, an industry in the community or area, and lessening the burdens of government and acting in the public interest; and

WHEREAS, **RWDC PROPERTY MANAGEMENT, LLC** (the “Company”), has requested assistance from the Corporation with a certain project (the “Project”) consisting of the construction and installation of certain exterior property improvements on or adjacent to a building located at 2829 6th Avenue, Troy, New York, including sideways and curbage; and

WHEREAS, in furtherance of the Project, the Company has requested financing from the Corporation in the form of a \$20,000.00 Working Capital Loan (the “Loan”) to assist the Company with the Project; and

WHEREAS, the Corporation desires to authorize the issuance of the Loan, the terms of which have been presented at this meeting, and approve the execution and delivery of a Loan Agreement (“Agreement”), along with related documents, to memorialize the terms and conditions by which the Loan shall be extended by the Corporation, including the repayment thereof and security therefore.

NOW, THEREFORE, BE IT RESOLVED BY THE DIRECTORS OF THE TROY LOCAL DEVELOPMENT CORPORATION AS FOLLOWS:

Section 1. The Corporation hereby authorizes the provision of the Loan to the Company in furtherance of the Project. The Chairman, Vice Chairman and/or the Chief Executive Officer of the Corporation are hereby authorized, on behalf of the Corporation, to execute and deliver a Loan Agreement, along with related documents (collectively, the “Loan Documents”), in such form as prepared and approved by counsel to the Corporation and as approved by the Chairman, Vice Chairman and/or the Chief Executive Officer.

Section 2. The Secretary or Assistant Secretary of the Corporation are hereby authorized, where appropriate, to affix the seal of the Corporation to the Loan Documents and to attest the same, all with such changes, variations, omissions and insertions as the Chairman, Vice Chairman and/or Chief Executive Officer of the Corporation shall approve, and the execution thereof by the Chairman, Vice Chairman and/or Chief Executive Officer of the Corporation to constitute conclusive evidence of such approval.

Section 3. The officers, employees and agents of the Corporation are hereby authorized and directed for and in the name and on behalf of the Corporation to do all acts and things required and to execute and deliver all such checks, 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 or, in the opinion of the officer, employee or agent acting, desirable and proper 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.

Section 4. These Resolutions shall take effect immediately.

The question of the adoption of the foregoing Resolution was duly put to a vote on roll call, which resulted as follows:

| | <i>Yea</i> | <i>Nea</i> | <i>Absent</i> | <i>Abstain</i> |
|-----------------------|------------|------------|---------------|----------------|
| Wallace Altes | [] | [] | [] | [] |
| William Dunne | [] | [] | [] | [] |
| Hon. Kenneth Zalewski | [] | [] | [] | [] |
| Andrew Ross | [] | [] | [] | [] |
| Peter Ryan | [] | [] | [] | [] |

The Resolution was thereupon duly adopted.

STATE OF NEW YORK)
COUNTY OF RENSSELAER) ss.:

I, the undersigned Secretary of the Troy Local Development Corporation, DO HEREBY CERTIFY:

That I have compared the annexed extract of minutes of the meeting of the Troy Local Development Corporation (the " Corporation "), including the resolution contained therein, held on October 11, 2013 with the original thereof on file in my office, and that the same is a true and correct copy of the proceedings of the Corporation and of such resolution set forth therein and of the whole of said original insofar as the same related to the subject matters therein referred to.

I FURTHER CERTIFY, that all members of said Corporation had due notice of said meeting, that the meeting was in all respects duly held and that, pursuant to Article 7 of the Public Officers Law (Open Meetings Law), said meeting was open to the general public, and that public notice of the time and place of said meeting was duly given in accordance with such Article 7.

I FURTHER CERTIFY, that there was a quorum of the members of the Corporation present throughout said meeting.

I FURTHER CERTIFY, that as of the date hereof, the attached resolution is in full force and effect and has not been amended, repealed or modified.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of said Corporation this ____ day of _____, 2013.

Secretary

[SEAL]