



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

**March 14, 2014
8:30 a.m.**

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

ABSENT:

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

Minutes

In the absence of a Chairman, the board elected Bill Dunne as temporary Chairman of the meeting.

**Hon. Ken Zalewski made a motion to elect Bill Dunne as temporary Chairman for this meeting.
Andy Ross seconded the motion, motion carried.**

Bill Dunne called the meeting to order at 8:40 a.m.

I. Approval of Minutes from February 14, 2014 board meeting

**Andy Ross made the motion to approve the minutes.
Hon. Ken Zalewski seconded the motion, motion carried.**

Mr. Dunne advised that the audit presentation and financials will be postponed. A special meeting date will be set up before the end of the month to discuss both items.

II. Board Member Vacancy

Mr. Dunne spoke to the board members about the vacancy on the board that they will need to fill. Dep. Mayor Pete Ryan spoke about a possible candidate, Elbert Watson. Mr. Ryan spoke to the board about his background and a copy of his resume was given to all of the board members to review. Bill Dunne noted that with his banking background he may be a good person to help create or chair a loan committee.

Justin Miller explained that the previous Chairman sat on this board as a result of being the IDA Chairman. If the vacancy is filled, the seat filled will be shared with the IDA chairmanship. Mr. Miller also explained that this board

can vote in a chairman of their choosing. In that case the IDA chairman would sit on this board. The board discussed the process. Mr. Miller advised that the governance committee would be responsible to recommend possible members to the board. Mr. Ryan asked if that would be something that could be done today. Mr. Miller answered yes, but he advised them to keep in mind that they will also serve as the IDA chairman and that is subject to council approval. The board unanimously decided that Mr. Watson would be a good candidate for this board and will revisit the recommendation after meeting and discussing with the IDA board.

III. Updated Façade grant for Dublin's

Monica spoke to the board members about the 50/50 façade grant for Dublin's at 121 4th Street. Initially he was approved for \$4,700.00 which was based on his original estimates. After starting the work, he incurred additional costs and was able to meet the max reimbursement amount of \$5,000.00. He has been reimbursed the \$4,700.00 and is looking for additional reimbursement of \$300.00. Bill Dunne asked how the completed work looks. Mrs. Kurzejeski stated that it looks really nice and it changes the whole look of the place. Mrs. Kurzejeski advised that he has also changed the name to TAL and is hoping to bring in a whole new clientele. Mr. Ryan wanted to note that there is a lot of positive activity in that area. The board agreed that once the projects are completed, it will have a positive change on the whole area.

Andy Ross made a motion to approve the additional \$300.00 in funding for Dublin's, 121 4th Street.

Hon. Ken Zalewski seconded the motion, motion carried.

IV. King Fuels site demolition plan

Bill Dunne gave an update to the board about the King Fuel site. Mr. Dunne advised that asbestos surveys have been done on the twelve structures on site. Out of the six buildings containing asbestos, two have been taken down as emergency demolitions with proper permitting and air monitoring. Once the weather gets better, abatement will begin on the four remaining buildings that contain asbestos and then taken down with the other remaining buildings.

Mr. Dunne noted that the five responses came back to the RFP for demolition work at the King Fuels site; Provincial Contracting Services, Casale Construction, Titanium Demolition, Peak Environmental and Cristo Demolition. Casale Construction came in with the lowest bid. Mr. Dunne is looking for the board to let the contract with them in order to get the buildings down on the site. Andrew Kreshik advised that Alpine Environmental is conducting the localized asbestos abatement. Mr. Dunne explained that once the abatement is done and Casale Construction has completed their work, there will be no structures left on site except for eLot.

Mr. Dunne advised that National Grid is looking to start work on May 1st. Andy Ross questioned the timeframe on the Casale Contract. Mr. Dunne advised he is ready to go as soon as permits are in place. If he is able to start in April, he should be completed by May 1st. Mr. Kreshik advised that of four of the buildings that are pending, have paperwork into the Department of

Labor for their variances. The cold weather and ice is delaying the process at this point. Once the contract is executed, Casale Construction can start working on some of the smaller structures that are not affected by the ice and snow piles. Mr. Kreshik also advised that Mr. Casale will be able to move the process along quickly and process the materials next to the King Fuels site. Mr. Ross questioned if all paperwork and permits are in place. Mr. Kreshik has met with Code Enforcement and they are ready to move forward. Mr. Zalewski asked about the process of taking a building down with asbestos and taking one down that has been abated. Mr. Kreshik spoke about the process of removing the asbestos from the four buildings and disposing of it. He noted some delays with Albany landfill that have limited the amount of debris that they are able to take in. Mr. Dunne asked if there were any other questions from the board.

Andy Ross made a motion to authorize the letting of the contract with Casale Construction for demolition work at the King Fuels site.

Hon. Ken Zalewski seconded the motion, motion carried.

V. King Fuels Development Plan RFP

Bill Dunne spoke to the board about the status of the King Fuels Development RFP. A draft copy was distributed to the board members for review and comments. Mr. Dunne advised that he would like to have a final draft ready for the April meeting in order to get out to a consultant as soon as possible.

Mr. Dunne asked for a motion to enter into executive session in order to discuss real estate matters.

Hon. Ken Zalewski made a motion to enter into executive session to discuss potential real estate matters.

Andy Ross seconded the motion, motion carried.

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

Andy Ross seconded the motion, motion carried.

The board returned from executive session with no action taken.

VI. O'Brien's Public House

Mr. Dunne advised the board that O'Brien's Public House is now open and ready for business.

VII. Center of Gravity

Mr. Dunne introduced Laban Coblentz from The Center of Gravity to the board members for a status report. Mr. Coblentz handed out a report to the board members and spoke in general about some upcoming projects and their shared services. The progression is what he hoped for at this point. Congressman Tonko's office has gotten involved and is assisting them with a federal grant. Mr. Coblentz has received approval from two banks for construction loans and is in process of deciding between the two.

A majority of the work is focusing on construction work and going through the projects. The county IDA has given support on the Quackenbush project and it is moving forward. Mr. Coblenz shared with the board the process that one of the start ups has gone through. They started with no funding and now have a significant contract. Much of their success can be attributed to our shared business services. They may become one of the tenants in the Quackenbush building, if they don't grow too quickly. Mr. Coblenz mentioned the article that stated we have the least amount of commercial space available and had the best rental rate in the area. The board agreed that exciting things are happening in the City of Troy.

VIII. Adjournment

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

The meeting was adjourned at 9:37 a.m.