



Kevin O'Bryan, Chairman
Ken Zalewski
Deputy Mayor Pete Ryan

Andrew Ross, Vice Chairman
Bill Dunne

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

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

**May 8, 2015
8:30 a.m.**

AGENDA

- I. Approval of Minutes from April 10, 2015 board meeting.
- II. Clark House, LLC Loan – loan refinance (Bill)
- III. Façade Improvement grant program (Bill)
 - 772 2nd Ave
 - 80 Ferry Street
 - 539 Pawling Ave
 - 183 Fourth Street
 - 544 2nd Ave
- IV. Business Development Assistance Program (Bill)
 - 16 2nd Street - \$15,000 loan
- V. King Fuels Update (Andrew)
- VI. Scolite site (Andrew)
- VII. Portec site (Bill)
- VIII. Temple University (Bill)
- IX. Financials (Selena)
- X. Old Business
- XI. New Business
- XII. Adjournment



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

**April 10, 2015
8:30 a.m.**

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

ABSENT:

ALSO IN ATTENDANCE: Ken Crowe, Selena Skiba, Justin Miller, Sharon Martin, Kevin Mullen, Matthew Dame and Denee Zeigler

Minutes

The Chairman called the meeting to order at 8:30 a.m.

I. Minutes

The board reviewed the minutes from the March 20, 2015 board meetings.

**Hon. Ken Zalewski made a motion to approve the March, 20, 2015 board meeting minutes.
Dep. Mayor Pete Ryan seconded the motion, motion carried.**

II. Rare Form additional request

Bill Dunne advised that a resolution was sent to the board members for review along with the term sheet and amortization schedule as requested at the last meeting. Ken Zalewski advised he felt comfortable after the last meetings discussion with Mr. Muller. (See attached Resolution 04/15 #1)

**Hon. Ken Zalewski made a motion to approve the loan term sheet and amortization schedule.
Dep. Mayor Pete Ryan seconded the motion, motion carried.**

III. Clark House LLC

Bill Dunne advised that Vic Christopher is working on getting the last of the paperwork together for his loan and will be ready to present next month.

IV. Marina Funding

Mr. Dunne advised that he was approached by the City of Troy to assist with costs for Marina operations. He added that they are still working with FEMA to get a permanent marina designed, but felt that it is important to have it up and running for this season. The City is asking for \$50,000 towards marina operations. Pete Ryan noted that the budget in front of them is the same as

the one from last year when the City operated it. They will cut down on some of the expenses by keeping just two full time people and change the hours to include times when people need fuel the most. Mr. Ryan added that last year it did not open until mid-May and this year they are shooting for May 1st. Mr. Ryan explained that if they can focus on getting more fuel income. The budget gap should end up being about \$25,000-\$30,000. The Chairman advised that instead of approving \$50,000, which is more than needed, we might want to stick closer the amount that is needed. Andy Ross agreed. Mr. Ryan also agreed and advised that \$30,000 is a good amount. He noted that the first season it was run, the expenses were close to \$60,000. Mr. Ryan noted that it needs to be up and running again for all of the events and farmer's market. Mr. Ryan explained that they are anticipating \$1.2 Million in funding to come in for the seawall. Ken Zalewski went over the numbers from the previous year where there was a deficit created by salaries. He advised that if we cut salaries we should get closer to breaking even. Mr. Ross advised that additional income could definitely be earned by making sure the Marina is open to offer fuel to the boaters. The Chairman noted we are one of the first/last fuel stops. The board had a general discussion on gas rates and the marina budget from the past two years. The Chairman advised that the City would need to write this into their budget as a supplement. Mr. Zalewski noted that there could possibly be about \$14,000 in savings which should help cut the previous deficit in half. Mr. Ryan advised that when they know the numbers, if there is surplus they could reimburse the LDC. The Chairman asked to see a follow up to this budget later in the year. Mr. Zalewski asked if they could include the number of boaters that patronize the local businesses. Mr. Ryan advised that after talking to business owners, he noted that boaters dock at the Marina and frequently visit local businesses and the farmers market. Mr. Zalewski asked if there was a way to track that. The Chairman advised he is not sure if there is a way to do that. Mr. Ross added that boats that dock in the marina usually carry multiple people.

Andy Ross made a motion to approve \$30,000 in grant funding to the City of Troy for the operations of the Marina. Bill Dunne seconded the motion, motion carried.

V. Camera Funding

Mr. Dunne advised is item will not be discussed today.

VI. Composting Pilot Funding

Mr. Dunne advised that The City of Troy has been working with Troy Zero Waste and Empire Zero to create a pilot composting program. Mr. Dunne advised that one of the benefits is the fact that compost is among the heaviest items that ends up going into the municipal solid waste stream. Municipal solid waste accounts for about \$1.2 Million in expenses to the City. Mr. Dunne advised that if we can encourage residential composting, we may be able to reduce that expense significantly. Mr. Dunne advised that they have identified a neighborhood of about 300 houses that they would like to start the program in, but it would have to be put out to bid first. The City has asked the LDC if we would be willing to fund some of the startup costs in the amount of \$10,000 to be used for composting barrels, bags, printing promotional literature. The groups involved will be doing training seminars and educational classes. The Chairman asked if Capital Roots is involved in any way. Mr. Dunne advised not that he is aware of but will look into. Mr. Dunne explained that currently, municipal solid waste is disposed of at

\$60/ton. Empire Zero has offered to take the compost at \$30/ton. Mr. Dunne advised eventually we will have to build a business model to see if the City can do its own composting. The Chairman clarified that this is just municipal solid waste. Mr. Ross asked if it would be grass clippings and other yard waste. Mr. Dunne advised it will be residential food waste. We would be supplying the bins for the residents. The Chairman asked if the residents know about this program yet. Mr. Dunne advised not yet, but they have identified a couple of neighborhoods that seem like they will be good candidates. Mr. Dunne reminded the board that it still has to go out to bid. Mr. Zalewski advised that there was a composting work group that was set up through the Troy City Council. He noted that it will be a savings to the City and will be a great program. Mr. Zalewski advised that many residents and a couple of neighborhoods already compost and this will be a great thing to see happen citywide. Mr. Dunne advised there are additional phases that will be rolling out. The Chairman added that clustering like-minded people will be a challenge and key to the success of the program.

Hon. Ken Zalewski made a motion to approve \$10,000 in funding to The City of Troy for the pilot composting program. Dep. Mayor Pete Ryan seconded the motion, motion carried.

VII. Façade Grants

Lusco Paper Co. – Mr. Dunne spoke about the first façade grant application for 1401 5th Avenue, Lusco Paper Co. He advised they are on the corner of Liberty and 5th and are looking for some assistance to repair the facades on Liberty and Williams Street. They are asking for \$20,000 but our grants have a max of \$5,000. Mr. Zalewski asked if there is enough funding. Mr. Dunne advised yes, there is about \$49,000 in funds. Mr. Zalewski asked if those were our own funds or if they are federal/Main Street funds. Mr. Dunne advised they are our own funds. We currently have no Main Street funding and the previous 50/50 program was through federal funds.

Hon. Ken Zalewski made a motion to approve the façade grant for Paul Rapp of Lusco Paper Co. at 1401 5th Ave. in the amount of \$5,000. Bill Dunne seconded the motion, motion carried.

Phil Farinacci, Loreto Rental – Mr. Dunne introduced Phil Farinacci, owner of 213-215 4th Street. Mr. Farinacci explained that he purchased the building in February because he felt it was located in a neighborhood that he wanted to invest in. He advised that he lives close by on First Street and has another property that was recently rehabbed on Second Street. Mr. Farinacci advised this building is located on the corner and has been neglected for many years. He advised that they would like to remove the current façade that is on the building now and get down to the brickwork which will be repainted. He would also like to replace the doors and windows and create a space on the first floor that could be used for either residential or commercial. Currently, it is being used as residential. Their main objective is to encourage the continued growth in that area. Mr. Dunne advised the address may be in the National Historic District and may have to go through review. Mr. Farinacci advised he is not in the City's current Historical District. Mr. Dunne advised the can look into further. Mr. Farinacci advised he has worked with SHPO on his other properties and will also check with them on this property. The Chairman noted that Mr. Farinacci is familiar with the process.

Mr. Dunne noted that the application shows a request for two grants; one for each building on the lot. Mr. Farinacci advised yes, the building is two addresses. The Chairman noted that providing assistance to this smaller project is a great example of how the grants can reach to the outer parts of the central business district and assist the businesses and property owners.

Hon. Ken Zalewski made a motion to approve the façade grant for Phil Farinacci of Loreto Rental at 213-215 4th Street in the amount of \$5,000 for each of his buildings.

Dep. Mayor Pete Ryan seconded the motion, motion carried.

Joe Scaccia, Alpha Recreation Inc. – Mr. Dunne spoke on behalf of the façade grant application made by Joe Scaccia of Alpha Bowling Lanes. Mr. Ryan advised that this is an important business for that block. He noted that there have been other projects submitted for that area that would not have been a good fit for the area, but this one is.

Dep. Mayor Pete Ryan made a motion to approve the façade grant for Joe Scaccia of Alpha Recreation Inc. in the amount of \$5,000.

Hon. Ken Zalewski seconded the motion, motion carried.

VIII. Façade Target Area

Mr. Dunne spoke about the plan to spread some of the façade grant funding to other parts of the City. After discussing with City Council members and the Economic Development Coordinator, they came up with three target areas; the Little Italy neighborhood on 4th Street from Ferry to Adams, Lansingburgh on 2nd Ave between 114th – 126th Street and the Eastside of Troy between Pawling Ave and Spring Ave up to Winter Street. Mr. Dunne proposed that we allocate \$50,000 in funding to each of the areas. He wanted to specifically target commercial properties and residential buildings that have a commercial unit or is owner occupied. The Chairman asked what would happen if someone from just outside the target area wanted to apply for a façade grant. Mr. Dunne advised that we can still review their applications as part of the regular façade program. The Chairman advised that this is great that additional work will be happening in other parts of the City. Mr. Dunne advised at some point we may be able to add in a fourth targeted zone. The board had a general discussion of other areas that could be targeted. The Chairman advised that we can continue to look at targeted areas. Mr. Zalewski expressed that this is a great idea and added that the areas chosen could use some investment.

Dep. Mayor Pete Ryan made a motion to approve \$150,000 in total funding; \$50,000 for each of the three target areas.

Ken Zalewski seconded the motion, motion carried.

IX. PARIS

Mr. Dunne spoke to the board about the final PARIS report that was due on March 31st. He noted that it was completed and submitted on time. Mr. Dunne advised the document is large and he did not want to print hard copies unless requested. The Chairman asked for a paper copy. Mr. Dunne advised an electronic copy will be sent to the other board members.

X. Financials

Selena Skiba handed out a final copy of the SaxBST audit that was presented at the last meeting.

Mrs. Skiba noted a \$25,000 being held for a parking study. The fixed assets have been updated to reflect the sale of 444 River Street.

Mrs. Skiba advised that the bill for the Bobcat needs and additional amount approved in order to pay. The bill came and it was \$498.98 over the approved amount. The Chairman advised that we can discuss after the presentation of the financials.

The grants payable still shows a large amount of approved grants waiting for paperwork.

Mrs. Skiba advised on the last page, the net ordinary income is prior to the sale of 444 River Street and below that has the information about the sale which had a significant impact.

Justin Miller asked for clarification about how the sale of 444 River Street is listed on the financials. Mrs. Skiba advised that she would clarify for him.

XI. Bobcat additional funds

The Chairman advised that when the invoice for the Bobcat was received, it was over the approved amount. Approval is needed in order to pay the \$495.98 extra, bringing the total approved amount to \$20,495.48.

Dep. Mayor Pete Ryan made a motion to approve the invoice for the Bobcat for up to \$20,495.98.

Andy Ross seconded the motion, motion carried.

XII. Infinity Café term sheet

Matthew Dame spoke to the board about his previously approved loan. He advised that he did receive a term sheet but the length of time and amount was incorrect. He advised the loan amount should be \$23,500 for 54 months. Mr. Dunne apologized for the mix up and asked the board if they could review the updated term sheet today. Mr. Dame emailed a copy of the term sheet and schedule and had it printed up to present to the board. Mr. Dunne advised that we had already approved the loan at a previous meeting and this would be an update to the term sheet. Mr. Miller advised that the date on the term sheet will also have to be updated to start the clock for the closing. Mr. Ross asked if we will have time to clean up the paperwork before the closing. Mr. Miller advised that we will have another chance to approve once the resolution comes in front of the board.

Hon. Ken Zalewski made a motion to approve the updated term sheet for Infinity Café's loan of \$23,500 with corrections.

Dep. Mayor Pete seconded the motion, motion carried.

XIII. Adjournment

The Chairman asked if there was any other business to discuss. With no other items, the meeting was adjourned at 9:38 a.m.

Bill Dunne made a motion to adjourn the meeting.

Dep. Mayor Pete Ryan seconded the motion, motion carried.

AUTHORIZING RESOLUTION
(Rare Form Brewing Company, LLC – Loan Agreement)

A regular meeting of the Troy Local Development Corporation was convened on April 10, 2015, at 8:30 a.m.

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

Resolution No. 04/15 #1

RESOLUTION OF THE TROY LOCAL DEVELOPMENT CORPORATION
AUTHORIZING (i) THE ISSUANCE OF A \$20,000 LOAN TO RARE FORM
BREWING COMPANY, 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, **RARE FORM BREWING COMPANY, LLC** (the “Company”), has requested assistance from the Corporation in connection with a certain project (the “Project”) consisting of the acquisition and installation by the Company of certain items of brewing and related equipment and other tangible personal property (collectively, the “Equipment”) necessary and incidental for the operation by the Company of a brewery and retail taproom located within a leased premises at 90 Congress Street, Troy New York (the “Facility”); and

WHEREAS, in furtherance of the Project, the Company has requested financing from the Corporation in the form of a \$20,000.00 Loan (the “Loan”) to assist the Company to acquire and install the Equipment in and around the Facility; 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>
Kevin O’Bryan	[X]	[]	[]	[]
William Dunne	[X]	[]	[]	[]
Hon. Kenneth Zalewski	[X]	[]	[]	[]
Andrew Ross	[X]	[]	[]	[]
Peter Ryan	[X]	[]	[]	[]

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 April 10, 2015 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 10th day of April, 2015.


Secretary

[SEAL]

AUTHORIZING RESOLUTION
(Clark House, LLC – Loan Refinance)

A regular meeting of the Troy Local Development Corporation was convened on May 8, 2015, 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 THE CLARK HOUSE, 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, pursuant a resolution adopted on June 14, 2013, the Corporation authorized a working capital loan to the CLARK HOUSE, LLC (the “Company”) in the amount of \$100,000 (“Original Loan”) in connection with a certain project (the “Project”) consisting of the stabilization of a story brick building located at 207 Broadway, Troy, New York (the “Existing Improvements”) and the redevelopment of the first floor commercial space to include a proposed grocery and whiskey bar (the “Redevelopment”, 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 refinancing \$75,000 of the Original Loan for working capital purposes (the “Loan”) in order to further assist the Company with the Project and collateral development efforts; 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 and modification agreements (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>
Kevin O’Bryan	[]	[]	[]	[]
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 May 8, 2015 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 _____, 2015.

Secretary

[SEAL]

Received
4-15-15

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

Applicant:

Building Address 772 2nd Ave

Applicant Name Heather Reina

Applicant Address 26 Marinello Terrace Albany, NY 12209

Telephone 518-258-6665 Email heatherareina@gmail.com

Is the applicant the owner? Yes No

Owner Name Dominic and Heather Reina

Owner Address 26 Marinello Terrace Albany, NY 12209

Building information:

Type of Construction: Masonry Frame Other Siding on top of brick

Number of Floors: 2 Basement: Yes No

Building Square Footage: 2,588 sq ft Lot Dimensions: 3049 sq 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 checked="" 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: _____

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: 2

Schedule of Work:

Proposed Method of Work: Contract Self-Help Combination

Date work can begin by: 5/31/15

Date work must be completed by: 12/31/15

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: 10,000 Grant Request: 5,000

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

~~new main roof, and new porch roof~~

Provide a brief summary of all proposed activities:

~~need to replace the front porch with new supports and decking. need to replace the large; original front door with an energy saving door. Due to the door size the door itself will have to be special order plus the labor to install will be a large project. new covering for under the porch. new front windows from the street side. new walkway from the house to the sidewalk.~~

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 [Handwritten Signature] Date 4/15/15

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
4-28-15

Applicant:

Building Address 80 Ferry St Troy NY 12180

Applicant Name Richard Kiernan

Applicant Address 82 Ferry St Troy NY 12180

Telephone 518-728-8079 Email rkiernan2250@gmail.com

Is the applicant the owner? Yes No

Owner Name _____

Owner Address _____

Building Information:

Type of Construction: Masonry Frame Other

Number of Floors: 2 Basement: Yes No

Building Square Footage: 845 Lot Dimensions: N-19.42' S-19.42' E-50' W-50'

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 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: 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

of residential units in the building: 1

Schedule of Work:

Proposed Method of Work: Contract Self-Help Combination

Date work can begin by: 5-15-15
Date work must be completed by: 8-15-15

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: 10,000 Grant Request: 5,000

Describe any recent improvements you have made to the building, if any:
None

Provide a brief summary of all proposed activities:
Repairing cornices, painting trim
door replacement
Repair/replacement windows and door with compatible materials and design.
complete rebuilding of store front windows and door
New siding
New shutters

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 Rich Kim Date 4/27/15

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.

Scope of Work

Building Address: 80 Ferry St Troy, NY 12180

Contact Information: R. Keenan Phone: 518 728 8079 Email: rkiernan2250@gmail.com

1. Describe Proposed Work:

(Please estimate amounts where applicable)

	Upgrade Existing	New Replacement	New Installation	Repair Existing	Removal	Estimate
Roofing						
Masonry						
Windows / Doors		✓				1900
Storefront		✓				1000
Detailing / Restoration				✓		2000
Painting / Siding		✓				5000
Handicap Accessibility						
Other:						
					Total:	9900.00

2. Attachments

- Photographs of building – all sides & roof, if applicable. Detailed photos of problem Areas are recommended
- Estimates/Quotes of proposed work
- An estimated project schedule
- Evidence of insurance

I, the applicant, hereby agree to perform the work in accordance with the permit guidelines established by Bureau of Code Enforcement in the City of Troy.

For properties located in the City of Troy's local Historic District, I hereby agree to perform the work in accordance with the historical technical specifications for maintenances and repair work.


 Applicant's Signature

4/07/15
 Date

Weather Vane Home Improvements

4 Grandy Street
Albany, NY 12205
518-456-3529

ESTIMATE

Rich and Kathy Kiernan

728-8079

Customer Name

Customer Phone

82 Ferry St., Troy , NY

Customer Address

80 Ferry St.

Job Address

Description Of Proposed Work : Vinyl siding installation

Install vinyl siding on the front and side of the building as follows :

1. Secure existing wood clap board with nailsw or screws
2. Install 1/2 inch Tuff R insulation board
(minimum starting point to add R value)
3. Install vinyl siding to match the existing (to be determined) with all the necessary accessories.
Corner, j channel, etc.
4. Cap window and door casing with white aluminum trim coil. Windows on the side may require
some build out.
5. Remove existing masonite siding from the back side and wrap with Tyvek
6. Clean up and dispose of all job related debris

Total \$5,750.00

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

Received
 4-28-15

Applicant:

Building Address 539 Pawling Ave. Troy

Applicant Name Harry Soffer, Managing Member, HMS 303, LLC

Applicant Address 11 South Pascack Road, Spring Valley, NY 10977

Telephone 914 671 3439 Email sphinctci@aol.com

Is the applicant the owner? Yes No

Owner Name HMS 303, LLC

Owner Address 11 South Pascack Road, Spring Valley, NY 10977

Building Information:

Type of Construction: Masonry Frame Other

Number of Floors: 1 Basement: Yes No

Building Square Footage: 19,500 Lot Dimensions: _____

Existing conditions of the building:

Front Façade: Excellent Good Fair Poor At Risk
 Side Wall(s): Excellent Good Fair Poor At Risk
 Rear Wall: Excellent Good Fair Poor At Risk
 Roof: Excellent Good Fair Poor At Risk
 Other: Excellent Good Fair Poor At Risk

Occupancy Information:

Building is vacant: Yes No

of commercial units in the building: 4

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
CVS	At building location	40	Chain store
Global Furniture	At building location	1	

Mr. Subb	At building location	4	Chain store
Lee Lin Chinese Rest	At building location	25	

of residential units in the building: 0

Schedule of Work:

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

Date work can begin by: At once

Date work must be completed by: 8 weeks

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

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

Total Project Cost: with roof, \$58,500 Grant Request: \$5000 of \$10000 painting, masonry and cosmetic work

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

minor painting, roof repairs, general cleanup

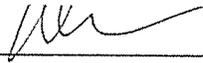
Provide a brief summary of all proposed activities:

Extensive masonry repairs, Painting full exterior, soffits and overhangs repaired or replaced, Columns repaired
Also anticipate major roof repairs and parking lot repairs and striping

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  Date April 27, 2015

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.

Revised 06/20/13

Scope of Work

Building Address: 539 Pawling Ave, Troy

Contact Information: Harry Soffer Phone: 914 671 3439 Email: sphinxctci@aol.com

1. Describe Proposed Work:

(Please estimate amounts where applicable)

	Upgrade Existing	New Replacement	New Installation	Repair Existing	Removal	Estimate
Roofing	45,000					45,000
Masonry				6000		6,000
Windows / Doors						
Storefront						
Detailing / Restoration						
Painting / Siding				4,300		4,300
Handicap Accessibility						
Other: Parking area				3200		3,200
					Total:	58,500

2. Attachments

- Photographs of building – all sides & roof, if applicable. Detailed photos of problem Areas are recommended
- Estimates/Quotes of proposed work
- An estimated project schedule
- Evidence of insurance

WILL SUBMIT AT MEETING

I, the applicant, hereby agree to perform the work in accordance with the permit guidelines established by Bureau of Code Enforcement in the City of Troy.

For properties located in the City of Troy's local Historic District, I hereby agree to perform the work in accordance with the historical technical specifications for maintenances and repair work.

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

Received
4-29-15

Applicant:

Building Address 183 Fourth St

Applicant Name DENISE SAINT-ONGE

Applicant Address 554 WATERLICK SHAKER RD LATHAM NY

Telephone 518-786-3181 Email SAINTONGE@gmail.com

Is the applicant the owner? Yes No

Owner Name _____

Owner Address _____

Building Information:

Type of Construction: Masonry Frame Other

Number of Floors: 3 Basement: Yes No

Building Square Footage: 4500 Lot Dimensions: 25 X 120

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 checked="" type="checkbox"/> Fair	<input 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 type="checkbox"/> Excellent	<input type="checkbox"/> Good	<input type="checkbox"/> Fair	<input type="checkbox"/> Poor	<input checked="" 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>TBD</u>			

of residential units in the building: 2

Schedule of Work:

Proposed Method of Work: Contract Self-Help Combination

Date work can begin by: 05/01/2015
Date work must be completed by: 05/01/2016

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 12,000.- Grant Request 5000.-

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

Complete clean-up of Debris
New Roof installed - 4/30/2015

Provide a brief summary of all proposed activities:

The facade needs a lot of work!
Replace windows & trim on 2nd & 3rd Floor
Replace commercial windows on 1st Floor
Restore pediments, scrolls & ornamental brackets
Paint Brickwork = Remove loose mortar and repoint bricks
Paint = new coat of paint on decorative features (not the brick)
Replace doors-

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 Denise Saint-Onge Date 4/27/2015

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- gave scope of work
- asked for pictures

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

received
4-27-15

Applicant:

Building Address 544 2ND AVENUE

Applicant Name MARY ANN LIOTTA

Applicant Address 544 2ND AVENUE

Telephone (518) 235-2923 Email mamaer17@yahoo.com

Is the applicant the owner? Yes No

Owner Name MARY ANN LIOTTA

Owner Address 544 - 2ND AVENUE

Building Information:

Type of Construction: Masonry Frame Other

Number of Floors: 2.5 Basement: Yes No PARTIAL

Building Square Footage: 2748 Lot Dimensions: FR: 24.5 D: 120.00 A: .07

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 type="checkbox"/>	Good	<input type="checkbox"/>	Fair	<input type="checkbox"/>	Poor	<input type="checkbox"/>	At Risk

FRONT PORCH GOOD

Occupancy Information:

Building is vacant Yes No

of commercial units in the building: NONE

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: 1

Schedule of Work:

Proposed Method of Work: Contract Self-Help Combination

Date work can begin by: 1 MAY 2015

Date work must be completed by: 1 SEPTEMBER 2015

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 _____

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

* Three projects at approximately \$4,000 each.
If possible, grant was \$5,000.00 and only a portion was used, could the remainder be used to apply for another project?
Thank you for your prompt sending of this application!!!

Provide a brief summary of all proposed activities:

- 1) Replacement of 3rd floor attic windows
- 2) Replacement of front porch
- 3) Replacement of 8 shutters and storm doors

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 Mary Ann Luth date 27 April 2015

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
BUSINESS DEVELOPMENT ASSISTANCE PROGRAM
Application for Funding Assistance**

Received
4-30-14

Applicant:

Owner: Neil Pelone

Owner Address: 201 River Street Apartment 1

Email: neilpelone@nparch.com Telephone: (518) 326-3911

Business/Project Address: 16 2nd Street 1st Floor

Total Project Cost: \$30,000

Loan Request: 15,000 Grant Request: _____

Business Type: Corp. Partnership Sole Prop

Year Established: 2009 FEIN: 47-2418411

Years at current address: Business 2.5 Home 2

Gross Annual Sales: \$ \$250,000

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
Neil Pelone	Sole Member	100	55,000

Affiliates:

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

Name	Title	% Owned	Annual Compensation
Collar City Collective LLC	Member	50	0

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:

Construction associated with a new larger office fit-up including furniture.
See attached plan.

Attorney:

Name _____
Address _____ Zip Code _____
Contact _____ Telephone () _____

Accountant:

Name Wojoski Co CPA
Address 75 Troy Rd # 1 East Greenbush, NY Zip Code 12061
Contact Shawn Mauche Telephone (518) 477-1102

Trade References:

1. Name _____ Zip Code _____
Address _____ Telephone () _____
Contact _____

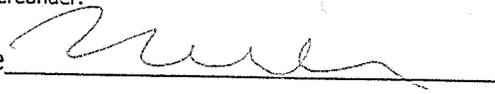
2. Name _____ Zip Code _____
Address _____ Telephone () _____
Contact _____

3. Name _____ Zip Code _____
Address _____ Telephone () _____
Contact _____

Insurance Agent/Bonding Company:

Name _____ Zip Code _____
Address _____ Telephone () _____
Contact _____

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  Date 4/30/15

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.

NPARCH NEW OFFICE WORKSHEET

CEILING

<u>ITEM</u>	<u>TYPE/PRODUCT</u>	<u>PRICE</u>	<u>AREA</u>	<u>TOTAL</u>
METAL GRATE	ARMSTRONG METAL WORKS	\$ 4.00	\$ 185.00	\$ 740.00
WOOD TILE	ARMSTRONG WOODWORKS	\$ 2.00	\$ 180.00	\$ 360.00
CUSTOM WOOD	NPARCH DESIGN/FAB	(ALLOWANCE)		1 \$ 1,000.00
TOTAL				\$ 2,100.00

OFFICE

<u>ITEM</u>	<u>TYPE/PRODUCT</u>	<u>PRICE</u>	<u>COUNT</u>	<u>TOTAL</u>
OFFICE CHAIR	HERMAN MILLER CELLE	\$ 400.00	4	\$ 1,600.00
CONFERENCE CHAIR	HERMAN MILLER CAPER	\$ 250.00	6	\$ 1,500.00
OFFICE TABLES	IKEA LINMON TOP	\$ 50.00	6	\$ 300.00
CONFERENCE TABLE	LIVE EDGE SLABE	(ALLOWANCE)	1	\$ 1,000.00
COFFEE TABLE	IKEA HEMNES	\$ 120.00	1	\$ 120.00
LOUNGE CHAIR	IKEA MELLBY	\$ 250.00	2	\$ 500.00
SOFA/LOVESEAT	IKEA KARLSTAD	\$ 379.00	1	\$ 379.00
TOTAL				\$ 2,299.00

LIGHTING

<u>ITEM</u>	<u>TYPE/PRODUCT</u>	<u>PRICE</u>	<u>COUNT</u>	<u>TOTAL</u>
LF-01 RECESSED CAN	(ALLOWANCE)	\$ 100.00	4	\$ 400.00
LF-02 UNIQUE PENDANT	LIGHTYEARS CARAVAGGIO	\$ 500.00	1	\$ 500.00
LF-03 TRACK LIGHT	TECH LIGHTING SWIVEL HEAD	\$ 150.00	6	\$ 900.00
LF-04 RECESSED CAN	(ALLOWANCE)	\$ 150.00	11	\$ 1,650.00
LF-05 WALL MOUNTED	TOLEMO MICRO WALL	\$ 290.00	3	\$ 870.00
LF-06 SURFACE MOUNT	TECHLIGHTING BOXIE	\$ 105.00	3	\$ 315.00
LF-07 MISC. FLOOR LAMP	(ALLOWANCE)	\$ 200.00	3	\$ 600.00
LF-08 PENDANT	NUD CLASSIC	\$ 52.00	9	\$ 468.00
LF-09 WALL SCONCE	BRIC LED SCONCE	\$ 135.00	2	\$ 270.00
TOTAL				\$ 2,523.00

CONSTRUCTION

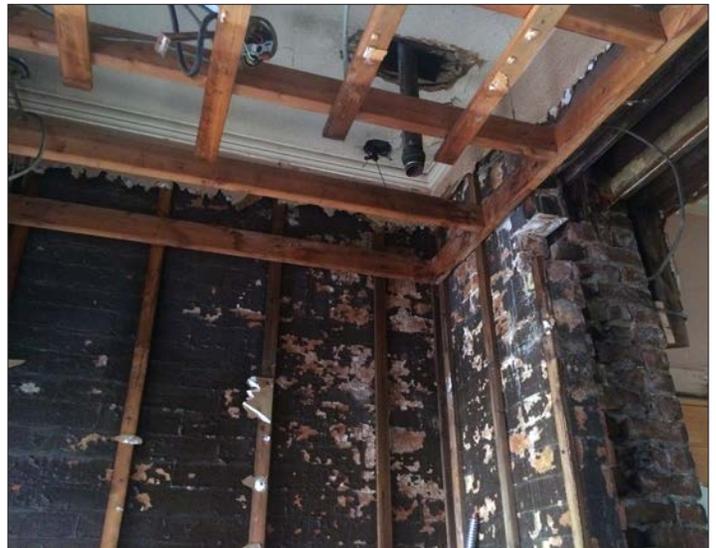
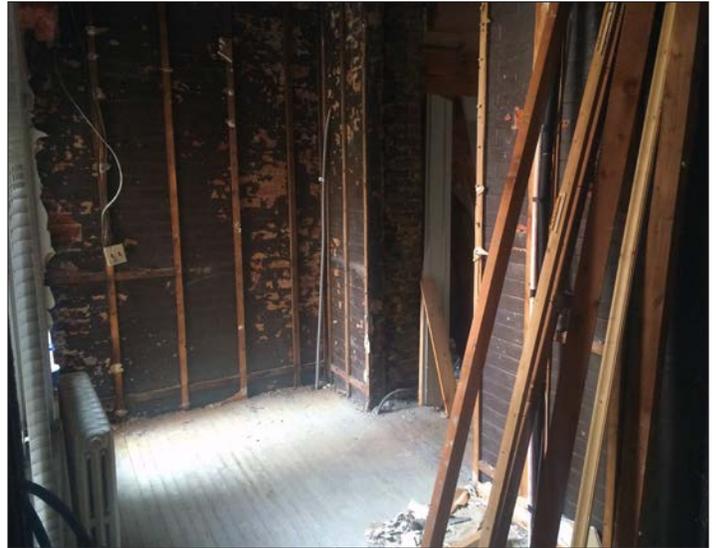
<u>ITEM</u>	<u>TYPE/PRODUCT</u>	<u>PRICE</u>	<u>COUNT</u>	<u>TOTAL</u>
DRYWALL	N/A	\$ 1,000.00	1	\$ 1,000.00
PAINTING	N/A	\$ 1,500.00	1	\$ 1,500.00
ELECTRICAL	N/A	\$ 2,000.00	1	\$ 2,000.00
MISC.	N/A	\$ 2,000.00	1	\$ 2,000.00
TOTAL				\$ 6,500.00

MISCELLANEOUS

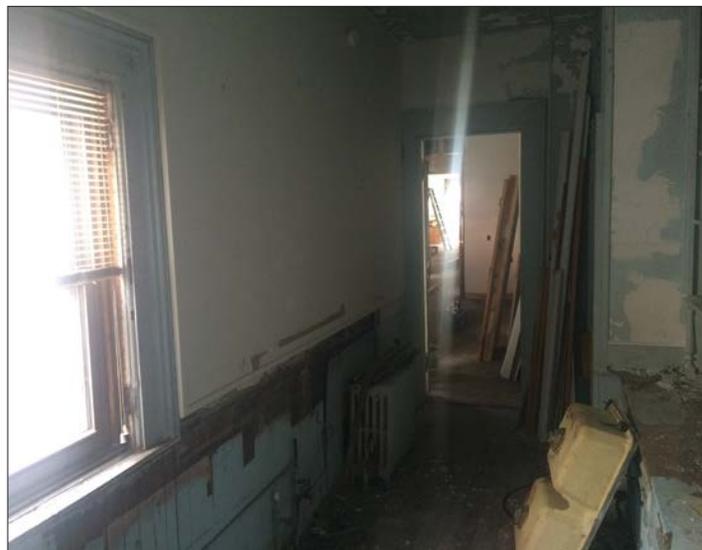
<u>ITEM</u>	<u>TYPE/PRODUCT</u>	<u>PRICE</u>	<u>COUNT</u>	<u>TOTAL</u>
TELEVISION	SAMSUNG 65" SMART TV	\$ 1,200.00	1	\$ 1,200.00
MEDIA	TBD	\$ 500.00	1	\$ 500.00
FRIDGE	FRIDGIDAIR 14.6 CUBIC	\$ 550.00	1	\$ 550.00
LASER CUTTER	UNIVERSAL VLS 4.60	\$ 5,000.00	1	\$ 5,000.00
DESKTOP CPU	TBD	\$ 1,200.00	2	\$ 2,400.00
SOFTWARE	TBD	\$ 3,000.00	1	\$ 3,000.00
SIGNAGE	(ALLOWANCE)	\$ 1,500.00	1	\$ 1,500.00
CONTINGENCY	(ALLOWANCE)	\$ 1,000.00	1	\$ 1,000.00
TOTAL				\$ 15,150.00

TOTAL	\$ 28,572.00
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CEILING

<u>ITEM</u>	<u>TYPE/PRODUCT</u>	<u>PRICE</u>	<u>AREA</u>	<u>TOTAL</u>
METAL GRATE	ARMSTRONG METAL WORKS	\$ 4.00	\$ 185.00	\$ 740.00
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CUSTOM WOOD	NPARCH DESIGN/FAB	(ALLOWANCE)	1	\$ 1,000.00
TOTAL				\$ 2,100.00

OFFICE

<u>ITEM</u>	<u>TYPE/PRODUCT</u>	<u>PRICE</u>	<u>COUNT</u>	<u>TOTAL</u>
OFFICE CHAIR	HERMAN MILLER CELLE	\$ 400.00	4	\$ 1,600.00
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COFFEE TABLE	IKEA HEMNES	\$ 120.00	1	\$ 120.00
LOUNGE CHAIR	IKEA MELLBY	\$ 250.00	2	\$ 500.00
SOFA/LOVESEAT	IKEA KARLSTAD	\$ 379.00	1	\$ 379.00
TOTAL				\$ 2,299.00

LIGHTING

<u>ITEM</u>	<u>TYPE/PRODUCT</u>	<u>PRICE</u>	<u>COUNT</u>	<u>TOTAL</u>
LF-01 RECESSED CAN	(ALLOWANCE)	\$ 100.00	4	\$ 400.00
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LF-03 TRACK LIGHT	TECH LIGHTING SWIVEL HEAD	\$ 150.00	6	\$ 900.00
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LF-09 WALL SCONCE	BRIC LED SCONCE	\$ 135.00	2	\$ 270.00
TOTAL				\$ 2,523.00

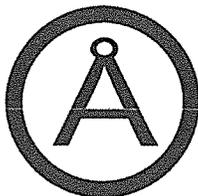
CONSTRUCTION

<u>ITEM</u>	<u>TYPE/PRODUCT</u>	<u>PRICE</u>	<u>COUNT</u>	<u>TOTAL</u>
DRYWALL	N/A	\$ 1,000.00	1	\$ 1,000.00
PAINTING	N/A	\$ 1,500.00	1	\$ 1,500.00
ELECTRICAL	N/A	\$ 2,000.00	1	\$ 2,000.00
MISC.	N/A	\$ 2,000.00	1	\$ 2,000.00
TOTAL				\$ 6,500.00

MISCELLANEOUS

<u>ITEM</u>	<u>TYPE/PRODUCT</u>	<u>PRICE</u>	<u>COUNT</u>	<u>TOTAL</u>
TELEVISION	SAMSUNG 65" SMART TV	\$ 1,200.00	1	\$ 1,200.00
MEDIA	TBD	\$ 500.00	1	\$ 500.00
FRIDGE	FRIDGIDAIR 14.6 CUBIC	\$ 550.00	1	\$ 550.00
LASER CUTTER	UNIVERSAL VLS 4.60	\$ 5,000.00	1	\$ 5,000.00
DESKTOP CPU	TBD	\$ 1,200.00	2	\$ 2,400.00
SOFTWARE	TBD	\$ 3,000.00	1	\$ 3,000.00
SIGNAGE	(ALLOWANCE)	\$ 1,500.00	1	\$ 1,500.00
CONTINGENCY	(ALLOWANCE)	\$ 1,000.00	1	\$ 1,000.00
TOTAL				\$ 15,150.00

TOTAL \$ 28,572.00



Angstrom Environmental,
Earth & Building Sciences, LLC

April 22, 2015

Via email: Andrew.Kreshik@ptroyny.gov

Mr. Andrew Kreshik
Assistant Planner
City of Troy - City Hall
433 River Street, Suite 5001
Troy, NY 12180

**RE: Updated Asbestos Pre-Demolition Survey Proposal
Scolite Site (Former Upper Hudson River Satellite Center Project)
Terminus of Madison Street, Troy, NY
Angstrom Proposal No. P1507**

Dear Mr. Kreshik:

Per your request, Angstrom Environmental, Earth & Building Sciences, LLC (Angstrom) is pleased to submit this proposal to provide an updated asbestos pre-demolition survey on the above referenced property. Angstrom understands that the project entails demolition of two existing buildings that were surveyed for asbestos in January of 2005.

This update will supplement the original survey to reflect additional Department of Labor asbestos sampling, analysis, and reporting requirements that have changed since the original report was completed in 2005. Changes include the collection of a minimum of two samples of each type of material, with added emphasis on collecting samples of masonry materials (concrete, brick, block, mortar, etc.). Angstrom has estimated the number of potential asbestos samples likely to be encountered based on a recent site walk through. It should be noted that during the walk through, general debris and dumping of building materials was observed as having occurred on the grounds and floor around the building that will require sampling. This proposal may vary on sample quantities depending on what is found during the inspection.

SCOPE OF WORK

Updated Asbestos Demolition Survey

Angstrom will provide a New York State Certified Asbestos Inspector for an on-site visual inspection of the building as well as the collection of representative bulk samples. The survey and analysis will conform with applicable federal, state and local regulations.

Asbestos samples will be submitted to a New York State approved laboratory for analysis by three mandated methods, depending the type of material encountered: 1) friable and non-friable samples will be analyzed by Polarized Light Microscopy (PLM); 2) non-friable organically bound (NOB) samples and cellulose containing ceiling tiles will be reduced to a residue with heat and acid

in the lab and the residue will be analyzed by PLM Analysis (PLM/NOB); and 3) gravimetric residues found negative by PLM/NOB analysis will be re-analyzed by Transmission Electron Microscopy (TEM/NOB) as required by the New York State ELAP protocols. Angstrom proposes a time and materials cost per sample.

Angstrom will generate a report of inspection which will identify the scope of work, methodology, positive sample location plans, positive material quantities, and analytical reports. Floor plans provided by the client, if any, will be marked to identify positive sample locations.

FEE SCHEDULE FOR THE SURVEY:

Charges for the above services will be based on time and materials. The estimated figure is based on the following:

Asbestos Inspector (\$50/hr, estimated 8 hours):	\$400
Miscellaneous Mileage, Expenses and & Sampling Materials:	\$15
Asbestos Report (\$50/hr, estimated 8 hours):	\$400
Asbestos Sample Cost (estimated quantities, see price per sample):	\$2154
PLM est. 32 samples @ (\$13/samp) = \$416	
PLM w/grav est. 14 samples @ (\$26/samp) = \$364	
TEM est. 14 samples @ (\$46/samp) = \$644	
Sample Shipping = \$30	
Debris Analysis, estimated 15 samples = \$700	
TOTAL	\$2969

GRAND TOTAL

We estimate that this project will cost **\$2969**.

Petition for Variance and Other Asbestos Related Work

The estimate for the variance will depend on what additional asbestos, if any, is found in this survey, therefore we propose unit rates for the variance work until the survey is completed and reviewed, then we can provide a more precise cost estimate. The unit rates are as follows.

Mileage	0.65/mile
Asbestos Air Sample, PCM	\$14/ea
Asbestos Air Sample, PCM Clearance	\$17/ea
Senior Project Designer (variances, bid prep, specifications)	\$105.00/hour
Licensed Engineer	\$137.00/hour
Cad Draftsman	\$60.00/hour
Project Monitor / Air Sample Technician	\$55.00/hour

Angstrom can provide other asbestos related services, such as project design work, project specifications for bid documents, coordination of contractor bidding, air sampling, and project monitoring, as needed. Angstrom provides these other services through a partnership with Entek Environmental & Technical Services, Inc., who is licenced for the work.

Closing

We can start work within a few days. It will take one day in the field, about 7 - 10 business days to get the sample results back from the lab and a few days after to prepare the report after we receive the sample results.

Meetings are not anticipated, but if required and approved, will be provided in accordance with the provided unit rates.

The fees are inclusive of labor, incidental materials, and an electronic pdf report. Bound paper copies of the report are \$10 each, if needed. Invoicing will be submitted with our final report and is due within 30 days. Past due accounts are charged 1.0% per month interest. Quicker turnaround times for the sample analysis and written reports can be provided if necessary. Please forward a signed copy of this proposal as our authorization with any site plans, previous reports, or any other specialized environmental knowledge of the property.

Angstrom's total liability to the future and current property owners for any and all injuries, claims, losses, expenses, damages or claims expenses arising out of this agreement from any cause or causes will not exceed the total amount of \$15,000.00. Such causes include but are not limited to Angstrom's negligence, errors, omissions, strict liability, breach of contract and breach of warranty.

We appreciate the opportunity to provide you with this proposal. Please call us if you have any questions or comments. If acceptable, please sign and return one (1) copy of this proposal as our authorization to proceed.

Yours truly,
ANGSTROM ENVIRONMENTAL, EARTH & BUILDING SCIENCES, LLC



Curtis Cappellano, CPG
Chief Geologist and Asbestos Inspector

Attached: General Conditions

If proposal P1507 is acceptable to you, please sign and date the page below and return the entire proposal to Angstrom via U.S. Mail, email or fax.

Accepted By: _____(signature)

Accepted By: _____(print)

Representing: _____

Date: _____

GENERAL CONDITIONS of ANGSTROM ENVIRONMENTAL

A. Definitions: Angstrom Environmental, Earth & Building Sciences, LLC, hereinafter referred to as the company. Project work or work means the specific drilling, testing or other services to be performed. Client means the person(s), entity or authorized agent for the purposes of ordering the services. Client in accepting or ordering work accepts the companies proposal and these general conditions.

B. Site Access: Client shall provide and arrange access to the site of the work as may be required to perform the work. The Consultant shall take reasonable and customary measures to minimize damage to the property as a result of the performance of the work, however the costs to preserve or restore the site to its former condition have not been included. These services will be provided and charged to the client if client agrees to pay the consultant the costs for them.

C. Services: Services shall be provided by the Consultant in a timely, workmanlike manner consistent with the area and the time the services are provided at the prices and in the manner proposed. Delays or modifications to the proposed scope of services as directed by the client or authorized third parties may result in additional costs payable by the client. No claims will be brought against the company by the client or third parties unless all recommendations provided are followed and tests & inspections offered have been performed. Some of the services may require the Consultant to obtain samples of roofing or other building materials and provide temporary patches for them. The client agrees to provide permanent patches and also agrees to hold the company harmless for any and all damages to the roof, building and its contents which may arise prior or subsequent to the permanent repairs. Unless otherwise agreed, all samples will be disposed of upon completion of testing. The company shall not be responsible for any evaluation or reporting concerning the project site health & safety for other non-Angstrom parties.

D. Client's Duties: Client shall notify the company of any known or suspected hazardous materials, utilities or underground storage tanks at the project site. Unless specifically assumed, the responsibility for locating subsurface utilities, etc. is the clients, who agrees to defend, indemnify and hold harmless the company from all costs, claims, losses and expenses which may result from providing the requested services. Client will be invoiced on a monthly basis for the services provided and agrees to pay the invoices within thirty (30) days. Client further agrees to pay interest on any past amounts at the rate of 18% per year on a monthly basis. Client agrees to pay all court and attorney fees necessary if the account is delinquent. The company shall not be bound by releases or waiver of rights if any account is past due sixty(60) days or more. If any account for services is past due or if client fails to make payments within the terms proposed, the client shall have granted a release to the company from any and all known or unknown claims in tort, statute or contract.

E. Limitation of Liability: In order for the Client to obtain a lower fee from Consultant, among other benefits, and in order for Consultant to reduce its residual risk created by providing services to Client, Client and Consultant agree that, to the fullest extent permitted by law, Consultant's total aggregate liability to Client is limited to \$15,000 for any and all of Clients' injuries, damages, claims, losses, expenses, or claim expenses arising out of the Agreement from any cause or causes. Such causes include, but are not limited to, Consultant's negligence, errors, omissions, breach of contract, breach of warranty, strict liability, negligent misrepresentation, statutory liability, or other acts giving rise to liability based upon contract, tort, or statute. This limitation shall extend to the client as well as any other parties. Subject to the above, the company agrees to indemnify and hold harmless the client from claims, suits and expenses arising out of the negligent performance of the companies work. Client shall provide like indemnification to the company. This provision takes precedence over any conflicting provisions of this agreement.

F. Hazardous Materials: The company, by performing these services, does not assume it is acquiring the status of an owner, generator, transporter or storer of materials as would be defined in RCRA or other Federal, State or local statutes. Client assumes full responsibility for compliance with these or like statutes.

G. Termination: Either party can terminate this agreement upon written notification. The company shall be paid for all services provided.

H. Agreement: The proposal and this general conditions constitutes the entire agreement. In the event any of the provisions are found unenforceable the remaining provisions shall remain in force.

Andrew.Kreshik

From: Curtis@angstromenvironmental.com
Sent: Friday, April 24, 2015 4:05 PM
To: Andrew.Kreshik
Subject: RE: Proposal for Updated Asbestos Pre-Demolition Survey - Scolite Site

Follow Up Flag: For Your Information
Due By: Monday, May 04, 2015 4:05 PM
Flag Status: Flagged

Andrew, my best guess for variance preparation is estimated to cost \$2,600.00 plus \$350.00 NYSDOL filing fee. The variance will be written with a phased approach. Asbestos-containing debris cleanup and stabilization of in-place materials will occur first. Second, removal of asbestos-containing materials in the buildings can then be performed as a typical abatement project but with variance conditions which will save time and cost on the overall project. After the asbestos is removed, you can tear down the steel and masonry as normal waste.

Cordially,

Curtis Cappellano
Angstrom Environmental, Earth & Building Sciences, LLC
2 Budd Lane, Suite 1
E Greenbush, NY 12061
phone: 518-330-7732
AngstromEnvironmental.com

-----Original Message-----

From: Andrew.Kreshik [mailto:Andrew.Kreshik@troyny.gov]
Sent: Thursday, April 23, 2015 2:30 PM
To: Curtis@angstromenvironmental.com
Subject: RE: Proposal for Updated Asbestos Pre-Demolition Survey - Scolite Site

Thanks Curtis. Should no significant additions exist to the original survey, what do you see the petition for variance costing. We usually get a flat charge for this in proposals. I understand the you wanting to wait for the survey to be done in the event of contingencies, but can you provide me a best guess estimated range?

-Andrew.

From: Curtis@angstromenvironmental.com [mailto:curtis@angstromenvironmental.com]
Sent: Thursday, April 23, 2015 2:17 PM
To: Andrew.Kreshik
Subject: Proposal for Updated Asbestos Pre-Demolition Survey - Scolite Site

Andrew,

Please see the attached updated proposal for the Scolite Site.

Cordially,

Curtis Cappellano
Angstrom Environmental, Earth & Building Sciences, LLC
2 Budd Lane, Suite 1
E Greenbush, NY 12061