



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**

**September 11, 2015  
8:30 a.m.  
AGENDA**

- I. Approval of Minutes from July 10, 2015 board meeting.
- II. Façade Improvement grant program (Bill)
  - 160 1<sup>st</sup> Street, Jim & Heather Martin
  - 164 1<sup>st</sup> Street, Jim & Heather Martin
  - 2 Northern Drive, Old Daley Inn Catering
  - 46 3<sup>rd</sup> Street ,Daily Grind
  - 159 1<sup>st</sup> Street, Sandra Rouse
  - 1E Industrial Pkwy, Hudson Mohawk Gateway
  - 420 Grand Street, Mary C Nicklas
- III. BDAP Loan Application (Bill)
  - Ekologic, 1 Fulton Street
  - Troy Kitchen
- IV. Financial Services Consultant (Bill)
- V. Troy BID funding request (Bill)
- VI. Transport Troy funding request (Bill)
- VII. Victorian Stroll funding request (Bill)
- VIII. City of Troy funding request (Bill)
- IX. Former E-lot building use by City of Troy (Bill)
- X. Surveillance Notification Signs for King Fuels site (Bill/Andrew)
- XI. Temple University final product (Bill)
- XII. Financials
- XIII. Old Business
- XIV. New Business
- XV. Adjournment



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

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

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

**ABSENT:** Andy Ross

**ALSO IN ATTENDANCE:** Joe Mazzariello, Monica Kurzejeski, Sharon Martin, Kelly Kendall, Ken Crowe, Justin Miller, Andrew Kreshik, Michael Flynn, Alane Hohenberg, Bernice Bornt Ledebor, Mark Miller, Jennifer Krausnick, Mr. Manupella, Steven Bay, Steve Madden and Denee Zeigler

**Minutes**

The Chairman called the meeting to order at 8:32 a.m.

I. Minutes

The board reviewed the minutes from the June 12, 2015 board meetings.

**Hon. Ken Zalewski made a motion to approve the June 12, 2015 board meeting minutes.  
Bill Dunne seconded the motion, motion carried.**

II. 50/50 Façade Grant Requests

The Chairman advised that the façade grants have all been reviewed ahead of time. He asked if the board members had any of questions for the applicants before they vote.

Mr. Zalewski asked Michael Flynn if he was the owner of 2 Washington Place. Mr. Flynn advised yes he has owned the property for a little more than a year. Mr. Zalewski noted that we recently approved a grant for one of his other addresses. Mr. Flynn advised that he wanted to try and get the work done for all of the properties while he had the equipment.

Mr. Zalewski asked Mark Miller if he was the owner of 41 2<sup>nd</sup> Street. Mr. Miller advised yes.

The Chairman asked if there were any other questions for the applicants and asked that they vote on all of the façade grants as one.

**Dep. Mayor Pete Ryan made a motion to approve the Façade grants listed below:**

- Michael Flynn, 2 Washington Place
- Alane Hohenberg, 62 2nd Street
- Bernice Bornt Ledeboer, 245 2nd Street
- Mark, Miller, 41 2nd Street
- Mary Manupella, 704 2nd Avenue
- Steven Bay, 40 4th Street
- DeVito Properties, LLC, 451 Hoosick Street
- Jennifer Krausnick, 12 Parkview Court

**Hon. Ken Zalewski seconded the motion, motion carried.**

Mr. Dunne explained that each applicant will get an approval letter in the mail along with a checklist of items that will need to be collected.

III. BDAP Loan request

**Steven Bay, 40 4<sup>th</sup> Street** –

The board reviewed the loan request form for Steven Bay for 40 4<sup>th</sup> Street. Mr. Dunne asked if he was asking for a loan in addition to the grant. Mr. Bay advised that he is looking for a loan to cover for the balance of the \$5,000 façade grant. Mr. Zalewski asked if the \$5,000 is his own money. Mr. Bay advised yes. Mr. Dunne clarified that the façade grant program requires that the property owner is required to match the grant amount; the LDC is unable to provide the match. He advised that they may be able to meet and discuss the project

**Hon. Ken Zalewski made a motion to table the BDAP loan for Steven Bay of 40 4<sup>th</sup> Street.**

**Hon. Pete Ryan seconded the motion, motion carried.**

IV. BDAP Loan Resolutions

The board members reviewed the BDAP loan resolutions for Neil Pelone Architecture, PLLC, The Balance Loft and the Illium Café. Mr. Dunne advised the loans had been previously approved. The resolutions would finalize the process and allow for a closing date to be set.

**Bill Dunne made a motion to approve the BDAP loan resolution for Neil Pelone Architecture, PLLC in the amount of \$15,000. (See attached Resolution 07/15 #1)**

**Hon. Ken Zalewski seconded the motion, motion carried.**

**Bill Dunne made a motion to approve the BDAP loan resolution for The Balance Loft, LLC in the amount of \$20,517. (See attached Resolution 07/15 #2)**

**Hon. Ken Zalewski seconded the motion, motion carried.**

**Bill Dunne made a motion to approve the BDAP loan resolution for The Illium Café, LLC in the amount of \$20,000. (See attached Resolution 07/15 #3)**

**Hon. Ken Zalewski seconded the motion, motion carried.**

V. Scolite site

Andrew Kreshik advised the site investigation for the pre-demolition survey has been completed and finalized. He advised the paperwork is ready to be

submitted to NYS DOL for the variance for the demolition. A variance will be needed in order to get an accurate demolition contractor cost. Mr. Dunne asked what the cost of the variance will be. Mr. Kreshik advised that it is approximately \$3,000; which includes the cost for preparing the variance and NYS DOL filing fee. Mr. Kreshik advised that completing this survey helps lessen the burden of the government and creates an opportunity to reclaim this spot through a Brownfields opportunity grant. He added that the Scolite site is pending remediation by NYS DEC and they have been waiting to see if we would be able to take this building down before they move forward with remediation of this and four other sites in the area.

Mr. Zalewski asked what kind of work will be done with this funding. Mr. Kreshik advised no construction work. The \$2,600 is for the development of the variance and submittal fee to NYS DOL. He advised that the report will establish how the building will have to be taken down and will help determine demolition costs. Mr. Kreshik advised that this building has been a problem for a long time. It is not condemnable, but is a nuisance and attracts vandals.

**Hon. Ken Zalewski made a motion to authorize up to \$3,000 for the preparation and submittal of a variance for the demolition of the building located on the Scolite site.**

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

VI. Former E-lot building

Mr. Dunne advised the board that they have in front of them an asbestos survey for the building that E-lot was located. Mr. Dunne advised that they are asking for up to \$4,500 in order to see what type of exposure the building contains. Mr. Kreshik advised it is unlikely that there is a high exposure in this building. He added that having this proposal will be good information to have going forward with the National Grid remediation.

**Bill Dunne made a motion to approve up to \$4,500 for an asbestos survey of the former E-lot building on the King Fuels site.**

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

VII. The Enchanted City

Mr. Dunne introduced Susan Dunckel to the board to speak on behalf of her festival "The Enchanted City". Mrs. Dunckel spoke to the board about the idea behind the steampunk festival held last year on lower River Street. She explained that she wanted to create an event that would be inviting for families with children and students.

Mrs. Dunckel advised that one of the things that really caught people's eye last year was an invention that her husband had made for the event. The Center of Gravity and Mohawk-Hudson Industrial Gateway suggested partnering with the event and holding an Inventor's Challenge that could showcase our history as being the birthplace of the American Industrial Revolution and where we are going as a tech center. She advised that the Center of Gravity will assist with the Inventor's Challenge and added that she would like to add a children's inventor's challenge. Mr. Dunne advised that this is a great way to showcase what is happening in this area with the creative class. Mr. Dunne noted that the Capital District seems to be a nexus

of Art and Technology and this would be a great way to support and encourage both of these ideas.

Mrs. Dunckel advised they are asking for a \$10,000 sponsorship. The board had a general discussion on the budget and what has been raised to date. Mr. Zalewski voiced concern with the holes in the budget and preferred for us to make a significant donation, but does not want to fill the gap.

**Dep. Mayor Pete Ryan made a motion to approve a sponsorship to Susan Dunckel d/b/a The Enchanted City in the amount of \$10,000.**

**Bill Dunne seconded the motion.**

**Ken Zalewski voted no.**

**Andy Ross was absent.**

**Kevin O'Bryan, Bill Dunne and Dep. Mayor Pete Ryan voted yes, motion carried.**

#### VIII. Engineering Services

Mr. Dunne spoke to the board about the upcoming CFA. He advised that there are several projects that the City plans on applying for. Monica Kurzejeski advised that there are several grant opportunities coming up that they plan on applying for. She advised they are planning on focusing on the waterfront and how it will play out in our region. Mrs. Kurzejeski explained that there are five areas that we are looking at, but the waterfront will be our main focus. In order to have the projects shovel ready, they are asking for funding for design and engineering funding. Mrs. Kurzejeski advised the funding would be used for finishing up Riverfront Park, Riverfront Park North Extension, Riverfront Park North Extension II, Green Island Bridge Gateway, Lansingburgh Waterfront and Ingalls Ave Boat Launch. The board asked if it has already been decided who will be used. Mrs. Kurzejeski advised that will be using Chazan based on previous work done at Riverfront Park. She added that the total being asked for is \$5,500 and includes reimbursable services. Mrs. Kurzejeski advised that the deadline is July 31<sup>st</sup>. Mr. Zalewski asked if this was the total amount needed. Mrs. Kurzejeski advised yes.

Mr. Ryan asked about the boat launch in Lansingburgh. Mrs. Kurzejeski advised that there were conversations about possibly bringing some of the docks up there. Mr. Dunne advised that there is a pedestrian path that would potentially stretch from the boat launch to 126<sup>th</sup> Street. Mrs. Kurzejeski added that there would be natural spill over from the events that happen in Waterford. Mr. Dunne advised that the Troy LDC has committed funds for façade grants in that district. Mr. Ryan noted that the river provides different activities north of the dam. He added that it will be great to have the projects outlined for when the work is ready to be done.

Mr. Zalewski wanted to clarify that this funding will be used by the Planning Department. Mrs. Kurzejeski advised yes for community improvements and economic development.

**Bill Dunne made a motion to approve \$5,500 in funding to the City of Troy Planning Department for engineering and design services related to upcoming grant applications.**

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

#### IX. Financials

Joe Mazzariello presented the financials to the board members. He advised that the activity has been consistent with last year. He noted the cash deposit held for \$25,000 for Monument Square for a parking study. He advised the loans are current except for some late fees. The fixed assets section shows a large investment in the King Fuels site. The pre-paids are all as of June 30th.

Accounts payable shows \$25,000 due at the end of June 30<sup>th</sup> and shows all accounts current. Mr. Mazzariello advised there is about \$195,000 in grants payable awaiting disbursement. The board had a general discussion on how the balance sheet is set up.

Mr. Mazzariello noted that the amount listed under deferred revenue is the balance of the BEDI grant money and the deferred revenue is the Hudson River Natural products advanced rent payment

Mr. Mazzariello presented the operating statement to the board members. He advised of the interest earnings, rent on real property and penalty charges on late payments. He pointed out that there is a negative amount listed for one of the sites due to E-lot's agreement after leaving the site. Mr. Zalewski asked if we would see zero in this section from now on. Mr. Mazzariello advised Waste Connections is still at that site.

Mr. Dunne wanted to note that there are four pools of money for the façade grant program. We will work on breaking the grants down into their appropriate target areas and reallocate funds into the general grant account as needed.

Mr. Zalewski questioned why the sale of 444 River Street was broken out and listed in the income expense section. The board advised that it is a one shot payment and should be considered below the line. Mr. Miller advised there is a loan receivable on that as well.

**Hon. Ken Zalewski accepted the financials as presented.  
Dep. Mayor Pete Ryan seconded the motion, motion carried.**

X. Old Business

**To-Do Development** - Mr. Miller advised the board that we have been granted an order of foreclosure and have been assigned a receiver to deal with the property. Expect an auction of the building in the next month. Mr. Dunne advised that the main goal is to get all of the creditors paid.

XI. Adjournment

The Chairman asked if there was any other business to discuss. With no other items, the meeting was adjourned at 9:29 a.m.

**Hon. Ken Zalewski made a motion to adjourn the meeting.  
Dep. Mayor Pete Ryan seconded the motion, motion carried.**

**AUTHORIZING RESOLUTION**  
*(Neil Pelone Architecture, PLLC – Loan Agreement)*

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

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

Resolution No. 07/15 #1

RESOLUTION OF THE TROY LOCAL DEVELOPMENT CORPORATION  
AUTHORIZING (i) THE ISSUANCE OF A \$15,000.00 LOAN TO NEIL  
PELONE ARCHITECTURE, PLLC 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, **NEIL PELONE ARCHITECTURE, PLLC** (the “Company”), has requested assistance from the Corporation in connection with a certain project (the “Project”) consisting of the use of working capital to acquire materials, equipment and services necessary to complete a tenant fit-up for a new office location located at 16 Second Street, 1<sup>st</sup> Floor, Troy, New York; and

WHEREAS, in furtherance of the Project, the Company has requested financing from the Corporation in the form of a \$15,000.00 Loan (the “Loan”) to assist the Company to undertake 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>
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:

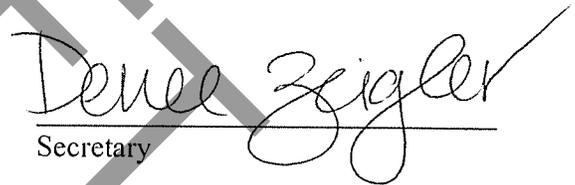
That I have compared the annexed extract of minutes of the meeting of the Troy Local Development Corporation (the " Corporation "), including the resolution contained therein, held on July 10, 2015 with the original thereof on file in my office, and that the same is a true and correct copy of the proceedings 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 July, 2015.

  
Secretary

[SEAL]

**AUTHORIZING RESOLUTION**  
*(The Balance Loft LLC – Loan Agreement)*

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

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

Resolution No. 07/15 #2

RESOLUTION OF THE TROY LOCAL DEVELOPMENT CORPORATION  
AUTHORIZING (i) THE ISSUANCE OF A \$20,517 LOAN TO THE  
BALANCE LOFT 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, **THE BALANCE LOFT LLC** (the “Company”), has requested assistance from the Corporation in connection with a certain project (the “Project”) consisting of the use of working capital to acquire materials, equipment and services necessary to complete a tenant fit-up for a new hot yoga and TRX fitness studio located at 11 State Street, Troy, New York; and

WHEREAS, in furtherance of the Project, the Company has requested financing from the Corporation in the form of a \$20,517.00 Loan (the “Loan”) to assist the Company to undertake 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>
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 July 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 July, 2015.

  
Secretary

[SEAL]

**AUTHORIZING RESOLUTION**  
*(The Illium Cafe – Loan Agreement)*

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

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

Resolution No. 07/15 #3

RESOLUTION OF THE TROY LOCAL DEVELOPMENT CORPORATION  
AUTHORIZING (i) THE ISSUANCE OF A \$20,000.00 LOAN TO THE  
ILLIUM CAFE 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, **THE ILLIUM CAFE** (the “Company”), has requested assistance from the Corporation in connection with a certain project (the “Project”) consisting of the use of working capital to acquire materials, equipment and services necessary to expand its current restaurant and kitchen into the vacant adjacent space located at 7 Broadway, Troy, New York; 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 undertake 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>
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:

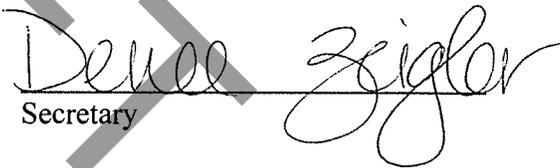
That I have compared the annexed extract of minutes of the meeting of the Troy Local Development Corporation (the " Corporation "), including the resolution contained therein, held on July 10, 2015 with the original thereof on file in my office, and that the same is a true and correct copy of the proceedings 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 July, 2015.

  
Secretary

[SEAL]

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

**Received**  
8-31-15

**Applicant:** Jim + HEATHER MARTIN

Building Address 160 1<sup>ST</sup> STREET

Applicant Name Jim + Heather Martin

Applicant Address 164 1<sup>ST</sup> STREET, TROY, NY 12180

Telephone (518) 441-5700 Email heather.hamlin@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: 3000 safe Lot Dimensions: 25 x 75

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

**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
<u>None - residential</u>			

# of residential units in the building: 3

**Schedule of Work:**

Proposed Method of Work:  Contract  Self-Help  Combination

Date work can begin by: 5/15/16  
Date work must be completed by: 10/15/16

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 \$15,840.00 Grant Request \$5,000.00

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

See Attached

Provide a brief summary of all proposed activities:

See Attached

**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 Heather DePina Date 8/30/15

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.

## 160 1<sup>st</sup> Street

Improvements since purchase in 2003 include:

Interior: Kitchen and bathroom upgrades on 1<sup>st</sup> and 2<sup>nd</sup> floors, installation of tin ceilings on 1<sup>st</sup> and 2<sup>nd</sup> floors, trim (original southern yellow pine) stripped to original finish. Original floors resurfaced on 1<sup>st</sup> and 2<sup>nd</sup> floors. New laundry and storage facilities installed in basement. Appliance upgrades on all floors.

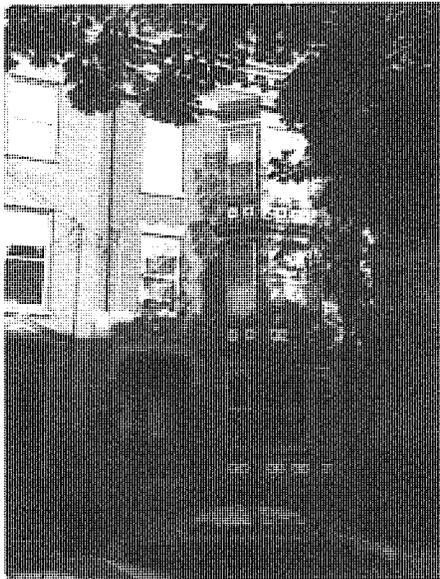
Exterior: New 3 story deck built on rear of building, new sidewalk installed, façade painted and repaired 2 times since purchase, entranceway stripped and restored.

Proposed activities:

Replace windows on front of property on all three floors (11 windows total) with historically accurate windows. Labor would be completed by owner and contractors. A lift would be rented during installation.

Estimated costs:

Windows	\$7,500.00
Window installation	\$2,640.00
Paint	\$1,600.00
Materials	\$ 600.00
Carpentry	\$1,000.00
Lift	<u>\$2,500.00</u>
Total	\$15,840.00



## Scope of Work

**Building Address:** 100 1<sup>ST</sup> STREET

**Contact Information:** JIM MACTIN  
HEATHER HAMLIN Phone: 518 369-5701 Email: heather.hamlin@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		\$10,140.00				
Storefront						
Detailing / Restoration				\$1,600.00		
Painting / Siding				1,000.00		
Handicap Accessibility						
Other: <u>Lift</u>				2,500.00		
					<b>Total:</b>	<u>15,840.00</u>

**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.

Heather Hamlin  
 Applicant's Signature

9-3-15  
 Date

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

**Received**  
8-10-15

**Applicant:** Jim + HEATHER MARTIN

**Building Address** 164 1<sup>ST</sup> STREET

**Applicant Name** Jim + Heather Martin

**Applicant Address** 164 1<sup>ST</sup> STREET

**Telephone** (518) 441-5700 **Email** heather.hamlin@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: 3300 sqft Lot Dimensions: 25 x 125

**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

**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
<u>None - residential</u>			

# of residential units in the building: 3

**Schedule of Work:**

Proposed Method of Work:  Contract  Self-Help  Combination

Date work can begin by: 5/15/16  
Date work must be completed by: 10/15/16

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: \$ 10,100 Grant Request: \$ 5,000

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

see attached

Provide a brief summary of all proposed activities:

see attached

**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: Heath H. Man Date: 8/30/15

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.

## 164 1<sup>st</sup> Street

Improvements since purchase in 1993 include:

**Interior:** Kitchen and bathroom upgrades on 1<sup>st</sup>, 2<sup>nd</sup> and 3<sup>rd</sup> floors, restoration of tin ceiling on 1<sup>st</sup> floor, restoration of original ornate plaster ceilings on 1<sup>st</sup> and 2<sup>nd</sup> floors. Original floors resurfaced on 1<sup>st</sup> and 2<sup>nd</sup> floors. Replaced light fixtures throughout 1<sup>st</sup> floor and in some instances throughout the entire building with historic reproductions. New roof installed 2002. Significant structural masonry repairs were completed. New laundry and storage facilities installed in basement. Windows replaced on front of building in 1999. Some rear and side windows replaced between 1993 and 1999.

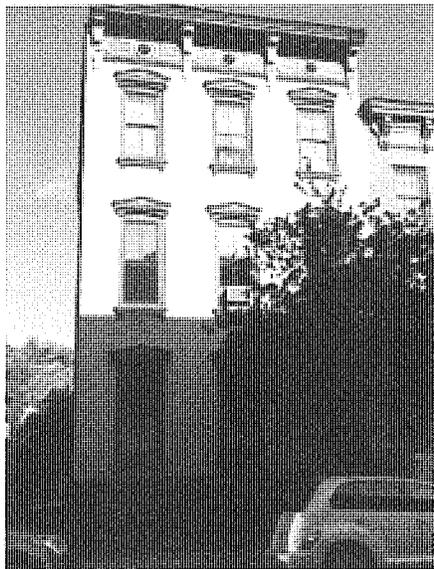
**Exterior:** New 3 story deck built on rear of building, new sidewalk installed, façade painted and repaired one time since purchase, entranceway stripped and restored.

Proposed activities:

Repair cornice, other restoration carpentry, general masonry and prep work necessary before painting. Paint front of building. Entire façade was previously scraped and painted with exterior latex, so stripping of paint is not anticipated. Labor would be completed by owner and contractors. A lift would be rented during installation.

Estimated costs:

Painter	\$3,600.00
Paint and supplies	\$1,000.00
Masonry	\$1,000.00
Restoration Carpentry	\$2,000.00
Lift	<u>\$2,500.00</u>
Total	\$10,100.00



## Scope of Work

**Building Address:** 164 1<sup>ST</sup> STREET

**Contact Information:** JIM MARTIN  
HEATHER HAMLIN **Phone:** 518 309 5701 **Email:** Heather.Hamlin@gmail.com

**1. Describe Proposed Work:**  
 (Please estimate amounts where applicable)

	Upgrade Existing	New Replacement	New Installation	Repair Existing	Removal	Estimate
Roofing						
Masonry				\$1000.00		
Windows / Doors						
Storefront						
Detailing / Restoration				\$2000.00		
Painting / Siding				\$4000.00		
Handicap Accessibility						
Other: <u>Lift</u>				\$2500.00		
					<b>Total:</b>	<u>10,100</u>

**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.

Heather Hamlin  
 Applicant's Signature

9-3-15  
 Date

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

**Received**  
8-10-15

**Applicant:**

Building Address 2 Northern Drive, Troy, New York 12182

Applicant Name Old Daley Inn Catering Company/Copeke

Applicant Address 2 Northern Drive, Troy, New York 12182

Telephone 518-235-2656 Email steph@olddaley.com

Is the applicant the owner?  Yes  No

Owner Name Copeke - Gene Coletti, James Pettit, Martin Keary

Owner Address 2 Northern Dr. Troy, NY 12182

**Building Information:**

Type of Construction:  Masonry  Frame  Other

Number of Floors: 2 Basement:  Yes  No

Building Square Footage: \_\_\_\_\_ Lot Dimensions: \_\_\_\_\_

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 checked="" type="checkbox"/>	Poor	<input type="checkbox"/>	At Risk
Roof:	<input type="checkbox"/>	Excellent	<input type="checkbox"/>	Good	<input type="checkbox"/>	Fair	<input checked="" 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
<del>OLD DALEY CATERING</del>	<del>APPLICANT</del>		
OLD DALEY CATERING	2 NORTHERN DR	12	<del>30</del> 30

# of residential units in the building: none

**Schedule of Work:**

Proposed Method of Work:  Contract  Self-Help  Combination

Date work can begin by: 9/1  
Date work must be completed by: FALL 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: \$15,000.00 Grant Request: \$5000.00 or maximum

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

CONVERTED FRONT CAFE AREA INTO OFFICES AND  
A BOARD ROOM

Provide a brief summary of all proposed activities:

SEE ATTACHED

we have 2 entrances and all will be  
done - front entrance is the most complex

**Additional Information:**

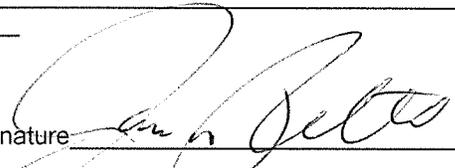
Are you or any other owner of the property a City of Troy employee?  Yes  No

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

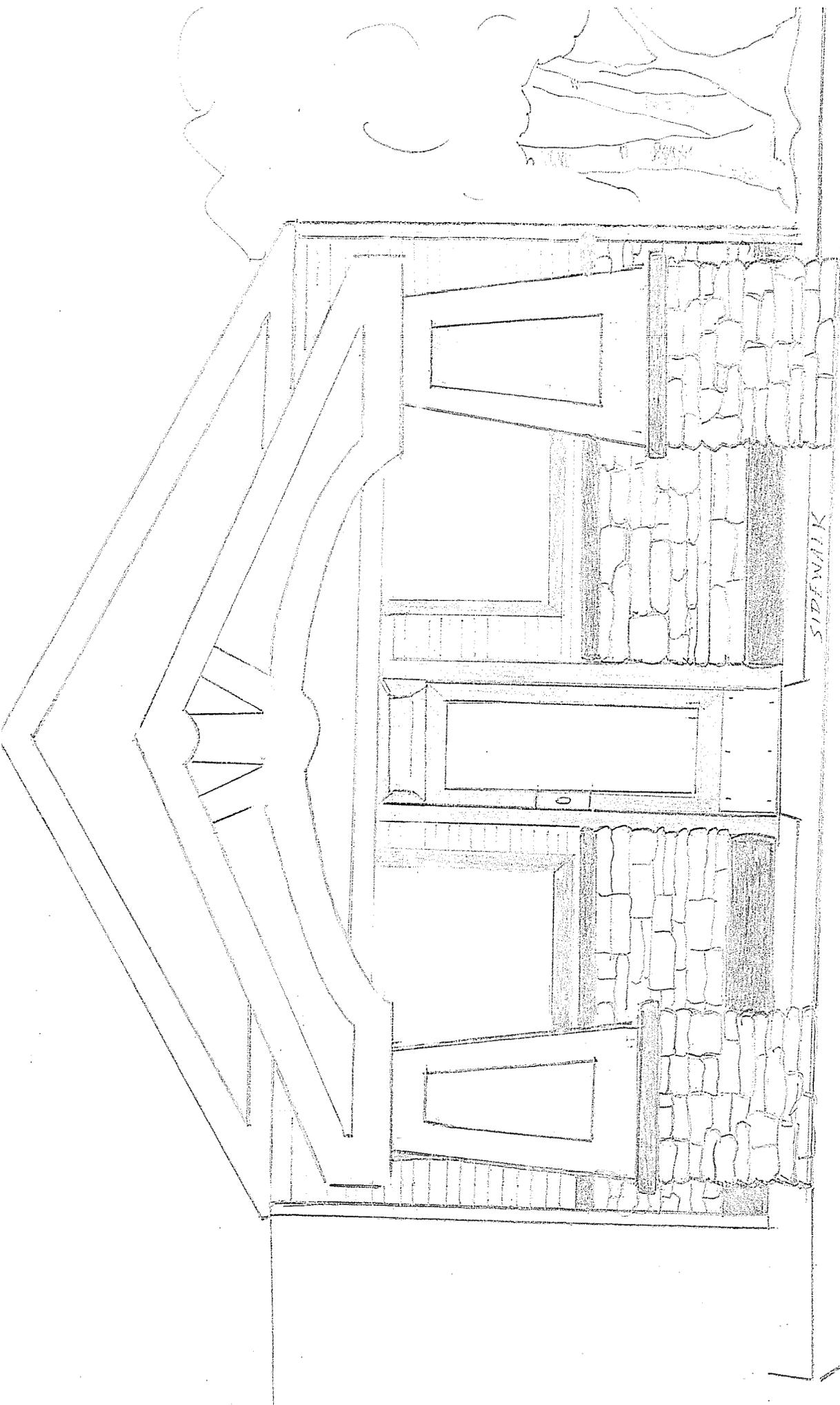
\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Signature  Date 8/10/15

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.



SAMPLE COPY FROM ARCHIVE



Weddings ~ Social Catering ~ Corporate Events  
2 Northern Drive, Troy, New York 12182  
518-235-2656 Fax 518-235-3275 olddaleyinn.com

## 2015-2016 Property Purchase, Expansion and Improvement Plan

### Scope of Plan:

Old Daley Custom Catering is looking to expand our North Troy location to accommodate our growing business, improve storage, expand parking areas and improve the neighborhood. With these improvements we will be able to remain in the City of Troy and hire a minimum of 10 employees with room to hire an additional 25 as needed.

We will submit an application to improve and change the facades of the front door customer entrance, and the entrance doors on Northern Drive and 126<sup>th</sup> Street.

Our plan is to add Craftsman Style Portico overhangs with wood and stone upright columns, standing seam metal roofs, clapboard siding, decorative shingle work up-lighting and landscaping. (Estimate \$15,000.00)  
*(50/50 Façade Improvement Program Assistance Application)*

Double the size of our marinating and grill area by moving our inside walk-in cooler to the outside of the building on Northern Drive.

Double the cooking and production area in the main kitchen and add a baking station by moving our inside main walk-in coolers and freezer onto the adjacent property.

Replace existing roof with standing seam metal roof. Increase fascia board, fix soffit and paint all trim to match new entrances.

All exterior additions will be faced with coordinating clapboard.

Add new landscaping and decorative sign to front entrance area.  
Add decorative fencing between front entrance and side entrance to hide compressors.

Move garbage dumpsters into gated area in the parking lot along 126<sup>th</sup> Street to keep it away from the residential homes and ease garbage pick-up.



Weddings ~ Social Catering ~ Corporate Events  
2 Northern Drive, Troy, New York 12182  
518-235-2656 Fax 518-235-3275 [olddaleyinn.com](http://olddaleyinn.com)

Continued

Fence part of the parking lot, landscape or add sod to exterior strip on 126<sup>th</sup>, add curbs, pave and stripe spaces. (Estimate \$60,000.00)

Clean up 37 126<sup>th</sup> Street Property – improve curb appeal in keeping with our Craftsman look.... remove scrub trees and brush, replace roof and add garage doors to exterior barn-type structure.

Chinese Restaurant – add storage, launching and dish center. Change façade and roof line to coordinate with the Craftsman look. Add garage doors, repave and stripe front loading area. Demolish shed on 6<sup>th</sup> Avenue side and remove dying pine tree.

Old Sunset Grille and Banquet House –secure this location, demolish all structures that are not on a slab or in keeping with future property development, shore up any remaining structure, if any, improve the façade, if any and improve surrounding property and prepare for another business which could be our sister business Focusmaster Gym or a tenant. (Demolition Estimate \$60,000.00)

Phase One:

August – September 2015

Purchase/Acquire Sixth Avenue and 126<sup>th</sup> Street Parking Lot

(Purchase Sunset Fifth Avenue Property and Fifth Avenue Parking Lot)

Purchase 37 126<sup>th</sup> Street and 4 Northern Drive – contract pending

Submit Applications for Façade permits and Funding Assistance.

Submit updated application for new sign on point of Northern Drive and 126<sup>th</sup> Street.

With approvals.....Fall of 2015

New entrances will be done, facades, painting and landscaping.



**Weddings ~ Social Catering ~ Corporate Events**  
2 Northern Drive, Troy, New York 12182  
518-235-2656 Fax 518-235-3275 [olddaleyinn.com](http://olddaleyinn.com)

Phase Two:

Pending approvals for exterior walk-ins all changes to existing kitchen will happen. Walk-in exteriors will be sided.

Depending when approvals happen – we will improve the parking lot either before the end of October 2015 or first thing in the Spring of 2016.

876 Fifth Avenue (Sunset) we would actively pursue professional guidance with the demolition and improvements needed to sustain a viable business/tenant on the property. Pending this advice, and permits needed, work would begin.

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

received  
 7-16-15

**Applicant:**

Building Address 46 3rd Street  
 Applicant Name Jaimie Lee Corp (Barrye Cotten)  
 Applicant Address 155 Mulner Ave, ATB  
 Telephone 272.8650 Email sofierome@aol.com CAFENT@aol  
 Is the applicant the owner?  Yes  No  
 Owner Name BARRYE COTTEN / Lee COTTEN  
 Owner Address 61st Rd TROY

**Building Information:**

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:	<input type="checkbox"/>	Excellent	<input type="checkbox"/>	Good	<input type="checkbox"/>	Fair	<input type="checkbox"/>	Poor	<input type="checkbox"/>	At Risk
Side Wall(s):	<input type="checkbox"/>	Excellent	<input 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 type="checkbox"/>	Fair	<input 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 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     

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>DailyGlow</u>	<u>Lee Cotten 61st Rd</u> <u>BARRYE COTTEN Mulner</u> <u>Ave</u>	<u>13</u>	<u>18</u>

# of residential units in the building: 2

**Schedule of Work:**

Proposed Method of Work:  Contract  Self-Help  Combination

Date work can begin by: immediately  
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: approx \$10-12,000 Grant Request: \$5,000

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

Provide a brief summary of all proposed activities:

1. would like to take off facade work and level the brick that is original
2. new awning
3. repair and replace windows

**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 Barry Cohen Date July 13, 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**  
**50/50 Façade Improvement Program**  
**Application for Funding Assistance**

**Received**  
 8-27-15

**Applicant:**

Building Address 159 1<sup>st</sup> street Troy NY 12180 (Washington is the side street)

Applicant Name Sandra Rouse

Applicant Address 159 1<sup>st</sup> street Troy NY 12180

Telephone 770-315-5649 Email sandra.rouse@gmail.com

Is the applicant the owner?  Yes  No

Owner Name Sandra and Bill Rouse

Owner Address 159 1<sup>st</sup> street Troy NY 12180

**Building Information:**

Type of Construction:  Masonry  Frame  Other

Number of Floors: 3 Basement  Yes  No

Building Square Footage: 4,263 Lot Dimensions: 3485 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 checked="" type="checkbox"/>	Excellent	<input type="checkbox"/>	Good	<input type="checkbox"/>	Fair	<input type="checkbox"/>	Poor	<input type="checkbox"/>	At Risk
Rear Wall:	<input checked="" type="checkbox"/>	Excellent	<input type="checkbox"/>	Good	<input 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: 0

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

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: SPRING 2016  
Date work must be completed by: SUMMER 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: \$14,850.00 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:

SEE ATTACHED

**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 Sandra H. Rouse Date August 26, 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.

COST-PLUS-FIXED-FEE AGREEMENT

**Build Smart With Simon**  
**33 Lincoln Ave. Troy, NY 12180**  
**(518) 892-2265**  
**simon@BuildSmartWithSimon.com**

DATE: 8/25/15

OWNER'S NAME: Sandra Rouse  
ADDRESS: 159 1st St, Troy, NY 12180  
PROJECT ADDRESS: Same as above

I. PARTIES

This contract (hereinafter referred to as "Agreement") is made and entered into on this 22nd day of August , 2015 , by and between Sandra Rouse , (hereinafter referred to as "Owner"); and Simon Burke-Lipiczky, (hereinafter referred to as "Contractor"). In consideration of the mutual promises contained herein, Contractor agrees to perform the following work subject to the terms and conditions below:

II. GENERAL SCOPE OF WORK DESCRIPTION

- Remove all rotten or damaged trim on bay window (including but not limited to: window sills, capitals & pilasters, raised panels, and moldings)
- Assess condition of structural framing and make any needed repairs
- Insulate voids in wall cavities if possible
- Replace all sills, trim work, moldings, and capitals with new materials (some combination of pvc trim, mahogany, cedar, composites and other rot resistant materials) as needed to reproduce existing appearance in like and kind. Where appropriate, materials will be back primed and flashed in order to maximize shedding of water. All materials to be selected with rot and weather resistance in mind.
- Paint bay

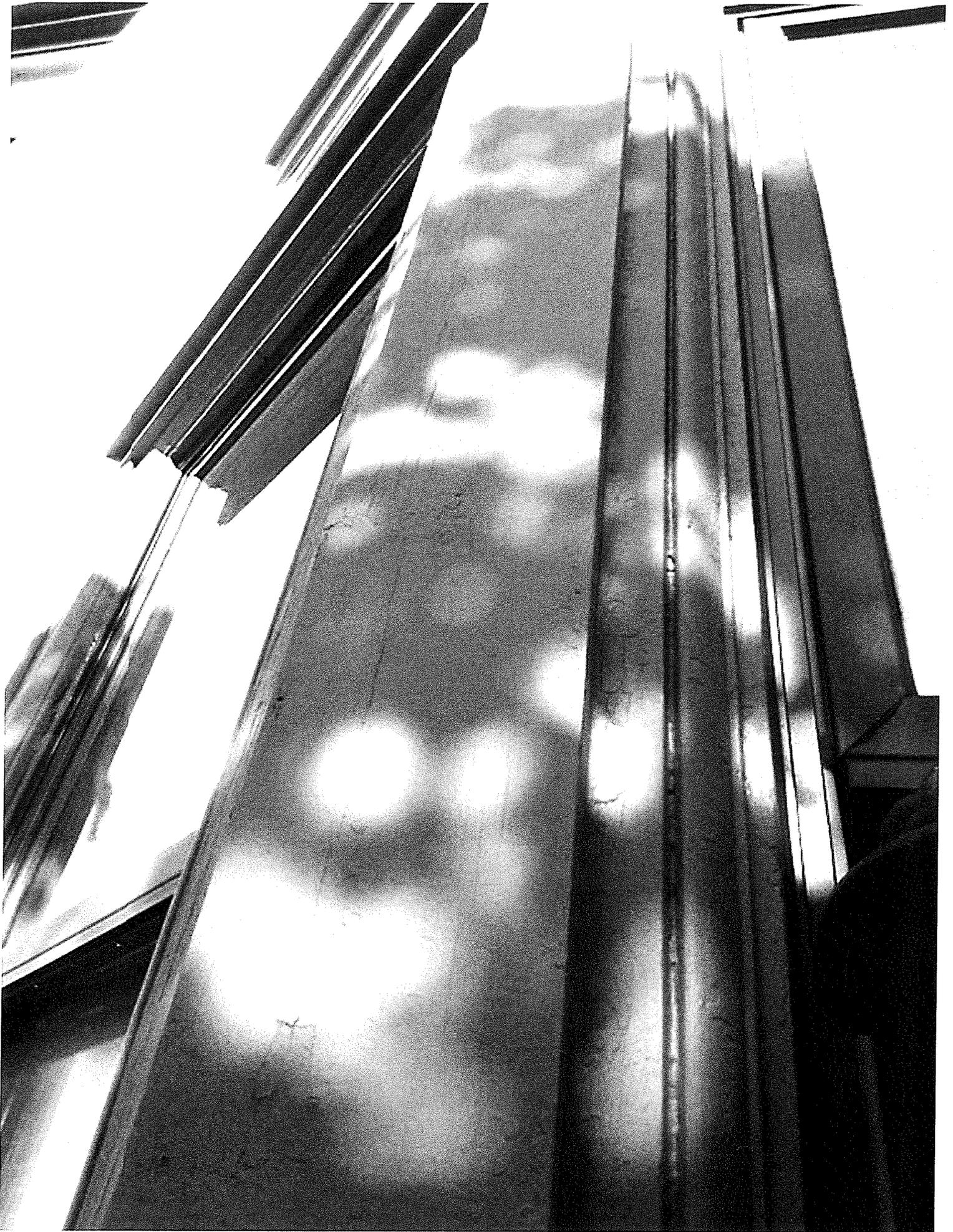
(Additional Scope of Work page(s) attached: \_\_\_\_\_ Yes  No)

Estimated materials cost	\$4600.00
Estimated subcontractors' expense Painting & Scaffolding	\$4250.00
Estimated labor cost	\$4800.00
Contractor's fee (see section 3.F.)	\$1200
<b>Estimated Total cost (less fixtures &amp; storage labor and materials)</b>	<b>\$14850.00</b>
<i>Deposit required to begin work, schedule subs &amp; order materials</i>	<i>\$7425.00</i>

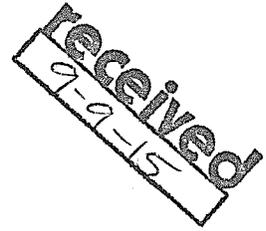








**Troy Local Development Corporation  
50/50 Façade Improvement Program  
Application for Funding Assistance**



**Applicant:**

Building Address Burden Iron Works Museum, 1 E Industrial Pkwy, Troy, NY 12180

Applicant Name Hudson Mohawk Industrial Gateway

Applicant Address Same (1 E Industrial Pkwy, Troy, NY 12180)

Telephone 518-274-5267 Email michael@hudsonmohawkgateway.org

Is the applicant the owner?  Yes  No

Owner Name Hudson Mohawk Industrial Gateway

Owner Address Same (1 E Industrial Pkwy, Troy, NY 12180)

**Building Information:**

Type of Construction:  Masonry  Frame  Other

Number of Floors: 1.5 Basement  Yes  No Floors are main Museum floor plus mezzanine custodian apartment.

Building Square Footage: ~ 4000-5000 Lot Dimensions: ~ 2 acres

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 type="checkbox"/>	Good	<input checked="" 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 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 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: 2 (Gateway headquarters, plus custodian's apartment.)

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
Hudson Mohawk Industrial Gateway	Hudson Mohawk Industrial Gateway, 1 E Industrial Pkwy, Troy, NY 12180	32	11

# of residential units in the building: 1

**Schedule of Work:**

Proposed Method of Work:  Contract  Self-Help  Combination

Date work can begin by: Late 2015 or during 2016 construction cycle

Date work must be completed by: 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: \$9,000.00 Grant Request: \$4,500.00

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

1. Installation of the nation's first all-dimmable, all LED lighting system, with educational feature on history of lighting (listed as the standard design model for the country on U.S. Department of Energy's national website), approximately \$200,000, finished 2014.

2. New historically-accurate roof, cupola, drainage system, parking lot, sidewalks, city sewer connection, and ADA-compliant access and bathroom (won the top 2008 New York State award for historic preservation ), approximately \$1 million, finished 2008.

Provide a brief summary of all proposed activities:

This project aims to restore the extremely dilapidated original hardwood front entrance of the historic Burden Iron Works Museum. We are especially keen to get this work done soon, because the "curb appeal" effect of restoring that entrance promises to leverage additional donors as we try to complete the full restoration of this popular National Register site. The budget and scope of work (attached) have already been completed by our nationally-recognized preservation architects, and we have \$3,000 of the \$4,500 match for this work already in hand. We expect to raise the additional \$1,500 shortly and will commence the work as soon as the funds have been raised.

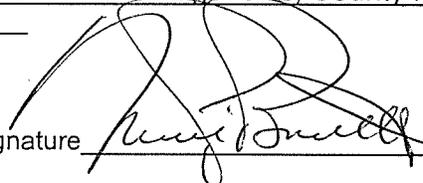
**Additional Information:**

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

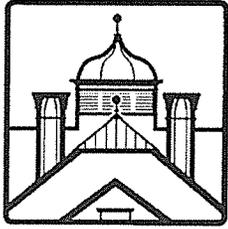
Have you ever received grant money for this project?  Yes  No

If yes, please describe:

Have received \$3,000 already from an anonymous local charity for the front entrance work. Will supply the additional \$1,500 for entrance work from miscellaneous other Museum contributions. In roughly the past decade, have received and spent roughly \$1.5 million from numerous federal and N.Y. State agencies, County IDA, corporate donors, foundations, and private individuals.

Signature  Date 9/8/15

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.



## Hudson Mohawk Industrial Gateway

Burden Iron Works Museum ■ One East Industrial Parkway ■ Troy, New York 12180-5942

info@hudsonmohawkgateway.org ■ www.hudsonmohawkgateway.org ■ 518-274-5267 voice and fax

Putting the Past to Good Use through Education, Preservation, Advocacy, and Regional Development

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Senior Scholar

Logo design by  
G. Steven Draper †

†Deceased

## Renovation of Front Entrance at Burden Iron Works Museum Application for a Grant from The Troy Local Development Corporation

### Project Budget and Scope of Work

These budget figures, and the specifics of the work required, were prepared by Mesick Cohen Wilson Baker Architects, LLP, following an on-site inspection of the doorway.

#### Total project cost: Approximately \$9,000

#### Administrative services by Mesick Cohen Wilson Baker **\$1,000**

1. Prepare design drawings and bid/contract documents.
2. Review and approve submittals.
3. Supervise construction to ensure compliance with SHPO covenant.

#### Construction by winning qualified bidder, per the following work items: **\$8,000**

1. Remove doors so they can be worked on in a shop, and temporarily seal opening.
2. Cut out damaged portions of bottom rails and lower portions of stiles of both doors.
3. Splice in new repair wood rails and stiles, using mahogany or other species of wood resistant to deterioration.
4. Apply new veneers to repaired elements, again in mahogany on the exterior and in cherry on the interior. These veneers are thicker than typically used today.
5. Replace damaged molding to bottom of three exterior panels of each door, and one vertical molding of a panel on the north leaf. This will require a special knife to mill the profile to match exactly, and again should be in a decay resistant species of wood.
6. Remove and reinstall lower applied moldings of the transom bar, which have been damaged.
7. Minor epoxy repair to bottom of door surround. Scrape and sand loose paint from door and transom surround. Paint doors and surround.
8. Remove old blistered shellac finish on cherry interior. Re-varnish doors, transom, and surround.
9. Replace ten missing dentils on cherry cornice above the doors.
10. Renew weatherstripping at bottom and meeting rails of doors, and provide a bronze threshold. As part of weatherstripping, a wood astragal on the interior should be added to the design, in cherry finished to match the original.
11. Remove and oil hinges and mortise locks. Polish hardware.

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

**Applicant:**

Building Address 420 Grand Street, Troy, NY 12180

Applicant Name Mary C. Nicklas

Applicant Address 420 Grand Street, Troy, NY 12180

Telephone 518-273-3009 Email mnicklas@nycap.rr.com

Is the applicant the owner?  Yes  No

Owner Name Mary C. Nicklas

Owner Address 420 Grand Street, Troy, NY 12180

**Building Information:**

Type of Construction:  Masonry  Frame  Other

Number of Floors: 3 Basement:  Yes  No

Building Square Footage: 1,100 Lot Dimensions: 23 X 25

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: 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: 1

**Schedule of Work:**

Proposed Method of Work:  Contract  Self-Help  Combination

Date work can begin by: Within 3 months of grant approval

Date work must be completed by: Within 12 months of grant approval

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: \$17,500 Grant Request: \$5,000

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

~~Installed new sewer line.~~  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Provide a brief summary of all proposed activities

~~Replace all 10 windows in front of building with historically accurate 2-over-2 design.~~  
~~Replace front door with a similar design to existing door.~~  
~~Paint facade with the same historic colors as existing colors.~~  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**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 Marcy C. Kirkland Date 9/4/15

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.



**Quote Form**



CURTIS LUMBER CO INC-BALLSTON SPA  
885 ROUTE 67  
BALLSTON SPA NY 12020  
518-885-5311



**Project Information (ID #615721)** [Hide](#)

<b>Project Name:</b> higgins	<b>Quote Date:</b> 09/03/2015
<b>Customer:</b>	<b>Submitted Date:</b>
<b>Contact Name:</b>	<b>PO#:</b>
<b>Phone (Main):</b>	
<b>Phone (Cell):</b>	<b>Sales Rep Name:</b> Thomas Jordan
<b>Customer Type:</b>	
<b>Terms:</b>	

**Delivery Information** [Hide](#)

<b>Shipping Contact:</b>	<b>Comments:</b>
<b>Shipping Address:</b>	
<b>City:</b>	
<b>State:</b>	
<b>Zip:</b>	

**Unit Detail** [Hide All Configuration Options](#)

**Item:** 0001: Ext 36" / 12" x 80" S210 / S100SL / 1030TI LHI 4 9/16" FrameSaver **Location:** **Quantity:** 1



Smooth Star 36"x80" Single Door w Right Sidelite and Transom 793.50



EXTERIOR  
Left-Hand Inswing  
Sidelite Strike Side

**Configuration Options** [Hide](#)

- **Product Category:** Exterior Doors
- **Manufacturer:** Reeb
- **Product Type:** Exterior
- **Region:** East
- **Product Material:** Smooth Fiberglass
- **Brand:** Therma-Tru
- **Material Type:** Smooth Star
- **Configuration (Units viewed from Exterior):** Single Door w Right Sidelite and Transom
- **Factory Finish Option:** No
- **Frame Material:** FrameSaver

- **Unit Construction:** Continuous
- **Slab Width:** 36"
- **Slab Height:** 80"
- **Product Style:** Panel
- **Panel Type:** Square Top
- **Model:** S210
- **Sidelite Product Material:** Smooth Fiberglass
- **Sidelite Material Type:** Smooth Star
- **Sidelite Width:** 12"
- **Sidelite Height:** 80"
- **Sidelite Style:** Full Lite
- **Sidelite Glass Type:** Clear
- **Sidelite Glass:** Clear
- **Sidelite Insulation:** Insulated Glass
- **Sidelite Model:** S100SL
- **Transom Type:** Rectangular Direct Set
- **Transom Width:** 48"
- **Transom Height:** 13 1/2"
- **Transom Glass Type:** Clear
- **Transom Glass Style:** Clear
- **Transom Insulation:** Insulated Glass
- **Transom Model:** 1030TI
- **Handing:** Left Hand Inswing
- **Casing/Brickmould Pattern:** Standard Brickmould
- **Casing/Brickmould Type:** FrameSaver
- **Ship Casing/Brickmould Loose:** No
- **Hinge Type:** Radius x Square (Self Aligning)
- **Hinge Finish:** Zinc Di-Chromate (Yellow Zinc)
- **Jamb Depth:** 4 9/16"
- **Sill:** Composite Adjustable
- **Sill Finish:** Mill
- **Multi-Point Lock:** None
- **Bore:** Double Lock Bore 2-3/8" Backset
- **Strike Jamb Prep:** DBM
- **Weatherstrip Type:** Compression
- **Weatherstrip Color:** Bronze
- **Storm Door Adapter Kits:** Yes
- **Door Viewer:** None
- **Mail Slot:** None
- **Sill Cover:** No
- **Finish Exterior Door Color Type:** Unfinished
- **Finish Interior Door Color Type:** Unfinished
- **Finish Frame Exterior Color Type:** Unfinished
- **Finish Frame Interior Color Type:** Unfinished
- **Rough Opening Width:** 51 1/2"
- **Rough Opening Height:** 96"

- **Total Unit Width(Includes Exterior Casing): 53 1/4"**
- **Total Unit Height(Includes Exterior Casing): 96 7/8"**

**Item Total: \$ 793.50**  
**Item Quantity Total: \$ 793.50**

<b>Unit Summary</b>			<small>Hide</small>
<b>Item Description</b>	<b>Quantity</b>	<b>Unit Price</b>	<b>Total Price</b>
<u>0001</u> Ext 36" / 12" x 80" S210 / S100SL / 1030TI LHI 4 9/16" FrameSaver	1	\$ 793.50	\$ 793.50

SUBMITTED BY: _____	SUBTOTAL: \$ 793.50
ACCEPTED BY: _____	TAXES (.00 %): \$ 0.00
DATE: _____	GRAND TOTAL: \$ 793.50

**Additional Information:**

I understand that this order will be placed according to these specifications and is non-refundable. All products are unfinished unless otherwise specified and should be finished as per the instructions provided by the manufacturer.

Images in this catalog should be considered a representation of the product and may vary with respect to color, actual finish options and decorative glass privacy ratings. Please verify with sales associate before purchasing.

Unless otherwise noted, prices are subject to change without notice, and orders accepted subject to prices in effect at time of shipment. Prices in this catalog apply only to sizes and descriptions listed; any other specifications will be considered special and invoiced as such.

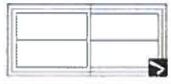
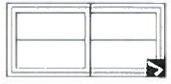


**Andersen Windows - Abbreviated Quote Report**

**Project Name: HIGGINS**

Quote #: 115646    Print Date: 09/03/2015    Quote Date: 09/03/2015    iQ Version: 15.1

<b>Dealer:</b>  Sales Rep: DWIQ Created By:	Customer: HIGGINS Billing Address: Phone: Contact: Trade ID: Fax: Promotion Code:
--	---

Item	Qty	Item Size (Operation)	Location	Unit Price	Ext. Price
0001	2	WDHI 32 1/8" x 70 3/4" - 8 Deg (AA)		\$ 679.20	\$ 1358.40
<b>Existing Opening Size: 32 1/2" W x 71" H Unit Size: 32 1/8" W x 70 3/4" H</b> Unit, Equal Sash, 8 Degrees - Moderate Sill (for 5 to 10 Degrees Sill), Black/Clear Pine, High Performance Low-E4 Glass, Divided Light without Spacer, Specified Equal Lite, 2W1H, 3/4", Chamfer, Ext Grille - Black, Int Grille - Pine (Each Sash), 2 Sash Locks , Black Exterior Stop Covers Equal Sash Insect Screen, Black Zone: Northern U-Factor: 0.30, SHGC: 0.28, ENERGY STAR® Certified: Yes					
					
0002	4	WDHI 30 5/8" x 65 3/4" - 0 Deg (AA)		\$ 640.58	\$ 2562.32
<b>Existing Opening Size: 31" W x 66" H Unit Size: 30 5/8" W x 65 3/4" H</b> Unit, Equal Sash, 0 Degrees - Flat Sill (for 0 to 4 Degrees Sill), Black/Clear Pine, High Performance Low-E4 Glass, Divided Light without Spacer, Specified Equal Lite, 2W1H, 3/4", Chamfer, Ext Grille - Black, Int Grille - Pine (Each Sash), 2 Sash Locks , Black Exterior Stop Covers Equal Sash Insect Screen, Black Zone: Northern U-Factor: 0.30, SHGC: 0.28, ENERGY STAR® Certified: Yes					
					

Item	Qty	Item Size (Operation)	Location	Unit Price	Ext. Price
0003	4	WDHI 30 5/8" x 62 3/4" - 8 Deg (AA)		\$ 622.51	\$ 2490.04



**Existing Opening Size: 31" W x 63" H Unit Size: 30 5/8" W x 62 3/4" H**

Unit, Equal Sash, 8 Degrees - Moderate Sill (for 5 to 10 Degrees Sill), Black/Clear Pine, High Performance Low-E4 Glass, Divided Light without Spacer, Specified Equal Lite, 2W1H, 3/4", Chamfer, Ext Grille - Black, Int Grille - Pine (Each Sash), 2 Sash Locks , Black Exterior Stop Covers  
Equal Sash Insect Screen, Black

Zone: Northern  
U-Factor: 0.30, SHGC: 0.28, ENERGY STAR® Certified: Yes

Subtotal	\$ 6,410.76
Tax ( 0.000%)	\$ 0.00
Grand Total	\$ 6,410.76

Total Load Factor  
1.868

Customer Signature

Dealer Signature

**\*\* All graphics viewed from the exterior**

**\*\* Rough opening dimensions are minimums and may need to be increased to allow for use of building wraps or flashings or sill panning or brackets or fasteners or other items.**



Ask to see if all of the products you purchase can be upgraded to be ENERGY STAR® certified.



**This image indicates that the product selected is certified in the US ENERGY STAR® climate zone that you have selected.**

Data is current as of June 2015. This data may change over time due to ongoing product changes or updated test results or requirements. Ratings for all sizes are specified by NFRC for testing and certification. Ratings may vary depending on the use of tempered glass or different grille options or glass for high altitudes etc.

Project Comments:

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

**Applicant:**

Owner: Kathleen Tesnakis

Owner Address: 32 First St, Apt 6 (no mail service)

Email: info@ekologic.com Telephone: ( 518 ) 274-0813

Business/Project Address: 1 Fulton Street

Total Project Cost: 25000

Loan Request: 10000 Grant Request: \_\_\_\_\_

Business Type: Corp.  Partnership  Sole Prop.

Year Established: 1996 FEIN: 93-1266971

Years at current address: Business 2 Home 4

Gross Annual Sales: \$ 250000

Other Sources of Income: \$ 0

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
Kathleen Tesnakis	President	100	\$18,000

**Affiliates:**

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

Name	Title	% Owned	Annual Compensation



**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:

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**Project Description:**

Booth fee for Grand Central Holiday Market is \$17,500 (\$11,500 due Sept 10 and \$6,000 due Oct 10). We will be able to raise \$15,000 through family and friends but need working capital for material purchase and increased payroll expenses. This is our third year exhibiting at this show, with gross sales of \$105,000 in 2013 and \$120,000 last year. Our goal for this year is to break \$130,000.

**Attorney:**

Name Paul Rapp  
Address 247 Beartown Mountain Rd Zip Code 01245  
Contact Paul Rapp Telephone (250) 553-3189

**Accountant:**

Name Accounting For All  
Address 2 Beechwood Dr Zip Code 12065  
Contact Jean Paduano-Teal Telephone (0) 371-9384

**Trade References:**

1. Name Andy Ross  
Address 79 102nd St Zip Code 12180  
Contact Andy Ross Telephone (518) 281-4043

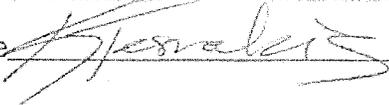
2. Name David Bryce  
Address 297 River St Zip Code 12180  
Contact David Bryce Telephone (518) 273-3097

3. Name Vert & Vogue  
Address 605 West Main St Zip Code 127701  
Contact Ryan Hurley Telephone (919) 251-8537

**Insurance Agent/Bonding Company:**

Name Ten Eyck Group  
Address 1924 Western Ave Zip Code 12203  
Contact Ann Marie Barola Telephone (518) 464-0059

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 July 1, 2015

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.

TROY  
KITCHEN

**Overview:**

Troy Kitchen is a gourmet food court, located in Downtown Troy. The concept pairs food vendors, music, wine, and craft beer to create a unique dining and entertainment experience. Guests of Troy Kitchen will be able to select from 4 permanent food vendors, a coffee bar, and a variety of craft beers and wines.

The space will be not only a food destination, but also a sought out entertainment space in the Capital Region. The daytime target demographic includes the growing Downtown Troy workforce, as well as the various college students nearby. The afterhours and weekend crowd will extend to all reaches of people in the Capital Region that often find themselves in Troy's beautiful downtown for nightlife and a lively social atmosphere.

Troy Kitchen will greatly benefit the modern day food entrepreneur, by reducing the barrier of entry into the industry, offering lower cost rent, and providing full access to an onsite commercial cooking facility. Food based businesses that may not have the capital to open an independent brick and mortar location will have the opportunity at Troy Kitchen to both produce and sell their product at a prominent central location in Downtown Troy. Each vendor in Troy Kitchen will employ a minimum of 3 people bringing the total number of minimum jobs created within Troy Kitchen to 18.

**Operations Summary:**

Troy Kitchen will be owned and managed by Troy Kitchen LLC. As an operator, Troy Kitchen LLC will rent 5 spaces to individual food and coffee vendors. Troy Kitchen LLC will operate a full beer and wine bar within the space. Each vendor will have full access to an on-site shared commercial kitchen, allowing them to prepare food to be sold at their vending stations. Vendors will pay a flat monthly fee.

**Hours of Operation:**

Vendors will be allowed access the space before and after the hours of operation for food preparation.

Monday	12:00pm – 11:00pm
Tuesday	12:00pm – 11:00pm
Wednesday	12:00pm – 11:00pm
Thursday	12:00pm – 11:00pm
Friday	12:00pm – 11:00pm
Saturday	12:00pm – 11:00pm
Sunday	12:00pm – 11:00pm

## Troy Kitchen Pro Forma

Vendor Rental Income						
Vendors	Size SF	Lease	Per month	Annual		
Troy Lobster	72	1 year	\$675	\$8,100		
Berben & Wolf (Vegan)	72	1 year	\$675	\$8,100		
Jon Ramen	72	1 year	\$675	\$8,100		
Le Crepe	72	1 year	\$675	\$8,100		
Stacks Espresso	60	1 year	\$475	\$5,700		
<b>Total:</b>	<b>348</b>		<b>\$3,175</b>	<b>\$38,100</b>		
Beer & Wine Income						
Monthly	\$91,667					
Annually	\$1,100,000					
Troy Kitchen Lease						
Triple Net (NNN)	<u>Monthly Rent</u>	<u>Annual Rent</u>	<u>Lease in Years</u>	<u>Annual Esc.</u>		
	\$3,500	\$42,000	7	2%		
Construction Loan Debt						
Construction Cost:	\$50,000					
<u>Amount Financed</u>	<u>Loan Amount</u>	<u>Rate</u>	<u>Total Interest</u>	<u>Payback in years</u>	<u>Monthly</u>	<u>Annually</u>
100%	\$50,000	4.50%	\$2,377.37	2	\$2,182.39	\$26,188.69
Troy Kitchen Annual Operating Expenses						
Building Taxes	\$18,000.00					
Insurance	\$13,000.00					
Bar Payroll	\$103,022.40					
Trash	\$8,784.00					
Utilities	\$30,000.00					
Maintenance	\$6,000.00					
Accounting & Legal	\$10,000.00					
Lease	\$42,000.00					
Construction Debt	\$26,188.69					
Alcohol product	\$330,000.00					
<b>Total</b>	<b>\$586,995.09</b>					
Troy Kitchen Projected Total Cash Flow						
Monthly	\$45,925.41					
Annual	\$551,104.91					

## Startup Cost

Construction Cost Breakdown	
<b>Exterior</b>	
Paint (50 Gallons)	\$1,200
Spray Paint	\$25
Canopy sheet metal cover	\$280
Painted Sign by local artist	\$400
<b>Kitchen</b>	
4 Gas stoves	\$5,348
4 comp sink	\$1,540
Plumbing re attachment	\$105
Walk in cooler repair	\$5,700
kitchen hood inspection	\$135
<b>Vendor Stations</b>	
Vendor booth frames	\$1,860
Vendor booth sheet rock	\$480
4 hand wash sinks + plumbing	\$995
Vendor electricity & lighting	\$2,600
<b>Bar</b>	
Frame	\$277
Face & Bartop	\$2,100
Sink	\$260
Glass	\$1,545
<b>Seating area</b>	
Tables	\$4,580
Benches	\$2,000
Bar stools	\$1,400
Floor polyurethane	\$600
Epoxy	\$1,470
<b>Lighting</b>	
Interior Led Strips	\$1,600
Exterior bulbs	\$100
<b>Sound system</b>	
Speakers & base	\$2,700
<b>Associated fees</b>	
legal	\$5,400
Insurance	\$300
Misc	\$3,000
Marketing	\$2,000
<b>Total:</b>	<b>\$50,000</b>

## Construction Repayment Schedule

Construction Loan Data	
Principal	\$50,000
Loan Term (Years)	2
Interest Rate	4.50%
Payments per year	12
Payment	\$2,182.391

Month (2 Years)	Payment	Interest	Principal	Principal Balance
0				\$50,000
1	\$2,182.391	\$187.50	\$1,994.89	\$48,005.11
2	\$2,182.391	\$180.02	\$2,002.37	\$46,002.74
3	\$2,182.391	\$172.51	\$2,009.88	\$43,992.86
4	\$2,182.391	\$164.97	\$2,017.42	\$41,975.44
5	\$2,182.391	\$157.41	\$2,024.98	\$39,950.46
6	\$2,182.391	\$149.81	\$2,032.58	\$37,917.88
7	\$2,182.391	\$142.19	\$2,040.20	\$35,877.68
8	\$2,182.391	\$134.54	\$2,047.85	\$33,829.83
9	\$2,182.391	\$126.86	\$2,055.53	\$31,774.30
10	\$2,182.391	\$119.15	\$2,063.24	\$29,711.07
11	\$2,182.391	\$111.42	\$2,070.97	\$27,640.09
12	\$2,182.391	\$103.65	\$2,078.74	\$25,561.35
13	\$2,182.391	\$95.86	\$2,086.54	\$23,474.82
14	\$2,182.391	\$88.03	\$2,094.36	\$21,380.46
15	\$2,182.391	\$80.18	\$2,102.21	\$19,278.24
16	\$2,182.391	\$72.29	\$2,110.10	\$17,168.15
17	\$2,182.391	\$64.38	\$2,118.01	\$15,050.14
18	\$2,182.391	\$56.44	\$2,125.95	\$12,924.18
19	\$2,182.391	\$48.47	\$2,133.92	\$10,790.26
20	\$2,182.391	\$40.46	\$2,141.93	\$8,648.33
21	\$2,182.391	\$32.43	\$2,149.96	\$6,498.37
22	\$2,182.391	\$24.37	\$2,158.02	\$4,340.35
23	\$2,182.391	\$16.28	\$2,166.11	\$2,174.24
24	\$2,182.391	\$8.15	\$2,174.24	\$0.00



## **DOWNTOWN BUSINESS IMPROVEMENT DISTRICT**

Erin Pihlaja  
Executive Director  
Downtown Troy BID  
251 River St.  
Troy, NY 12180  
[Erin.Pihlaja@TroyBID.org](mailto:Erin.Pihlaja@TroyBID.org)  
518.279.7997

August 31, 2015

Troy Local Development Corporation  
Board of Directors  
433 River St.  
Suite 5001  
Troy, NY 12180

To the esteemed Board of Directors of the TLDC:

Please find attached a proposal for Troy Local Development Corporation's sponsorship of 2016 Downtown Troy Business Improvement District programming. We believe that the mission of the TLDC and the Downtown Troy Bid align often and that the outlined programming specifically addresses components of the TLDC's mission in the city of Troy.

The Downtown Troy BID is a 501(c)3 dedicated to improving the quality of life in downtown Troy and its neighboring districts. We hope to expand our programming and services in 2016 while refining our existing programming to better meet the needs of residents, students, employees, business and property owners, and visitors to the city of Troy. The funding sought in this proposal will go directly towards accomplishing those goals.

If you have any questions whatsoever regarding this proposal or the initiatives of the Downtown Troy BID, please do not hesitate to contact me at the above listings.

Thank you in advance for your time and your consideration,

Erin Pihlaja  
Executive Director



## **DOWNTOWN BUSINESS IMPROVEMENT DISTRICT**

# **2016 Annual Sponsorship of the Downtown Troy Business Improvement District for the Troy Local Development Corporation**

**Downtown Troy BID mission:** The Downtown Troy BID is a 501(c)3 located in downtown Troy that strives to accomplish its organizational mission: “The BID cultivates and advocates the economic growth of Downtown Troy by creating an inviting, dynamic, and sustainable community that celebrates the City’s history while building towards its future. The BID is dedicated to improving the quality of life within the District to further enhance and make our community a vibrant, attractive destination for visitors, businesses, residents, property owners, the daily workforce, and students.”

**Excerpt from the Troy Local Development Corporation’s mission:** The objective of the Troy Local Development Corporation is to construct, acquire, rehabilitate and improve buildings or sites and to assist financially with the construction, acquisition, rehabilitation and improvement of buildings or sites, for use by others, that are located in the City of Troy.

From meeting with existing businesses and discussing how we can best support the retention of jobs, and facilitate growth and expansion, to attracting new investors who have the need to create new jobs and the desire to contribute to our commercial tax base, to reclaiming and redeveloping the most underutilized and under appreciated locations along our waterfront, the TLDC’s an active economic development agent of the City of Troy.

**The Downtown Troy BID, a 501(c)3 agency that works actively in Troy to better the quality of life in the city of Troy, seeks annual sponsorship for the TLDC totaling \$25,000.**

The award would be used to fund the following programming:

**Title sponsor of the redevelopment of the Downtown Troy BID website to create a better tool for community outreach in Troy.**

As the downtown district continues to grow, the needs of the community grow with it. The BID, in its fourth year of funding, maintains a staff of four regular employees and struggles to keep up with

community outreach. Our website (downtowntroy.org) is the main search result for “downtown Troy” and the second for “Troy, NY.” We are a gateway for many people looking into Troy and the current site fails to meet many of those initial inquiries, and the concerns of people living, working, and studying within the district.

Yearly we receive over 250,000 page views and about half of our unique visitors are ages 18-34. The BID would like to use the momentum and traffic from the website to help better comment visitors to other Troy agencies within the city, including the City of Troy and the TLDC. Currently our site is not mobile-responsive, nor does it encourage student or resident engagement. Funding would be used to overhaul the existing website to make it easier to access both from a mobile device and from a desktop, and to build up the available content to include more forms for the reporting of quality of life issues (light outages, garbage/code/graffiti issues), to offer information and possible virtual tours of rental space, to include tourism attractions and self-guided tours, and to incorporate links to other non-profits and agencies in Troy. Also included would be revenue-building options within the website for sponsors of BID programs, which would hopefully grow our staff and programming to meet and expand our mission’s objectives for future years. Much of this overhaul would be used to expand the presence of already existing and proven programs such as our For Rent event, and Business Development pages.

The TLDC would help fund the rebuild of the site and would be a title sponsor with logos and links within multiple pages over the course of one year, and then on the home page as a sponsor of the rebuild indefinitely. The TLDC could also have a section inside the site under business development and retention to outline TLDC programs, initiatives and link back through to TLDC materials.

### **Presenting and title sponsor of the (TLDC) Revitalize Troy award at the BID Annual Dinner and Sammy Awards.**

The (TLDC) Revitalize Troy Award is given to someone who has taken on a challenging project in Troy and completed it to high standards and in a way that will have a positive impact on Troy.

(One suggested nominee is David Bryce and the Tech Valley Center of Gravity of the Quackenbush project)

Representatives would present this title award to winner at the event, be included in all printed and promotional materials at event, would receive a commemorative Sammy Award, and would receive a TLDC-sponsored table and 8 tickets included to event.

Sponsorship would also include a special TLDC Sammy Awards ticket. Fifty tickets will be set aside at half price for small businesses and non-profit or community organizations to make it easier to attend this networking and celebratory event.

### **Sponsorship of the following Business Development and Retention Committee events:**

Mysteries and Mayhem tour (Oct. 30 Troy Night Out) which partners with the Hudson-Mohawk Industrial Gateway and is an effort to promote tourism of Troy’s fabled and historically values properties. The tour would be documented with photographs and limited historic content on the new

BID website with links to the Gateway to book in-person tours for the future. TLDC logo on all printed and promotional materials.

Presenting sponsor of the For Rent event with an addition of a residential component and an after event symposium to offer prospective tenants funding options and other business tools.

Presenting sponsor of our new Discover Troy event (will be in its 2<sup>nd</sup> incarnation). This was a huge hit and we could see this growing into a great program for the city. This is a great recruitment tool for companies who wish to offer their employee base a walkable, varied downtown such as Troy. TLDC Involvement could be used as a launch for development in other Troy areas as well. TLDC to have exhibition space to discuss past and upcoming projects and how they impacted Troy, and would be included on all printed and promotional materials.

### **Title Sponsor of newly printed and updated Troy brochures and maps for 2016-2017**

The Downtown Troy BID acts as the Central Business Improvement District's unofficial visitor's center. We get requests for hundreds of maps and brochures from area hotels, schools, transit centers, and visitors yearly. Funding would go to print new maps to promote walkability and update and print a new brochure to highlight Troy as a destination city. These materials attract visitors and potential new residents, students, and businesses to Troy on a daily basis. TLDC's logo would be on both printed materials and digital versions on web as a title sponsor.

### **Presenting Sponsor of all 2016 Signature Downtown BID Special Events**

Yearly Presenting events sponsor (Troy Night Out, Restaurant Week, Chowderfest potential to 2015/2016, Rockin' on the River, Pig Out, River Fest). Estimated visitors brought to Troy annually: 100,000

For each event:

#### Measured Media

- Presentation Rights *"Presenting Sponsor, The Downtown Troy BID & the TLDC Present ..."*
- Featured in print media including but not limited to The Times Union, Metroland, Troy Record
- Featured on local radio stations as Presenting Sponsor.  
*Including but not limited to Albany Broadcasting, Clear Channel, & WAMC.*
- Featured on web partners sites as Presenting sponsor

#### In-House Media

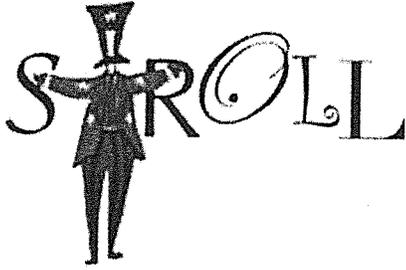
- Featured ID & Logo in Monthly 'Downtown Happenings' e-newsletter.  
*Sent to over 7,200 readers per month*
- Featured ID & Logo linked from all event pages on Downtowntroy.org.  
*Year round user views of nearly 250,000*

- Featured ID & Logo linked on all official social media pages such as Facebook, Instagram, Twitter *Reach up to 20,000 individuals*
- Featured ID & logo on official event video uploaded to social media sites, YouTube and shared with media outlets.
- Featured ID & Logo on official event posters displayed around the Capital Region
- Featured ID & Logo linked on the official event page of the EventStroll app.  
*1,500 downloads to date*

#### On-Site Signage and Live Mentions

- Featured ID & logo on official event programs
- Featured ID & logo on the official T-shirt
- Featured ID & Logo on (1) 10 x 3' banner on event stage
- Featured ID & Logo on (5) 4' x 2' banners throughout the event site
- (8) sponsor mentions by emcee during each event
- (1) 10 x 10 exhibit space on-site (\$500 value)
- VIP tent for Employees, Friends, Family in Events Stage Sight Line
- Featured ID & Logo on event posters distributed throughout Capital District
- Featured ID & Logo on event videos (average of 10,000 social media views per week)

## The Annual Troy Victorian



July 27, 2015

Mr. William Dunn  
Troy Local Development Corporation  
Troy City Hall  
433 River Street  
Troy, New York 12180

Dear Mr. Dunn:

On behalf of the Chamber's board of directors, membership, and entire community, I would like to thank the Troy Local Development Corporation for your past support of the Troy Victorian Stroll. Plans are already well underway for the 33<sup>rd</sup> Annual Troy Victorian Stroll, scheduled for **Sunday, December 6, 2015** from 11:00 a.m. to 5:00 p.m. Historic downtown Troy will again be bustling with nearly 25,000 people from all over the Northeast who come to see the region's best performers and experience the area's largest *free* holiday festival.

Thank you for your interest in returning as a \$5,000 underwriting sponsor for this year's Stroll. Your commitment will allow the Chamber to maintain and grow the event's strong reputation as the Northeast's premier winter event. Your sponsorship **Platinum Level Sponsorship (\$5,000)** includes the following benefits:

- Opportunity to be associated with the area's premier community-focused holiday event attended by nearly 25,000 people from across the Northeast
- Company name & logo featured on all promotional materials as primary sponsor, including:
  - More than 600 Stroll Posters, tent cards and entertainment posters throughout the Capital Region
  - CDTA Bus tails
  - Advertisements in the following publications: *Times Union*, *Resident Magazine* and *Capital Region Living Magazine*
- Underwriting co-sponsor listing in the official Stroll promotional flyer distributed by the *Times Union*, *The Record* and the *Saratogian*
- Underwriting co-sponsor name & logo listing on the redesigned Troy Victorian Stroll website (nearly 10,000 visitors each month) & Chamber website (nearly 14,000 visitors each month)
- Underwriting co-sponsor acknowledgement on live radio interviews
- Name recognition on all Stroll press releases
- Company name & logo recognition in the Chamber monthly newsletter, *insight* (2,700 distribution list with a pass-on rate of 6,000)
- Company name & logo recognition in Chamber e-newsletter (3,200 distribution list, sent twice a week with a 26% open rate)
- Live entertainment upon request during the Stroll

For the purpose of promotion, the deadline to confirm your commitment is Monday, August 31, 2015. If you have any questions or would like additional information, please do not hesitate to contact me directly at 518.274.7020. Thank you for your consideration of this request.

Sincerely,

Linda Hillman  
President

ADMINISTERED by the RENSSELAER COUNTY REGIONAL CHAMBER OF COMMERCE

WWW.VICTORIANSTROLL.COM | 90 FOURTH STREET, SUITE 200, TROY, NEW YORK 12180 | 518.274.7020



Hon. Louis A. Rosamilia

Office of the Mayor  
433 River Street, Suite 5001  
Troy, NY 12180

(518) 279-7130  
mayorsoffice@troyny.gov

September 3, 2015

Bill Dunne  
Executive Director  
Troy Local Development Corporation  
433 River Street  
Troy, NY 12180

RE: LDC funding request

Dear Mr. Dunne,

As the Mayor of the City of Troy, I am writing to request an LDC grant to help offset costs associated with Troy Police Department overtime and other additional expenditures related to special events held in the City of Troy.

The City of Troy has been in negotiations with the Downtown Troy Business Improvement District (BID) regarding the cost of additional Troy Police Department officers at BID events, specifically "Rockin' on the River," a weekly summer concert series held in downtown Troy.

The economic impact and benefit "Rockin' on the River" has on our city is significant. Each week, this event attracts thousands of visitors to the City of Troy to explore our expansive riverfront and enjoy our vibrant downtown, all which generates revenue for our local businesses. As a cosponsor of the event with the BID, the City of Troy provides logistical support for "Rockin' on the River," including the deployment of additional Troy Police Department officers.

During the July BID meeting, the BID Board of Directors approved \$10,000.00 worth of compensation in addition to total net gross of proceeds from the concert scheduled for Friday, August 24, 2015. This total would reimburse the City of Troy for costs associated with police overtime. However, this total doesn't come close to covering all costs incurred by the city in relation to these events.

At this time, the City administration is requesting an \$18,000.00 LDC grant for the following expenses:

- **\$10,500.00 – Overtime costs associated with deployment of additional Troy Police Department officers during "Rockin' on the River" events for the 2015 season.**
- **\$7,500.00 – Rental of portable toilets which were made available to visitors during "Rockin' on the River" events for the 2015 season.**

Thank you for your consideration.

Sincerely,

Louis A. Rosamilia  
Mayor, City of Troy

**BID EVENTS**

**06/10/15 thru 08/21/15**

**As of 09/01/15**

EVENT	DATE	VENDOR	EXPENDITURE	TOTAL FOR EVENT	TOTAL TO DATE
RoR	6/10/2015	Mountain Top	\$ 328.50		
		Troy Police Dept.	\$ 863.95	\$ 1,192.45	\$ 1,192.45
RoR	6/17/2015	Mountain Top	\$ 328.50		
		Troy Police Dept.	\$ 961.42	\$ 1,289.92	\$ 2,482.37
Riverfest	6/20/2015	Mountain Top	\$ 1,314.00		
		Troy Police Dept.	\$ 2,235.82	\$ 3,549.82	\$ 6,032.19
RoR	6/24/2015	Mountain Top	\$ 465.60		
		Troy Police Dept.	\$ 892.46	\$ 1,358.06	\$ 7,390.25
<b>RoR</b>	<b>7/1/2015</b>	<b>CANCELLED</b>	\$ -		
RoR	7/3/2015	Mountain Top	\$ 770.35		
		<b>(\$76.25 damages)</b>			
		Troy Police Dept.	\$ 1,055.92	\$ 1,826.27	\$ 9,216.52
RoR	7/8/2015	Mountain Top	\$ 769.10		
		Troy Police Dept.	\$ 834.64	\$ 1,603.74	\$ 10,820.26
PigOut	7/11/2015	Mountain Top	\$ 1,114.00		
		Troy Police Dept.	\$ 3,536.99	\$ 4,650.99	\$ 15,471.25
RoR	7/15/2015	Mountain Top	\$ 694.10		
		Troy Police Dept.	\$ 888.12	\$ 1,582.22	\$ 17,053.47
		<b>(Avg. 4 man detail)</b>			
RoR	7/22/2015	Mountain Top	\$ 694.10		
		Troy Police Dept.	\$ 1,540.17	\$ 2,234.17	\$ 19,287.64
RoR	7/29/2015	Mountain Top	\$ 694.10		
		Troy Police Dept.	\$ 1,557.42	\$ 2,251.52	\$ 21,539.16
RoR	8/5/2015	Mountain Top	\$ 694.10		
		Troy Police Dept.	\$ 1,702.63	\$ 2,396.73	\$ 23,935.89
RoR	8/12/2015	Mountain Top	\$ 694.10		
		Troy Police Dept.	\$ 1,660.02	\$ 2,354.12	\$ 26,290.01
RoR	8/19/2015	Mountain Top	\$ 694.10		
		Troy Police Dept.	\$ 1,556.10	\$ 2,250.20	\$ 28,540.21
RoR	8/21/2015	Mountain Top	\$ 694.10		
		Troy Police Dept.	\$ 1,277.50	\$ 1,971.60	\$ 30,511.81
<b>Port-a-Johns</b>			\$ 9,948.75		
<b>Police Overtime</b>			\$ 20,563.16		
			\$ 30,511.91		

**PROPERTY UNDER  
24 HR  
RECORDED VIDEO  
SURVEILLANCE**



**TRESPASSERS WILL  
BE PROSECUTED**

48" w x 36" h

4" x 4" posts

