



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**

**October 9, 2015
8:30 a.m.
AGENDA**

- I. Approval of Minutes from September 11, 2015 board meeting.
- II. Façade Improvement grant program (Bill)
 - 71 4th Street, Marvin Fine
 - 124 College Ave, Louis J Caruso Jr.
 - 2 Lee Ave , Devito Properties
 - 451 Hoosick Street, Devito Properties
 - 508 Grand Street, Michael Nofal
 - 514 Grand Street, Greg Cholakis
 - 22 Second Street, Vic Christopher and Heather LaVine
 - 626 1st Avenue, Dan Marchese
- III. BDAP Loans (Bill)
 - Infinity Café, Authorizing Resolution
 - Troy Kitchen, Application Review
- IV. CFO Contract (Bill)
- V. Additional funds for pre-demo survey E-lot building (Bill)
- VI. Demolition/Air Monitoring for 2265 Fifth Avenue (Bill)
- VII. Financials
- VIII. Old Business
- IX. New Business
- X. Adjournment



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

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

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

ABSENT:

ALSO IN ATTENDANCE: Justin Miller, Andy Piotrowski, Barrye Cohen, Barb Nelson, Jim Lewis, Michael Barrett, Kathleen Tesnakis, Steph Pettit, James Pettit, Mary Nicklas, Sandra Rouse, Jim Lazano and Denee Zeigler

Minutes

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

I. Minutes

The board reviewed the minutes from the July 10, 2015 board meetings.

**Bill Dunne made a motion to approve the July 10, 2015 board meeting minutes.
Andy Ross 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 and asked that they vote on all of the façade grants as one. Andy Ross clarified that all taxes and City bills must be current before the grant can be awarded. Bill Dunne advised a check is done prior to the award letter going out.

Bill Dunne made a motion to approve the Façade grants listed below:

- **160 1st Street, Jim Martin and Heather Hamlin**
- **164 1st Street, Jim Martin and Heather Hamlin**
- **2 Northern Drive, Old Daley Inn Catering**
- **46 3rd Street, Daily Grind**

- **159 1st Street, Sandra Rouse**
- **1 E Industrial Pkwy, Hudson Mohawk Gateway**
- **420 Grand Street, Mary C. Nicklas**

Andy Ross seconded the motion, motion carried.

The chairman thanked the applicants and advised they will be sent approval letters and a check list of items that will be needed throughout the process.

III. BDAP Loan request

E ko logic –

Bill Dunne introduced Kathleen Tesnakis of E ko logic to the board members and advised that this loan will be similar to the short term loan she received last year. Ms. Tesnakis spoke about the Grand Central Holiday Show that she participates in and what this loan will be used towards. She advised the loan will assist her in the participation fee, working capital and booth improvements. Mr. Ross asked about the show at Grand Central. Ms. Tesnakis advised it is the biggest show that she participates in. She advised that her sales last year increased by 20% because of the show. Ms. Tesnakis advised she anticipates another growth year. This year they are encouraging the artists to be present for the full show this year which should further increase the sales. The chairman asked how much is outstanding from the previous year. Ms. Tesnakis advised she paid the loan off immediately following the Holiday Show.

Mr. Miller advised that a resolution can be approved at our next meeting. Mr. Dunne advised that due to application fee deadlines, we will try to expedite the process. The board agreed. Mr. Miller advised he will draw up paperwork similar to last year and review the updated loan term sheet that was presented. Ms. Tesnakis advised she will give an updated Certificate of Good Standing.

Andy Ross made a motion to approve the BDAP loan for E ko logic in the amount of \$10,000.

Hon. Ken Zalewski seconded the motion, motion carried.

Troy Kitchen –

Mr. Dunne advised that at this time, we will not be reviewing the loan request for Troy Kitchen, but to look for it next month.

IV. Financial Services Consultant

The Chairman advised that following the recent audit of one of the other boards, it was suggested that we would benefit from a hiring someone to oversee the financials for both boards. Mr. Dunne spoke to the board about the process they have gone through looking for a CFO. He advised that Jim Lazano's firm responded to the proposal and we are setting up a meeting in the next week to discuss the transition. Mr. Dunne advised that this will help to lessen the burden of City services. Mr. Zalewski asked if we had sent an RFP out for these services. Mr. Dunne advised that the proposal was sent out by the IDA, but the services will also be utilized by this

board. The Chairman advised that there will be some upcoming discussions about the details for reimbursement.

Dep. Mayor Pete Ryan made a motion to enter into an agreement with James Lazano of CFO for Hire for fiscal oversight of the Troy LDC.

Andy Ross seconded the motion, motion carried.

V. Funding Requests

Troy BID –

Mr. Dunne spoke about the Downtown Troy BID's request for \$25,000 annual sponsorship to be used for marketing the downtown and promotional materials. He advised that part of our mission is to lessen the burden of government and the BID is a quasi-governmental agency. A packet was given to the board outlining the proposal. The board questioned if the City makes an annual donation. Mr. Dunne advised yes, in the form of in kind donation of DPW services. The board noted that the BID is not located in any other part of the City, only the downtown. Mr. Dunne noted that the funds should be used towards promotional materials, not salaries or other benefits. He added that the LDC's logo will be on all printed material. Mr. Ross asked about their other funding sources. Mr. Dunne advised that they have other sponsorships and grant funding. Mr. Zalewski questioned the wording on the request that states annual sponsorship. The Chairman advised that they will come to us annually, but we are only approving for funding for one year.

Bill Dunne made a motion to authorize a sponsorship in the amount of \$25,000 to the Downtown Troy BID.

Andy Ross seconded the motion, motion carried.

Transport Troy –

Barbara Nelson spoke to the board about the grant request in front of them. Mrs. Nelson advised that Transport Troy is completely volunteer citizens work group. Mrs. Nelson noted that they are looking into becoming either a not for profit or incorporating in the near future. Mrs. Nelson advised that the past three years' worth of their accomplishments is listed in the packet. She advised that they have worked closely with several community groups; Troy Bike Rescue, Capital Roots and TAP. Mr. Miller advised that we have done work with TAP.

Mrs. Nelson noted that this is the 3rd Annual Collar City Pre-Ramble is coming up and while getting together paperwork for funding, they realized that there are small amounts of funding needed for each of the groups they work with. She advised that they decided to put all of the amounts together in one request. The board asked for the total amount they are asking for. Ms. Nelson advised \$22,750 is needed for the four different activities.

Mrs. Nelson advised that there is a direct link to bikeable/walkable communities and economic development. She advised that our community is on the edge of being that community that people will come to bike, and use alternative transportation to

live and work. Mrs. Nelson noted that there are a good percentage of residents that do not own cars. She advised Transport Troy has been working with CDTA, Capital Roots and the Independent Living Center. Mrs. Nelson noted the biggest accomplishment of her group has been drafting and getting passed the complete streets ordinance.

The board members asked about the other stakeholders. Mrs. Nelson noted NE Health, NYSCA and Stewart's to name a few. The board noted that the funding being asked for by the LDC is much more than the funding requested of other groups. Mrs. Nelson agreed and advised that this is their first attempt at a large funding request.

Mr. Ross asked if they have the horsepower to carry out the items listed in the request. Jim Lewis spoke about the strong base of people they have to working on the projects listed. Mrs. Nelson advised that the pre-rambles will eventually lead up to the Collar City Ramble in a few years that will link to the other trails and community events. Mrs. Nelson spoke about the importance about being able to step out your door in an urban environment with more people moving back into cities. Mr. Lewis spoke about the different demographics that they looked at; urban inner city that does not have access to transportation, young entrepreneur's that are looking for a 21st Century City that is connected and has healthy activities available. He also noted that they are working with an artistic spirit. The creative crosswalks project was able to get the community involved in a fun way, helping to create a place that they want to live. Mr. Lewis spoke about other community's creative use of open spaces. He advised that we don't have a lot of open space, but can make what we have great.

The board members spoke in general about the amount of the request and suggested that they start at \$12,500. The chairman wanted to note that he sits on the board of one of the other sponsors. He also advised that a lower donation from us may help with leverage with some the other sponsors. Mrs. Nelson and Mr. Lewis agreed and thanked the board for the amount they suggested.

Mr. Zalewski asked if they are a currently a nonprofit. Mrs. Nelson advised not right now, but they are working on it. The chairman advised they should strongly consider it. Not having that status could limit what other groups are able donate. She added that they have been holding core leadership organizational meetings throughout the summer. Mrs. Nelson advised one of her greatest assets has been working with the National Parks Services. They have received a grant from NPS for the past two years in the form of time from one of their employees. They have made a lot of progress with his assistance. Dep. Mayor Pete Ryan noted that this group has been working closely with the City on the Riverfront Trail Program and was instrumental in re-resurrecting the grant funding. Mrs. Nelson spoke about the process they have gone through bringing back the bike trail grant. Mr. Zalewski asked if bike fix-up stations was part of her program. Mr. Lewis advised that the project he is asking about was offered through one of the local fraternities.

Dep. Mayor Pete Ryan made a motion to approve a grant to Transport Troy in the amount of \$12,500.

Hon. Ken Zalewski seconded the motion, motion carried.

Victorian Stroll –

The board members had a general discussion about the request in front of them for sponsorship of the 2015 Victorian Stroll. They were all familiar with the event and had no questions.

Andy Ross made a motion to approve sponsorship in the amount of \$5,000 to the Victorian Stroll.

Hon. Ken Zalewski seconded the motion, motion carried.

City of Troy –

Dep. Mayor Pete Ryan spoke about the funding request from The City of Troy to assist with Police overtime. Mr. Ryan advised that the Troy BID is very active throughout the summer with multiple events. Events such as Rockin' on the River have been taken to a whole new level and they realized that additional police presence was needed. Mr. Ryan advised that this additional police presence put a strain on The City budgets so the BID was asked to fund some of the costs. He advised that The City is asking for \$18,000 to help offset the costs. The board asked if this is factored in when they are creating their budget. Mr. Ryan advised that he is not sure how the budget is put together, but they have had a discussion with the BID to limit the number of officers and to help come up with a better way to manage. Mr. Zalewski noted that we just approved a \$25,000 grant to sponsor the Troy BID and here is another request to fund them. He thought that the taxpayers in the business district helped to fund and sustain the BID. Mr. Zalewski added that he feels as if the LDC is becoming a financing arm of the BID. The board agreed and asked if the BID could come directly to them for the request so they can ask them a few questions about the funding request and ask budget questions. Mr. Ross asked if they could hire security instead of using the Police. Mr. Ryan advised that a Police presence is needed at the events. Mr. Ross asked if it had to be overtime that is used. Mr. Ryan advised due to contractual reasons and the time of the events it works out to be overtime.

Hon. Ken Zalewski made a motion to table the funding request from The City of Troy in the amount of \$18,000 to assist with cost of Police OT during Troy BID events.

Andy Ross seconded the motion, motion tabled.

VI. **Former E-lot building**

Mr. Dunne advised he has been approached by the City to possibly utilize the site of the former E-lot building to store road salt. Mr. Ryan advised that there is a deep bay that a truck can fit into. Mr. Dunne questioned the wear on the concrete floor. Mr. Ross added that there may be some wear on the building itself. Mr. Ryan advised that they can have the City Engineer look into it. Mr. Ryan advised they used to use the Sperry Warehouse, but the walls are starting to show some wear and it is becoming unstable. Mr. Miler advised if they would have to set up a license agreement. He suggested adding the Alamo into the agreement because there is currently no agreement for the City's use of that site.

VII. Surveillance Notification signs for King Fuels site

Mr. Dunne advised that the King Fuels site currently has no tenants. Security cameras have been installed. Andrew Kreshik has asked that signs be installed to notify people that there are surveillance cameras on site. Mr. Dunne noted that the cost of furnishing and installing the signs is \$775.00.

Hon. Ken Zalewski made a motion to approve \$775.00 in funding for surveillance notification signs at the King Fuels site. Andy Ross seconded the motion, motion carried.

VIII. Temple University

Mr. Dunne spoke to the board about the success of the Temple University student project that took place last year. He advised one of the byproducts was a book detailing the students work. Mr. Dunne noted that several of the ideas will be used in the CFA applications. He noted that he has a copy for each of the board members and one will be donated to the Troy Public Library. Mr. Dunne wanted to note that the students did a great job with this project.

IX. Financials

Andrew Piotrowski went over the financials with the board members. He noted that there is a big decrease listed on the first page of the balance sheet due to the Portec mortgage payoff approved in December. Mr. Piotrowski advised that there are no other large items. He advised that there was not much activity on the operating statement. He noted the new income item relating to the donation of 2265 Fifth Avenue. Mr. Dunne explained that the property was donated to us by Wells Fargo along with \$10,000. Mr. Miller advised if that donation is noted on the financials. Mr. Piotrowski advised yes, under cash deposits. Mr. Dunne noted that an outside engineer was hired to do a structural analysis of the building and it was determined that the building is not salvageable. Mr. Dunne advised that the report is currently on the City Engineer's desk to move forward on demolition. Mr. Ryan asked for a breakdown of the \$32,500. Mr. Piotrowski advised that \$22,500 is for the assessed value of the property and the \$10,000 is the donation. Mr. Ryan asked about back taxes. Mr. Miller advised that would have been taken care of by the bank.

X. Old Business

Mr. Dunne spoke about the current status of the façade grant funding. He noted that there are currently four separate grant funds; three designated areas and one general area. Mr. Dunne asked to move funding from the designated areas to replenish the general grant fund. The Chairman asked if it is segregated on the financials or if they are all listed together. Mr. Piotrowski advised they are all noted in the cash to time deposits. Mr. Dunne advised that \$75,000 would cover the deficit and leave some available for recently awarded and future grants. Mr. Zalewski asked about the current status of the funds in each of the areas. Mr. Dunne advised Little Italy has \$45,000 available, 2nd Avenue has \$35,000 available, Pawling Avenue has \$40,000 available. The general fund is in a deficit of \$55,000.01. None of the amounts reflect the grants approved today. The board had a general discussion about the areas that have responded to the grant and the success of the program.

Mr. Zalewski noted that we can use this information to help spread the word in some of the areas that are not utilizing the grant.

Hon. Ken Zalewski made a motion to move \$75,000 from the three designated façade grant areas to the general façade grant fund. Andy Ross seconded the motion, motion carried.

XI. New Business

444 River Street-

Mr. Miller spoke about the recent purchase of 444 River Street by Vecino Group New York, LLC. He noted that we had set up an LDA that defined the project and outlined a specific mix of units. Vecino Group recently applied to the Department of Housing and Community Renewal for additional funding and has been asked to modify the mix of units. Mr. Dunne explained that originally they were going to have a total of 75 apartments; 57 of the units market rate and the remaining 18 up to 90% AMI. The supplementary round of funding will allow them to move through the process quicker. Mr. Dunne explained that HCR asked that of the 18 subsidized units, 8 of them be at 60% AMI. Mr. Dunne noted that he is not opposed to those numbers and it will help to move the project along. The Chairman asked why a change in the makeup of the units requires action from this board. Mr. Miller advised that the LDA and the loan agreement define the project to be what we previously conceived it to be. The omnibus agreement in front of them will change the definition of the project, but hold them to the obligations.

The board had a general discussion on the small parcel of land that is across the street. Mr. Dunne advised that it was in front of the City Council at one point, but there was some confusion and it was not voted on. Mr. Miller advised that parcel will have to go in front of the City Council again at some point.

Hon. Ken Zalewski made a motion to approve the omnibus resolution for 444 River Street. Andy Ross seconded the motion, motion carried.

701 River Street –

Mr. Miller gave an update to the board about the property at 701 River Street that the LDC planned on receiving as a donation last year. Since that time, the property was donated to another group who has engaged with a developer to put in senior living style apartments. The City is currently in litigation because the donation of the property goes against the reverter that was attached to the building. Mr. Miller advised that the City, the seller and buyer have been in conversation to work out all of the details and possibly keep the reverter clause for the new buyer. Mr. Miller advised that an omnibus settlement agreement was put together that they would like the LDC to be a party to. The settlement agreement has a monetary value that favors the City and the LDC for \$30,000 placeholder to cover costs and fees. The board had a general discussion about the City's reverter clause and questioned if going through this process will be worthwhile. The Chairman asked if there were any other questions or concerns about the agreement.

**Hon. Ken Zalewski made a motion to approve the omnibus settlement agreement regarding 701 River Street.
Andy Ross the motion, motion carried.**

XII. Adjournment

The meeting was adjourned at 9:41 a.m.

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

DRAFT

AUTHORIZING RESOLUTION
(*e ko logic, Inc. – Loan Agreement*)

A regular meeting of the Troy Local Development Corporation was convened on September 11, 2015, at 8:30 a.m.

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

Resolution No. 09/15 #1

RESOLUTION OF THE TROY LOCAL DEVELOPMENT CORPORATION
AUTHORIZING (i) THE ISSUANCE OF A \$10,000 LOAN TO `E KO LOGIC,
INC. 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, `E KO LOGIC, INC. (the “Company”), has requested assistance from the Corporation in connection with a certain project (the “Project”) consisting of the use of working capital to (i) acquire business equipment, product materials, and marketing materials, and (ii) expand Company workforce and off-site retailing opportunities; and

WHEREAS, in furtherance of the Project, the Company has requested financing from the Corporation in the form of a \$10,000.00 Loan (the “Loan”) to assist the Company 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:

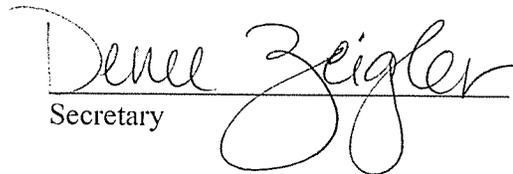
That I have compared the annexed extract of minutes of the meeting of the Troy Local Development Corporation (the " Corporation "), including the resolution contained therein, held on September 11, 2015 with the original thereof on file in my office, and that the same is a true and correct copy of the 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 11th day of September, 2015.


Secretary

[SEAL]

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

Received
9-23-15

Applicant:

Building Address 71-73 4th ST.
 Applicant Name MARVIN FINE
 Applicant Address 70 KNOTT RD REXFORD N.Y. 12148
 Telephone 518-469-9036 Email finetfencer@aol.com
 Is the applicant the owner? Yes No
 Owner Name SAME AS ABOVE
 Owner Address " "

Building Information:

Type of Construction: Masonry Frame Other
 Number of Floors: 3 Basement: Yes No
 Building Square Footage: 6,000 sq ft. Lot Dimensions: _____

Existing conditions of the building:

Front Façade:	<input type="checkbox"/>	Excellent	<input type="checkbox"/>	Good	<input checked="" type="checkbox"/>	Fair	<input type="checkbox"/>	Poor	<input type="checkbox"/>	At Risk
Side Wall(s):	<input type="checkbox"/>	Excellent	<input checked="" type="checkbox"/>	Good	<input checked="" type="checkbox"/>	Fair	<input type="checkbox"/>	Poor	<input type="checkbox"/>	At Risk
Rear Wall:	<input type="checkbox"/>	Excellent	<input type="checkbox"/>	Good	<input checked="" type="checkbox"/>	Fair	<input type="checkbox"/>	Poor	<input type="checkbox"/>	At Risk
Roof:	<input type="checkbox"/>	Excellent	<input type="checkbox"/>	Good	<input checked="" 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: 3

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 will be only one - the second floor when renovation is completed
 Marvin Fine will live in the aptmt & looking forward to becoming a Troy resident

Schedule of Work:

Proposed Method of Work: Contract Self-Help Combination

Date work can begin by: 10-1-15
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: \$ 12,500.00 Grant Request: ~~\$ 10,000.00~~ (\$5,000) *AMW*

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

- RENOVATION OF 2ND FL RESIDENTIAL UNIT
- NEW ELECTRICAL, PLUMBING, HVAC, FLOORING, KITCHEN,
BATHS, INT. DOORS, ETC.

Provide a brief summary of all proposed activities:

SCRAPE AND PAINT STOREFRONT WINDOWS, TRIM & CORNICE
INSTALL A NEW STEEL BILCO DOOR
INSTALL NEW FROSTED GLASS IN BOTH ENTRY DOORS
INSTALL NEW EXTERIOR LIGHTING
PAINT BOTH ENTRY VESTIBULES

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 *MWJ* Date 9-21-15

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

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

Received
 9-22-15

Applicant:

Building Address 124 College Ave
 Applicant Name Louis J CARUSO JR.
 Applicant Address 35 BRUNSWICK PARK DR
 Telephone 441-2107 Email CUTMAN2007@OL.COM
 Is the applicant the owner? Yes No
 Owner Name Louis J CARUSO JR
 Owner Address SAME

Building Information:

Type of Construction: Masonry Frame Other
 Number of Floors: 1 Basement: Yes No
 Building Square Footage: 400 sq! Lot Dimensions: .02

Existing conditions of the building:

Front Façade:	<input type="checkbox"/>	Excellent	<input type="checkbox"/>	Good	<input type="checkbox"/>	Fair	<input checked="" type="checkbox"/>	Poor	<input type="checkbox"/>	At Risk
Side Wall(s):	<input type="checkbox"/>	Excellent	<input 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: 1

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

Business Name	Owner Name & Address	# Of Years at Current Address	# Of Years at Previous Address
<u>CARUSO DELICATESS</u>	<u>Lou CARUSO</u> <u>124 College Ave</u>	<u>22 yrs</u>	

of residential units in the building: _____

Schedule of Work:

Proposed Method of Work: Contract Self-Help Combination

Date work can begin by:

Date work must be completed by:

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

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

Total Project Cost: _____ Grant Request: 10,000.

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

Provide a brief summary of all proposed activities:

FRONT FACADE, Door Windows Front & Back
POOL Grating, Paint up @ Litch; Bruce up Front
Paint Signs
Plus Labor

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 Louis Jones Date 8/5/13

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

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

Received
 9-15-15

Applicant:

Building Address 2 Lee Avenue

Applicant Name DP2Lee LLC

Applicant Address 451 Hoosick St Troy NY

Telephone 518 273-2141 Email devitoent@yahoo.com

Is the applicant the owner? Yes No

Owner Name _____

Owner Address _____

Building Information:

Type of Construction: Masonry Frame Other

Number of Floors: 2 Basement: Yes No

Building Square Footage: 2144 Lot Dimensions: _____

Existing conditions of the building:

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

Occupancy Information:

Building is vacant: Yes No

of commercial units in the building: 0

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

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

of residential units in the building: 2

Schedule of Work:

Proposed Method of Work: Contract Self-Help Combination

Date work can begin by: 10/2015

Date work must be completed by: 10/2015

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: \$4800.00 Grant Request: \$2400.00

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

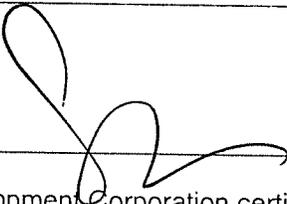
Provide a brief summary of all proposed activities:

Porch repair/renovation (1st & 2nd Floor), soffit replacement, painting

Additional Information:

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

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

Signature  Date 9/15/15

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

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

Received
 9-15-15

Applicant:

Building Address 442-450 Hoosick Street

Applicant Name DeVito Properties LLC

Applicant Address 451 Hoosick St Troy NY

Telephone 518 273-2141 Email devitoent@yahoo.com

Is the applicant the owner? Yes No

Owner Name _____

Owner Address _____

Building Information:

Type of Construction: Masonry Frame Other

Number of Floors: 1 Basement: Yes No

Building Square Footage: 4800 Lot Dimensions: _____

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 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: 4

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

Business Name	Owner Name & Address	# Of Years at Current Address	# Of Years at Previous Address
Esraa Hair Salon	448 Hoosick St	4	
Regina Check Cashing	444 Hoosick St	11	
Wicked Tan	446 Hoosick St	7	
Felthousen Florist	442 Hoosick St	29	

of residential units in the building: 2

Schedule of Work:

Proposed Method of Work: Contract Self-Help Combination

Date work can begin by: 10/2015

Date work must be completed by: 10/2015

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: \$4500.00 Grant Request: \$2250.00

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

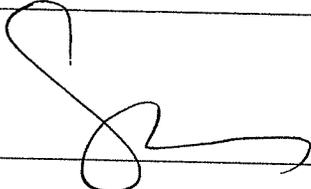
Provide a brief summary of all proposed activities:

Facade painting, masonry repairs, store window replacements, facade lighting

Additional Information:

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

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

Signature  Date 9/15/15

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

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

received
9-21-15

Applicant:

Building Address 508 Grand Street

Applicant Name Michael Vofal

Applicant Address 508 Grand Street

Telephone 518-273-7706 Email MichaelVofal508@gmail.com

Is the applicant the owner? Yes No

Owner Name _____

Owner Address _____

Building Information:

Type of Construction: Masonry Frame Other

Number of Floors: Raised Basement Yes No

Building Square Footage: 2275. Approx Lot Dimensions: 20' x 60'

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 type="checkbox"/>	Fair	<input type="checkbox"/>	Poor	<input type="checkbox"/>	At Risk	- N/A
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:

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: April - 2016
Date work must be completed by: April 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 \$ 11,617.00 Grant Request 5000.00

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

New Roof 2013 -

Provide a brief summary of all proposed activities:

Complete Scrap + Painting of Front SIDA
Restoration of wood vestibule + Front Doors
(See Attached proposals)

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 Michael Kwajl Date Sept 21st 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.

COLLAR CITY PAINTING LLC

518 274-0737

EMAIL: ccp@nycap.rr.com

"Our Mission Is Your Vision"



PROPOSAL: # CCP-508GrandStreet/Ext-2015

DATE: 9/17/15

CLIENT: Michael Noble

508 Grand Street

Troy, NY

Home 518 273 7706 / Work 518 274 1068

JOBSITE: Same

EXTERIOR PROJECT: Repair wood top right of cornice, Paint exterior

PREP WORK:

- 1) Pressure Wash the exterior to be sure it is dust free.
- 2) Scrape all loose and flaking paint from all surfaces.
- 3) Repair wood on cornice top right of structure (match existing).
- 4) Spot prime all areas where bare wood or brick is exposed.
- 5) Caulk around all windows and doors as needed.

WORK SCOPE:

- 1) Apply two coats of finish to railings and window grates (gloss black).
- 2) Apply two coats of Satin finish to the brick structure (color of customers choice).
- 3) Apply two coats of Satin finish to cornice and trim (color of customers choice).
- 4) Apply two coats of Satin finish to all accent areas (color of customers choice).
- 5) Apply two coats of Satin finish to front doors (color of customers choice).

ESTIMATE AMOUNT: \$ 6,865.00

Add 8% NYS Sales Tax as required by law

CCP requires a 1/3rd deposit and a signed contract to place clients on our schedule:

1/3rd Payment Due when 70% Completed.

Final Payment due upon projects completion

ALL EXTERIOR IS UNDER A 5 YEAR WARRANTY.....

*Collar City Painting will supply all material and labor.

*Collar City Painting will use all Sherwin Williams Products unless client requests otherwise.

*Client must supply a water source and power outlet.

COLLAR CITY PAINTING IS A NYS EPA LEAD SAFE CERTIFIED FIRM AS REQUIRED BY LAW



NAT-65341-1

Estimate

Woman and Her Wood LLC
 115 Fifth Avenue
 Troy, NY 12182



Name/Address
Michael Nofal 518 Grand street Troy NY 12180

Date	Estimate No.	Project
08/14/15	19	

Item	Description	Quantity	Cost	Total
Entry Doors	This is for the complete restoration of the exterior double door entrance to your Home including the molding surround. I will remove the pre-existing finish, repair any damage or imperfections, sand all surfaces and prepare them for finish. I will then Apply at least four coats of a high quality marine grade UV filtering varnish.		1,600.00	1,600.00T
Interior Vestibule	This is for the complete restoration of the entrance vestibule and molding surround. I will remove the pre-existing finish, repair any damage or imperfections, sand all surfaces and prepare them for finish. I will then Apply at least four coats of a high quality marine grade UV filtering varnish.		1,200.00	1,200.00T
Interior entrance facade	This is for the complete restoration of the interior double door surface including the molding surround. I will remove the pre-existing finish, repair any damage or imperfections, sand all surfaces and prepare them for finish. I will then Apply at least four coats of a high quality marine grade UV filtering varnish.		1,600.00	1,600.00T
	Rensselaer County		8.00%	352.00

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

Received
 9-14-15

Applicant:

Building Address 514 Grand Street
 Applicant Name Greg Cholakis
 Applicant Address same
 Telephone 518-229-6897 Email Cholakis@nycap.rr.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: 2175 Lot Dimensions: _____

Existing conditions of the building:

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

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>Law office of Greg Cholakis</u>	<u>same as above</u>	<u>21+</u>	<u> </u>

of residential units in the building: 1

Schedule of Work:

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

Date work can begin by: 9/14/15

Date work must be completed by: 5/1/16

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 \$10,500+ Grant Request \$5000.00

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

none in past five years.

Provide a brief summary of all proposed activities:

Re-finishing exterior doors & entranceway.
Painting facade.
Minor repairs to facade

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 [Signature] Date 9/11/15

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.

Perfection Painting
 Robin Luce
 824-7th Ave
 Troy NY 12182

PROPOSAL SUBMITTED TO: <i>Greg Chlachas</i>	JOB NAME <i>Paint</i>	JOB #
ADDRESS <i>514-Grand St</i>	JOB LOCATION <i>Same</i>	
<i>Troy NY 12180</i>	DATE <i>8-19-15</i>	DATE OF PLANS
PHONE #	FAX #	ARCHITECT

I hereby submit specifications and estimates for:

Repair any Bad wood
Realign storm windows
Prime and Paint front of Building

Color's to be deternant by Home owner

I propose hereby to furnish material and labor - complete in accordance with the above specifications for the sum of:

\$ *Six Thousand Five Hundred* *6500.00* Dollars

with payments to be made as follows:

Any alteration or deviation from above specifications involving extra costs will be executed only upon written order, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents, or delays beyond our control.

Respectfully submitted *Robin Luce*

Note - this proposal may be withdrawn by us if not accepted within _____ days.

Acceptance of Proposal

The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payments will be made as outlined above.

Signature _____

Date of Acceptance _____

Signature _____

Woman and Her Wood LLC
 115 Fifth Avenue
 Troy, NY 12182

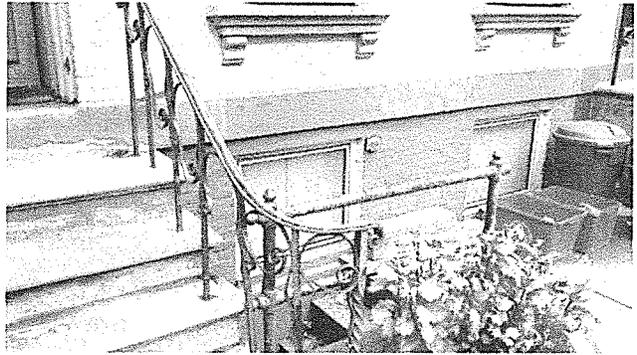
Estimate



Name/Address
Greg Cholakis 514 Grand Street Troy NY 12180

Date	Estimate No.	Project
08/14/15	16	

Item	Description	Quantity	Cost	Total
Entry Doors	This is for the restoration of the exterior surface of the doors and attached molding. I will completely remove all pre-existing paint. All surfaces will be sanded. Repairs will be made if necessary. I will apply 4-5 coats of a uv filtering marine grade varnish.		2,200.00	2,200.00T
Molding Surround	This is for the restoration of the molding surrounding the entrance to your home. I will remove all preexisting paint. Sand all surfaces in preparation of finish. I will then apply 4-5 coats of a uv filtering marine grade varnish.		1,600.00	1,600.00T
Interior entrance facade	This is for the restoration of the interior surface of your entry doors and surrounding molding. All preexisting paint will be removed. All surfaces will be sanded to prepare for finish. I will then apply 4 coats of a marine grade varnish.		1,800.00	1,800.00T
	Rensselaer County		8.00%	448.00
A 50% deposit is due upon agreement. Thank you for considering Woman and Her Wood LLC			Total	\$6,048.00



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

Applicant:

Building Address 22 Second Street

Applicant Name Vic Christopher & Heather LaVine

Applicant Address 12 Second Street

Telephone (917) 693-7430 Email vicchristopher@aol.com

Is the applicant the owner? Yes No

Owner Name Vic Christopher & Heather LaVine

Owner Address 12 Second Street

Building Information:

Type of Construction: Masonry Frame Other

Number of Floors: 3 Basement: Yes No

Building Square Footage: 4,500 Lot Dimensions: 30 x 90

Existing conditions of the building:

Front Façade:	<input type="checkbox"/> Excellent	<input type="checkbox"/> Good	<input type="checkbox"/> Fair	<input type="checkbox"/> Poor	<input checked="" type="checkbox"/> At Risk
Side Wall(s):	<input type="checkbox"/> Excellent	<input type="checkbox"/> Good	<input checked="" type="checkbox"/> Fair	<input type="checkbox"/> Poor	<input type="checkbox"/> At Risk
Rear Wall:	<input type="checkbox"/> Excellent	<input type="checkbox"/> Good	<input checked="" type="checkbox"/> Fair	<input type="checkbox"/> Poor	<input type="checkbox"/> At Risk
Roof:	<input type="checkbox"/> Excellent	<input type="checkbox"/> Good	<input checked="" 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 checked="" 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
Proposed Retail	Vic Christopher & Heather, LaVine	0	5

of residential units in the building: 2

Schedule of Work:

Proposed Method of Work: Contract Self-Help Combination

October 9, 2015

Date work can begin by:

Date work must be completed by: October 25, 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: \$9,664.00 Grant Request: \$4,832.00

Describe any recent improvements you have made to the building, if any:
Interior clean out, water line repair, architectural plans, Planning approvals, color palette provided by City of Troy Historic Landmarks & Review Commission.

Provide a brief summary of all proposed activities:

22 Second Street is centrally located in one of the city's most historic streets, between Broadway and State Street. For the past decade, the property has been vacant, and has suffered from sever water damage. The upper facade is in need of immediate attention, as the wooden cornice needs repair, and most of the exterior paint is faded / peeling.

Contractors are Collar City Painting, JHS Maintenance Services and the Rise & Shine Co. We will scrape, prep, and paint all exterior details. Carpentry with historically appropriate decorative appointments, steelwork on wrought-iron fencing, and historic signage.

Additional Information:

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

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

Signature  Date 9-29-15

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.

22 Second Street

Facade Improvement Budget

Contractor Budget

Prices valid from October 9 to October 25, 2015

Contractor	Description	Price
Collar City Painting	Prep, carpentry, paint, rehab doors	\$4,800.00
Decorprice	Wrought Iron décor brackets	\$1,485.00
Rise & Shine Co	Decorative detail artwork	\$625.00
JHS Maintenance Svcs	Iron fence repair	\$1,458.00
Erstwhile Signs	Historic signage art	\$1,296.00
		\$9,664.00

COLLAR CITY PAINTING LLC

(518) 274-0737

EMAIL: ccp@nycap.rr.com

"Our Mission Is Your Vision"



PROPOSAL: # CCP-22-2ndStreet/Ext-2015

DATE: 9/25/15

CLIENT: Vic Christopher
22 2nd Street
Troy NY
917 693 7430

JOBSITE: Same

EXTERIOR PROJECT: Front Exterior

PREP WORK:

- 1) Repair and or repair any damaged/missing wood on the location
- 2) Scrape all loose and flaking paint from all surfaces.
- 3) Sand areas where bare wood is exposed.
- 4) Spot Prime all areas where bare wood or bare brick is exposed.
- 5} Caulk around all doors and windows as needed as well as any gaps or spaces.
- 6) Sand front doors with 80-220 grit sand paper

WORK SCOPE:

- 1) Apply two coats of Satin finish to all trim and cornice with color of customers choice
- 2} Apply two coats of Satin finish to all brick with color of customers choice.
- 3) Apply two coats of an accent color to detailed areas with color of customers choice.
- 4) Apply 2 coats of stain and 3 coats of poly to front doors and trim around doors.

ESTIMATE AMOUNT: \$ 4,175.00*structure

ESTIMATE AMOUNT: \$ 625.00*doors/entryway

Add 8% NYS Sales Tax as required by law

**CCP requires a 1/3rd deposit and a signed contract to place clients on our schedule
Final Payment due upon projects completion**

*Collar City Painting will supply all material and labor.

*Collar City Painting will use all Sherwin Williams Products unless client requests otherwise.

*Client must supply a water source and power outlet.

HOMEOWNER

DATE



NAT-65341-1



Authorized Dealer

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Meyda Tiffany 99397 2 Light Hanging Sign Bracket

Meyda Tiffany 99397 705696993970

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\$1,485.00

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Image shown may differ from actual product appearance especially finish and color.

ESTIMATE

518-378-9760
40 Broadway
Albany, NY 12202
riseandshineco.com

Attention: Vic Christopher
Title Owner
22 Second Street Wine Co.
Date: 9/26/15

Project Title:
Decorative building painting



Description	Quantity	Unit Price	Cost
Retaining painting and art services	1	\$ 625	\$ 625
		Subtotal	\$ 625
		Tax	\$ 0
		Total	\$ 625

This is an estimate for retaining decorative painting services for the building.
Materials cost would be reimbursed by client.

Thank you for interest,

please call me if you have any questions.

Michael Conlin



Erstwhile Signs
Emily R. Armstrong
298 2nd St.
Troy, NY 12180
ErstwhileSigns@gmail.com

INVOICE

Vic Christopher
22 2nd Street

invoice date	invoice number	total due
09/28/15	004	\$1296

DESCRIPTION

TOTAL

Hand Painted Signage

\$1296

SUBTOTAL: \$1296

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

Applicant:

Building Address 626 - 1st Ave.

Applicant Name DANIEL MARCHESE

Applicant Address 629 - 2nd AVE

Telephone 518-235-6931 Email DAN4CARS@GMAIL.COM

Is the applicant the owner? Yes No

Owner Name SAME

Owner Address SAME

Building Information:

Type of Construction: Masonry ^{Wood} Frame Other

Number of Floors: 2 Basement: Yes No

Building Square Footage: 2,000 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 checked="" 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 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: ~~2~~

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
J+J AUTO SINKS	DANIEL MARCHESE	5	—
<u>NONE</u>			

of residential units in the building: 2

Schedule of Work:

Proposed Method of Work: Contract Self-Help Combination

Date work can begin by:
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: \$ 4,500.00 Grant Request: YES

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 [Signature] Date 10/7/15

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.

GREGORY M. RYMSKI

General Contractor

grymski@nycap.rr.com

15 117th St
Troy NY 12182

Office/Fax: (518) 235-8590
Cell : (518) 848-1617

Proposal /Construction Contract

This contract, dated, July 31, 2014 is by and between the Owner and contractor:

Owner: Dan Marchese

Project Address: 626 1st Ave Troy NY 12182

City, State, Zip: Troy NY 12182

Telephone: 235-6931

Contact: Dan Marchese

Contractor: **Gregory M. Rymski**

Address: #15 117th St. Troy, NY 12182

Phone: 518-235-8590 Cell # 518-848-1617

We hereby propose to provide the materials and perform the labor necessary for: Installation of vinyl siding and aluminum cladding where applicable. At wooden cornice of building, contractor will remove rotted trim work and replace with decay resistant trim work. Wooden cornice will then be scraped to remove loose paint; bare areas will be treated with stain killer/sealer, one coat of primer to entire surface and then painted two coats of finish paint.

Owner to supply all materials, see attached estimate for siding materials only.

The contract consists of this document, any plans or specifications or exhibits referenced herein, and the General Conditions following the signature page. Change orders and modifications shall be in writing and shall become part of this contract.

Payment terms are set out below in Paragraph 2.

1. PERMITS AND APPLICABLE CODES: COMPLIANCE WITH LOCAL LAW

A. All work to be done under this contract will be in accordance with the building codes presently enforced in Troy NY. The owner shall obtain all necessary permits and pay all required permit fees.

B. The contractor shall at all times comply with the laws of this state regarding mechanic's liens.

2. PRICE:

The total price for the work agreed upon is: **\$4500.00 (Four thousand five hundred dollars)**

Timely payment by the owner of all sums due under this contract is of the essence to this contract.

The parties agree to the following schedule of payments:

Initial Payment **\$2500.00 (Two thousand five hundred dollars)**

Final Payment due immediately upon completion: **\$2000.00 (Two thousand dollars)**

PLEASE MAKE ALL CHECKS PAYABLE TO: **Gregory M. Rymski**

A. The contractor shall provide the owner with his own waiver or cumulative subcontractors' waiver equal to the amount paid for any progress payment.

B. The contractor may cease operation if any progress payment is not made by the owner as required herein, and proceed to collect any balance due with any legal remedy. Alternatively, the contractor may continue operations, as set forth in the attached General Conditions.

4. SIGNATURE

Attached hereto are General Conditions governing the rights and obligations of the parties to this contract. The parties are further subject to the laws of this state governing contracts and mechanics liens.

IN WITNESS HEREOF, we have hereunto set our hands and seal this _____ day of _____,

2014.

Owner _____ Contractor Gregory M Rymski 8/14/15

GENERAL CONDITIONS

1. CONTRACTOR'S DUTIES - GENERAL

- A. To direct and control the work contracted for in accordance with the terms of this contract and all applicable codes, laws and regulations, and as the building permits, if any, issued for this project require.
- B. To inspect the site, examine the plans and specifications, if any, and supervise all of subcontractors selected by contractor.
- C. To maintain the work site in a safe and clean condition, to the extent consistent with the contract.
- D. To advise the owner promptly if concealed conditions are ascertained which require additional or different work, and to proceed in such event in accordance with this agreement.
- E. To provide locked storage for any equipment, tools, or other property used in the performance of this contract, unless otherwise agreed upon in writing.

2. OWNER'S DUTIES - GENERAL

- A. To provide adequate utilities for the work agree upon.
- B. To advise the contractor of any condition of the property this affects contractor's ability to perform.
- C. To provide secure storage areas for materials delivered to the work site.
- D. To perform no work on the project without a written agreement with the contractor.
- E. To avoid interfering with workers.
- F. To make no agreements with any tradesperson, subcontractor, or contractor's employee outside the scope of this contract without the written consent of the contractor.
- G. Owner shall be entitled to make periodic inspections of the work site when accompanied by a representative of the contractor, provided such inspections do not interfere with the work and can, in the sole judgment of the contractor, be made safely. Any other entry onto the construction site shall be at owner's risk.
- H. Owner shall notify his insurance agent of the execution of this Agreement and obtain any necessary Riders to his current coverage or any locally customary forms of coverage, such as Builders Risk. To cover owner's interests and liabilities during the constitution process.

3. DELAY

Contractor shall not be responsible for delays caused by events beyond the control of the contractor, including but not limited to: strikes, war, acts of God, riots, governmental regulations and restrictions. Delays caused by owner's failure to make allowance materials selections or caused by the performance by contractor of extras or necessary work (as described in Paragraph 5) shall likewise be excusable delays.

4. INSURANCE

Contractor agrees to maintain all necessary forms of insurance to protect the owner from liability for any occurrence arising from the performance of this contract. Contractor agrees that he shall cover his own employees for worker's compensation and carry general liability, and that all forms of insurance carried hereunder shall be with reputable companies licensed to do business in this state. Owner agrees to carry full coverage on the subject property covering owner's risk of loss during the construction period, together with all social forms required by reason of the performance of this contract. Specifically, owner shall contact owner's insurance agent and secure any necessary Builders risk coverage prior to the commencement of the work.

5. HIDDEN, CONCEALED and UNFORSEEABLE CONDITIONS

The parties agree that in the event contractor discovers a condition requiring an extra cost that they shall proceed as follows: The contractor shall notify the owner verbally at once to expedite agreement as to the charge to correct or cure such condition, and provide a written estimate as soon as practicable. The parties must agree to such extra charges, or agree to a resolution method, or this contract may be canceled by either of them.

For purposes of this section, a "hidden, concealed and unforeseeable condition" shall mean a condition not readily observable to a prudent contractor inspecting the subject property for the purpose of performing this contract.

6. EXTRAS

Any extra work or materials desired by the owner shall be agreed upon in writing and such extras shall become a part of this contract. Unless otherwise agreed, extras shall be paid for as performed. Failure of

the owner to sign an extras order shall not preclude recovery for the same by contractor, and acceptance of said extra work or materials shall be presumed, unless there is written notice to the contrary. Contractor shall advise owner at the time required to perform this contract.

7. SUBCONTRACTORS

A. Contractor shall select subcontractors as required to complete this contract. Owner acknowledges that various portions of the work will be done by subcontractors. Any subcontractor selected by the contractor shall have all requisite licenses for the work to be done by such subcontractor, and the contractor shall issue subcontractors in writing whose specifications are consistent with this agreement.

B. It shall be the duty of the contractor to use reasonable care in the selection of subcontractors. Absent objectionable performance by any subcontractor, the selection of subcontractors shall be with the contractor exclusively. The contractor shall require all subcontractors to have such types of insurance in force as are required to hold harmless and indemnify the owner from any claim for injuries or property damage by any agent or employee of any subcontractor.

C. Contractor shall pay subcontractors on a timely basis and obtain from subcontractors any necessary documentation required to release their lien rights, if any, as the work proceeds.

D. Contractor shall exercise reasonable care in the selection of materials used by subcontractors, Shall not be responsible for later discovered materials defects or damages from installation methods, not reasonably ascertained at the time of installation.

8. TERMINATION and CANCELLATION

The contractor may terminate and cancel this contract if any payment called for hereunder is not received as scheduled. Provided below. Upon such termination, the contractor shall have all remedies provided by law including such lien rights as then apply. The owner may terminate this contract upon the following conditions:

A. Failure of the contractor, or his subcontractors, to pursue the work contracted for, absent excusable delay, as provided in Paragraph 3 above, for a continuous period of 7 (seven) days, without a written agreement permitting same, which may be satisfied by a simple notation to this agreement.

B. Failure of the contractor to rectify any condition regarding which building code enforcement authority has issued a citation or violation notice, within 30 (thirty) days notice of such violation, unless owner and contractor otherwise agree.

C. Any other failure to perform this contract required by the terms of this contract.

D. No termination shall be effective unless 10 (ten) days notice of owner's intent are given as provided below. During which time the default may be cured by the contractor.

9. WARRANTIES

A. The work of the contractor, including using materials and labor, shall be guaranteed for a period of 1 (one) year during which period contractor shall at its own expense correct any defect arising from its work unless Paragraph 7 (D) of these General Conditions applies. This provision is in lien of all other warranties, express, or implied. And owner has no action at law or in equity against the contractor after said date.

B. Any and all warranties for appliances or mechanical systems shall be delivered to owner when contractor's final payment is received.

C. Notwithstanding any manufacturer's warranty of any component, appliance, or system, no action may be brought against the contractor on this contract, for the performance of this work, except as provided above.

10. NOTICES

Notices may be sent to either party at the addresses shown above, or mailed by certified or registered mail. Any mailed notice shall be deemed given as of the date of mailing.

11. SEVERABILITY

If any portion of this agreement is found invalid or unenforceable by any court. The remaining provisions shall remain in force between the parties.

12 ENTIRE AGREEMENTS

This contract consists of the documents defined above, and constitutes the entire agreement of the parties. It can be modified only by a written document. We have hereunto set our hands and seals this ____ day of _____, 2014 at _____, New York.

Owner (or Agent of Owner) _____



Kevin O'Bryan, Chairman
Andrew Ross, Vice Chairman
Deputy Mayor Pete Ryan

Bill Dunne
Ken Zalewski

September 24, 2015

Infinity Café LLC
Ashlee Dame
400 Geysers Rd
Saratoga Springs, NY 12866

Dear Mrs. Dame:

The Troy Local Development Corporation ("TLDC") proposes to grant the request by Infinity Cafe, LLC. (the "Company") for financial assistance under the following terms and conditions ("Term Sheet" or "Agreement"):

- Purpose: To renovate a newly acquired space that will allow the business to expand their services to include banquets, catering and small parties.
- Amount: Twenty three thousand five hundred dollars (\$23,500.00).
- Estimated Monthly Payment: \$ 543.85
- Interest Rate: prime rate plus 2% - as of 04/10/2015 rate would be 5.25%.
- Maturity: 48 months
- Repayment: Monthly payments of principal and interest based on a four (4) year amortization schedule.
- Penalties: Five (5) percent of the monthly payment amount due if payment is more than fifteen (15) days late.
- Security Required: Kitchen equipment.
- Loan Closing and Disbursement of Proceeds: Loan Proceeds to be disbursed at closing to be used for renovation of new commercial space used to expand business. Loan Closing will be scheduled within 30 days from the date the TLDC receives all documentation and preconditions listed below but not to exceed four months from the date of this Term Sheet.
- TLDC Closing Costs: Company to pay all reasonable TLDC attorneys' fees and all recording and filing costs.
- Preconditions:
 - Submission of 2013 and 2014 tax returns for the Company and any other guarantors.
 - Submission of Company Organizational Documents, including Articles of Organization, Operating Agreement, Good Standing Certificate and Authorizing Resolutions.

- Submission of Documentary evidence of fire and liability insurance on locations of businesses.
- Submission of details on all outstanding Company loans, subordination agreement(s) with other secured lenders.
- Sign and return this Term Sheet to TLDC by, October 9, 2015.
- Reporting:
 - Provide annual tax returns and financial statements within forty-five (45) days of December 31st.
 - Submission of an annual employment plan to the TLDC by February 15 of each year.

IN WITNESS WHEREOF, the parties have caused this Agreement to be duly executed and delivered by their proper and duly authorized officers as of the day and year first written.

by: _____ date: _____
Ashlee Dame, Infinity Café LLC

by: _____ date: _____
William S. Dunne, Executive Director

Loan Amortization Schedule

Infinity Café

Enter values	
Loan amount	\$23,500
Annual interest rate	5.25 %
Loan period in years	4
Number of payments per year	12
Start date of loan	10/1/2015
Optional extra payments	

Loan summary	
Scheduled payment	\$ 543.85
Scheduled number of payments	48
Actual number of payments	48
Total early payments	\$ -
Total interest	\$ 2,604.98

Lender name:

Pmt No.	Payment Date	Beginning Balance	Scheduled Payment	Extra Payment	Total Payment	Principal	Interest	Ending Balance	Cumulative Interest
1	11/1/2015	\$ 23,500.00	\$ 543.85	\$ -	\$ 543.85	\$ 441.04	\$ 102.81	\$ 23,058.96	\$ 102.81
2	12/1/2015	23,058.96	543.85	-	543.85	442.97	100.88	22,615.99	203.70
3	1/1/2016	22,615.99	543.85	-	543.85	444.91	98.94	22,171.08	302.64
4	2/1/2016	22,171.08	543.85	-	543.85	446.86	97.00	21,724.22	399.64
5	3/1/2016	21,724.22	543.85	-	543.85	448.81	95.04	21,275.41	494.68
6	4/1/2016	21,275.41	543.85	-	543.85	450.77	93.08	20,824.64	587.76
7	5/1/2016	20,824.64	543.85	-	543.85	452.75	91.11	20,371.89	678.87
8	6/1/2016	20,371.89	543.85	-	543.85	454.73	89.13	19,917.17	768.00
9	7/1/2016	19,917.17	543.85	-	543.85	456.72	87.14	19,460.45	855.13
10	8/1/2016	19,460.45	543.85	-	543.85	458.71	85.14	19,001.74	940.27
11	9/1/2016	19,001.74	543.85	-	543.85	460.72	83.13	18,541.02	1,023.41
12	10/1/2016	18,541.02	543.85	-	543.85	462.74	81.12	18,078.28	1,104.52
13	11/1/2016	18,078.28	543.85	-	543.85	464.76	79.09	17,613.52	1,183.62
14	12/1/2016	17,613.52	543.85	-	543.85	466.79	77.06	17,146.72	1,260.68
15	1/1/2017	17,146.72	543.85	-	543.85	468.84	75.02	16,677.89	1,335.69
16	2/1/2017	16,677.89	543.85	-	543.85	470.89	72.97	16,207.00	1,408.66
17	3/1/2017	16,207.00	543.85	-	543.85	472.95	70.91	15,734.05	1,479.56
18	4/1/2017	15,734.05	543.85	-	543.85	475.02	68.84	15,259.03	1,548.40
19	5/1/2017	15,259.03	543.85	-	543.85	477.10	66.76	14,781.94	1,615.16
20	6/1/2017	14,781.94	543.85	-	543.85	479.18	64.67	14,302.75	1,679.83
21	7/1/2017	14,302.75	543.85	-	543.85	481.28	62.57	13,821.48	1,742.40
22	8/1/2017	13,821.48	543.85	-	543.85	483.38	60.47	13,338.09	1,802.87
23	9/1/2017	13,338.09	543.85	-	543.85	485.50	58.35	12,852.59	1,861.23
24	10/1/2017	12,852.59	543.85	-	543.85	487.62	56.23	12,364.97	1,917.46
25	11/1/2017	12,364.97	543.85	-	543.85	489.76	54.10	11,875.21	1,971.55
26	12/1/2017	11,875.21	543.85	-	543.85	491.90	51.95	11,383.31	2,023.51
27	1/1/2018	11,383.31	543.85	-	543.85	494.05	49.80	10,889.26	2,073.31
28	2/1/2018	10,889.26	543.85	-	543.85	496.21	47.64	10,393.05	2,120.95
29	3/1/2018	10,393.05	543.85	-	543.85	498.38	45.47	9,894.66	2,166.42
30	4/1/2018	9,894.66	543.85	-	543.85	500.56	43.29	9,394.10	2,209.71
31	5/1/2018	9,394.10	543.85	-	543.85	502.75	41.10	8,891.34	2,250.81
32	6/1/2018	8,891.34	543.85	-	543.85	504.95	38.90	8,386.39	2,289.71
33	7/1/2018	8,386.39	543.85	-	543.85	507.16	36.69	7,879.22	2,326.40
34	8/1/2018	7,879.22	543.85	-	543.85	509.38	34.47	7,369.84	2,360.87
35	9/1/2018	7,369.84	543.85	-	543.85	511.61	32.24	6,858.23	2,393.11
36	10/1/2018	6,858.23	543.85	-	543.85	513.85	30.00	6,344.38	2,423.12
37	11/1/2018	6,344.38	543.85	-	543.85	516.10	27.76	5,828.29	2,450.87
38	12/1/2018	5,828.29	543.85	-	543.85	518.35	25.50	5,309.93	2,476.37
39	1/1/2019	5,309.93	543.85	-	543.85	520.62	23.23	4,789.31	2,499.60
40	2/1/2019	4,789.31	543.85	-	543.85	522.90	20.95	4,266.41	2,520.56
41	3/1/2019	4,266.41	543.85	-	543.85	525.19	18.67	3,741.22	2,539.22
42	4/1/2019	3,741.22	543.85	-	543.85	527.49	16.37	3,213.73	2,555.59
43	5/1/2019	3,213.73	543.85	-	543.85	529.79	14.06	2,683.94	2,569.65
44	6/1/2019	2,683.94	543.85	-	543.85	532.11	11.74	2,151.83	2,581.39
45	7/1/2019	2,151.83	543.85	-	543.85	534.44	9.41	1,617.39	2,590.81
46	8/1/2019	1,617.39	543.85	-	543.85	536.78	7.08	1,080.61	2,597.88
47	9/1/2019	1,080.61	543.85	-	543.85	539.13	4.73	541.48	2,602.61
48	10/1/2019	541.48	543.85	-	541.48	539.12	2.37	0.00	2,604.98

AUTHORIZING RESOLUTION

(Infinity Café, LLC – Loan)

A regular meeting of the Troy Local Development Corporation was convened on October 9, 2015, at 8:30 a.m.

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

Resolution No. _____

RESOLUTION OF THE TROY LOCAL DEVELOPMENT CORPORATION AUTHORIZING (i) THE ISSUANCE OF A \$23,500 WORKING CAPITAL LOAN TO INFINITY CAFÉ, 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, Infinity Café, LLC has applied to the Corporation for a \$23,500.00 Loan (the “Loan”) in connection with a certain project (the “Project”) consisting of the acquisition and installation of certain materials and equipment necessary to expand the current Infinity Café restaurant into vacant adjacent space located at 172 Broadway, Suite B, Troy, New York and certain soft costs authorized by TLDC; and

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

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

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

counsel to the Corporation and as approved by the Chairman, Vice Chairman and/or the Chief Executive Officer.

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

Section 3. The officers, employees and agents of the Corporation are hereby authorized and directed for and in the name and on behalf of the Corporation to do all acts and things required and to execute and deliver all such checks, certificates, instruments and documents, to pay all such fees, charges and expenses and to do all such further acts and things as may be necessary or, in the opinion of the officer, employee or agent acting, desirable and proper to effect the purposes of the foregoing resolutions and to cause compliance by the Corporation with all of the terms, covenants and provisions of the documents executed for and on behalf of the Corporation.

Section 4. These Resolutions shall take effect immediately.

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

	<i>Yea</i>	<i>Nea</i>	<i>Absent</i>	<i>Abstain</i>
Kevin O'Bryan	[]	[]	[]	[]
William Dunne	[]	[]	[]	[]
Hon. Kenneth Zalewski	[]	[]	[]	[]
Andrew Ross	[]	[]	[]	[]
Peter Ryan	[]	[]	[]	[]

The Resolution was thereupon duly adopted.

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

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

That I have compared the annexed extract of minutes of the meeting of the Troy Local Development Corporation (the " Corporation "), including the resolution contained therein, held on October 9, 2015 with the original thereof on file in my office, and that the same is a true and correct copy of the proceedings of the Corporation and of such resolution set forth therein and of the whole of said original insofar as the same related to the subject matters therein referred to.

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

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

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

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of said Corporation this __ day of _____, 2015.

Secretary

[SEAL]

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

Startup Cost

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

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