



Kevin O'Bryan, Chairman  
Bill Dunne

Andrew Ross, Vice Chairman  
Dep. Mayor Monica Kurzejeski

**TROY LOCAL DEVELOPMENT CORPORATION  
Board of Directors Meeting  
Planning Department Conference Room  
City Hall  
433 River Street, Suite 5001  
Troy, New York 12180**

**February 19, 2016  
8:30 a.m.  
AGENDA**

- I. Approval of Minutes from January 15, 2015 board meeting.
- II. Annual Board Member Evaluations, Financial Disclosure and Fiduciary Agreement
- III. 2265 Fifth Avenue
- IV. City of Troy Recreation Dept. funding request
- V. Façade Improvement Grant status report
- VI. Façade Improvement Grant applications
  - Tap, Inc. 210 River Street
  - Sciortino's Pizzeria d/b/a Wolff's Biergarten Troy
  - George Hodgson, 418 Grand Street
- VII. BDAP Loan
  - Sciortino's Pizzeria d/b/a Wolff's Biergarten Troy
- VIII. Financials
- IX. Delinquent BDAP Loans
- X. Expired grants
- XI. Old Business
- XII. New Business
- XIII. Adjournment



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

**January 15, 2016  
8:30 a.m.**

**BOARD MEMBERS PRESENT:** Kevin O'Bryan, Bill Dunne, Dep. Mayor Monica Kurzejeski, and Andy Ross

**ABSENT:**

**ALSO IN ATTENDANCE:** Justin Miller, Sharon Martin, Deanna DalPos, James Lozano, Mary Ellen Flores, Andrew Kreshik, Ed Doin 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 December 11, 2015 board meeting.

**Bill Dunne made a motion to approve the December 11, 2015 board meeting minutes.  
Andy Ross seconded the motion, motion carried.**

II. Annual Board Member forms

The chairman advised that annual board member evaluation forms, financial disclosure and fiduciary agreement are included in their packets. He asked that they are filled out as soon as possible and returned to Denee Zeigler.

III. New Board Member

The Chairman advised the board that a new board member was appointed by the Mayor.

**Bill Dunne made a motion to approve Monica Kurzejeski's appointment to the Troy LDC board.  
Andy Ross seconded the motion, motion carried.**

IV. Façade Improvement Grant

The Chairman advised that we have received a façade improvement grant which has been included in with their packets for review. The Chairman asked the board if there were any questions about this application. Andy Ross asked for some detail on the project. Mr. Doin advised that they will be installing two retractable awnings for the outdoor seating. The board members clarified that the project is located on 112<sup>th</sup> Street not on the corner of 112<sup>th</sup> Street and 5<sup>th</sup> Avenue. The

**Bill Dunne made a motion to approve a 50/50 Façade Improvement Grant to Ed Doin of Forty One Property Management LLC.  
Andy Ross seconded the motion, motion carried.**

V. Tech Valley Center of Gravity - Hackathon

Bill Dunne spoke about the sponsorship for the Tech Valley Center of Gravity's Hackathon events that were approved at the last meeting. He advised a grant agreement has been drawn up and the check is ready to be disbursed. The board had a general discussion of the events that we will be sponsoring.

VI. King Fuels site

Mr. Dunne advised that the cost of the asbestos survey for the King Fuels site ran over the approved amount by \$645.75. Andrew Kreshik spoke to the board about the additional funds that are needed. He advised that this is part of the pre demolition survey that was done at the eLot building. This was bid out, but it was on a rate schedule. Additional visits to the site were required and additional costs for their report caused it to exceed the amount. Mr. Kreshik advised that there is no asbestos on that site. Mr. Dunne advised that we were doing the pre demolition survey to find out if there was any potential asbestos in that building in the event that the building needs to come down during the second phase of National Grid's clean up. Mr. Kreshik added that we also have the appraised value of the property and we should have a good idea of the value of the site.

**Dep. Mayor Monica Kurzejeski made a motion to approve the additional \$645.75 to Atlantic Testing Laboratories for the pre demo survey of the former eLot building on the King Fuels site.  
Andy Ross seconded the motion, motion carried.**

VII. Start-Up NY

Mr. Dunne spoke to the board about the Start-Up NY project and conversations he recently had with Penny Hill. He advised that Mark Shuket of Old World Provisions wants to consolidate his operations to Troy. Mr. Dunne spoke to him about maybe incorporating the Start-Up NY program to retain jobs. He advised that after speaking with Penny Hill, there may be an opportunity for this board or possibly the IDA to enter into an MOU with Hudson Valley. The MOU will extend the Start-Up NY benefits through this organization and allows things that we do to qualify for Start-UP and does not affect the square foot allocation that HVCC has. Monica Kurzejeski asked if we would still have to apply to be accepted. Mr. Dunne advised we would have to apply for the location. Mr. Miller advised that the business does have to qualify. The Chairman asked if we will add in an analytical value to this process in order to pick the applicants. Mr. Dunne advised yes. Mrs. Kurzejeski advised that

the projects still have to go through the program through HVCC and meet their requirements. Mrs. Kurzejeski noted that if there is an issue with a company that is looking to move out of the state, there is a retention department within the state that would assist. The board agreed that the MOU is a good idea and they can discuss more in the future. Mr. Dunne advised that the Start-Up NY engine may be a better fit with the IDA. He advised that sample MOU documents used with Buffalo will be circulated to the board for review. Mr. Ross spoke to the board about the Start-UP NY process that he has been a part of with his new business and caution that we let the applicants know that it can be a lengthy one. Mr. Miller advised that the necessity of the LDC or IDA getting involved is to extend the acreage allocated; the requirement of the program says the project has to be within a certain distance around the campus. Mrs. Kurzejeski advised that the state is encouraging local IDA's to get involved.

VIII. Susan Dunckel and The Enchanted City

Mr. Dunne advised that he Susan Dunckel contacted him about her The Enchanted City festival for 2016 and the possibility of us sponsoring again for \$10,000. He advised that our participation in this last year allowed her to expand and reach out to groups that she normally wouldn't have. He added that it is a great compliment to events such as the Hackathon sponsored by Tech Valley Center of Gravity. Mr. Dunne noted that we need to continue to support this type of event and the people that help make them happen. The Chairman agreed and wanted to note that Susan Dunckel was a great ambassador of the TLDC. He added that there were many positive comments on the event and glad we were a part of it.

**Andy Ross made a motion to approve \$10,000 sponsorship to Susan Dunckel and The Enchanted City for 2016.  
Bill Dunne seconded the motion, motion carried.**

IX. Financials

Jim Lozano of CFO for Hire introduced Mary Ellen Flores to the board and advised that she will be assisting him with the financials each month and will present in the event he is not able to.

Mr. Lozano went over the operating statement with the board. He advised that profit and loss finished the year with a deficit of \$41,000. From November to December there was normal activity for interest earnings. He noted some additional expenses this November for some legal bills that we were catching up on with Harris Beach. Mr. Lozano noted that there were two grants approved; Beverly Traa and George Regan. He noted that they are un-audited, but noted we will finish the year +/- a \$2,000 with a deficit of \$41,000.

The chairman noted that we now have a clear picture of the whole year and advised it is difficult to sort out stabilized, ongoing activity and one shot items. He noted the sale of a building as an increase. He also noted that we did a lot of additional economic development grant activities last year as compared to the prior year. Mr. Dunne advised that there was a lot of word of mouth from the 2014 activity that caused people to inquire about grants. He added that there were news articles about the façade programs target areas and linking the stories to the Facebook page. The

chairman noted that if we did not receive the one time payment from the sale of a property, the statement would have looked different. Mr. Lozano agreed that the grant program could not have happened without it. He added that causes the board to question the sustainability. Mr. Lozano advised that is a valid concern and we can take a look at that. He suggested some changes to the financial statements that will help present a better picture. Mr. Miller advised that there will be a shift in cash position soon. The chairman advised that with additional cash coming in and re-occurring revenue we need a cash analysis. Mr. Miller suggested 3-5 year projection. The board had a general discussion about the future projects and finances of the board. Mrs. Kurzejeski asked about the strategic plan for the King Fuels site. Mr. Dunne advised that the plan was put on hold after running into a couple of issues with finding asbestos on the site and National Grid items. The Chairman noted that we are not set up to make money as a business. Mr. Lozano agreed that the LDC will be made up of getting several deals that allow us to turn the cash around into an economic development opportunity. He advised that they will work on creating a roadmap. The chairman advised we will work on that as well as a plan to manage the liquidations. The board had a general discussion about how we allocate funds for debt and advised it will be addressed in February as well.

Mr. Lozano went over the balance sheet with the board members. He advised that we have about \$1.5 Million in assets with \$638,000 in cash. He advised that there is not much change from month to month, normal payoff on our loans receivables and no change on fixed assets. He advised the total assets are \$4.5 Million dollars versus \$1.8 Million in liabilities leaving us with unrestricted surplus of \$2.67 Million. He noted that on the liabilities side we posted two grants for Beverley Traa and George Regan. The chairman asked what the prepaid interest is. Mr. Lozano advised that he does not have it off the top of his head, but noted that the interest was paid at the time the bond was issued. Mr. Lozano advised that they will start working on a high level cash flow to be presented in March. He added that they will present a different format to the board as a possible alternative going forward.

The board asked if \$95,000 is the debt service to the King Fuels site for the year. Mr. Miller advised that there should be a principle payment each year as well at the interest. Mr. Dunne agreed that there is a principle payment also. He added that we did pay off a portion of the loan for the Portec loan that could help lower the balance. The board advised that we will take a look at this and see how it fits into the cash flow report.

Mrs. Kurzejeski asked if the loans are current. Mr. Lozano advised they are all current. The board agreed they would like to check on them each month and had a general discussion on the process. Mr. Ross asked for an update on the façade grant program. Mr. Dunne advised there are very few that were approved and did not carry out the project. Mr. Lozano advised that when it's approved, it is put in the grants payable column.

**Dep. Mayor Monica Kurzejeski approved the financials as presented.  
Bill Dunne seconded the motion, motion carried.**

X. Old Business

Mr. Miller advised that there is a litigation issue that would need to be discussed in executive session.

**Dep. Mayor Monica Kurzejeski made a motion to enter into executive session to discuss current litigation.  
Andy Ross seconded the motion, motion carried.**

The board returned from executive session with no action taken.

**Dep. Mayor Monica Kurzejeski made a motion to sell notes, mortgages and securities in relation to To-Do Development LLC.  
Andy Ross seconded the motion, motion carried.**

XI. Adjournment

The Chairman asked if there was any other business to discuss.  
The meeting was adjourned at 9:30 a.m.

**Dep. Mayor Monica Kurzejeski made a motion to adjourn the meeting.  
Andy Ross seconded the motion, motion carried.**

**Patrick Madden**  
*Mayor*



**Monica Kurzejeski**  
*Deputy Mayor*

**Department of Recreation**  
City Hall  
433 River Street Suite #5001  
Troy, New York 12180

**Vito Ciccarelli**  
Special Events Coordinator

---

William Dunne  
Troy LDC Chairperson  
433 River St.  
Troy NY

Mr. Dunne,

I'm writing you to request funding in the amount of \$10,000, to help continue two of Troy's signature special events, River St. Arts Festival, and the Powers Park Concert Series.

River St. Arts Festival is Troy's longest running event. It brings five, to ten thousand of art, and music lovers to our downtown area each June, to enjoy everything that Troy has to offer. Due to yearly budget cuts, and declining outside sponsorship, I've been forced to scale back the festival over the past 3 years, and must eliminate even more programming this season due to the financial concerns. The festival is a celebration of the arts that offers multiple components of children's activities, and is a family oriented event. I would use \$5,000 of the requested amount to offset budget cuts to keep the event family friendly, and up to the level of excellence that people have come to expect.

The Powers Park Concert Series will now be entering its 13<sup>th</sup> season. It has been dubbed as, Lansingburgh's SPAC, and brings between 500 to 1,500 local residents to Lansingburgh every Saturday night. The concert series has an enormous impact for local businesses –many claiming to spike 10 -15% on concert days. Powers Park is an important part of each summer for many, as they cannot afford bringing their families to SPAC, and other pay venues. Each week you can see many children at each show, happily dancing, or playing in the historic park during the shows. The concerts also run a weekly, 50/50 raffle, which has benefitted multiple, not-for-profit agencies throughout the city –including the Uncle Sam Parade, Lansingburgh Boys and Girls Club, Rensco Hero's @Home Project, Rensco Division of Youth annual coat, and school supplies drive, and many others. I am respectfully requesting \$5,000 for each event, to help offset rising production cost.

With Regards  
Vito Ciccarelli  
City of Troy  
Special Events Coordinator  
518 279-7162 -office  
518 795-8457 -cell

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

**received**  
 1-11-16

**Applicant:**

Building Address 210 RIVER ST., TROY  
 Applicant Name TAP, INC.  
 Applicant Address SAME  
 Telephone (518) 274-3050 Email bnelson@tapinc.org  
 Is the applicant the owner?  Yes  No  
 Owner Name TAP, INC.  
 Owner Address 210 RIVER ST., TROY

**Building Information:**

Type of Construction:  Masonry  Frame  Other  
 Number of Floors: 2 Basement  Yes  No  
 Building Square Footage: 1,800 SF Lot Dimensions: 36.9' x 51.3'

Existing conditions of the building:

|               |                                    |  |                               |  |                                  |
|---------------|------------------------------------|--|-------------------------------|--|----------------------------------|
| Front Façade: | <input type="checkbox"/> Excellent | <input checked="" 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 |
|---------------|----------------------|-------------------------------|--------------------------------|
| TAP, INC.     | SAME                 | 21 YRS.                       | 11 YRS. (RENTED)               |
|               |                      |                               |                                |
|               |                      |                               |                                |

# of residential units in the building: 0

# COLLAR CITY PAINTING LLC

(518) 274-0737 

EMAIL: [ccp@nycap.rr.com](mailto:ccp@nycap.rr.com)  
"Our Mission Is Your Vision"

**PROPOSAL:** # CCP-210RiverStreet/Ext-2015

**DATE:** 10/26/15

**CLIENT:** TAP INC  
210 River Street  
Troy, NY  
518 274 3083

**JOBSITE:** Same

**EXTERIOR PROJECT:** Cornice and all wood surfaces

**PREP WORK:**

- 1) Pressure Wash exterior
- 2) Scrape all loose and flaking paint from all wood surfaces
- 3) Sand areas where bare wood is exposed.
- 4) Spot Prime all areas where bare wood is exposed.
- 5) Caulk around all doors and windows as needed
- 6) Re glaze any windows where glaze is loose and or damaged.

**WORK SCOPE:**

- 1) Apply two coats of Satin finish to all trim and wood surfaces with color of customers choice
- 2) Apply two coats of Satin finish to all accents with color of customers choice

**ESTIMATE AMOUNT:** \$ 2,565.00\*front  
**ESTIMATE AMOUNT (side and rear) :** \$170.00 each lg window / \$58.00 each sm window

Add 8% NYS Sales Tax as required by law unless Tax Exempt form supplied.

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



**Front Facade**



**Typical Storefront – Proposed Display Area**



**Front Entry Doors to be Weatherstripped**



**Pilaster 1 of 3 in need of base repair**

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



**Applicant:**

Building Address 2 King Street

Applicant Name Sciortino's Pizzeria, Inc. DBA: Wolff's Biergarten Troy

Applicant Address 34 Learned St. Albany, NY 12207

Telephone 5182815519 Email WolffsBiergarten@gmail.com

Is the applicant the owner?  Yes  No

Owner Name King Street Troy Properties, LLC

Owner Address 75 Columbia St. Albany, NY 12210

**Building Information:**

Type of Construction:  Masonry  Frame  Other

Number of Floors: 2 Basement  Yes  No

Building Square Footage: 8,000sf Lot Dimensions: \_\_\_\_\_

Existing conditions of the building:

|               |                                     |           |                          |      |                          |      |                          |      |                          |         |
|---------------|-------------------------------------|-----------|--------------------------|------|--------------------------|------|--------------------------|------|--------------------------|---------|
| Front Façade: | <input checked="" type="checkbox"/> | Excellent | <input type="checkbox"/> | Good | <input 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 checked="" 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 |
|--------------------|--|-------------------------------|--------------------------------|
| Wolff's Biergarten | Matt Baumgartner<br>34 Learned St.<br>Albany, NY 12207 | 10                            | 8                              |
|                    |  |                               |                                |

# of residential units in the building: 0

**Schedule of Work:**

Proposed Method of Work:  Contract  Self-Help  Combination

Date work can begin by: February 1  
Date work must be completed by: March 15

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

Total Project Cost: \$25,000 Grant Request: \$5,000

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

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Provide a brief summary of all proposed activities:

~~We are proposing that the current, temporary awning framing is used to provide a cedar, shingle roof that will complement the cedar siding that currently exists on the building.~~

~~We also are applying to install 2 garage doors to be installed off the patio to give the space a European open-air feel.~~

~~We are also applying to replace the black aluminum fencing with wooden, picket fencing and barrels filled with boxwood trees. (see attached photo).~~

**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:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

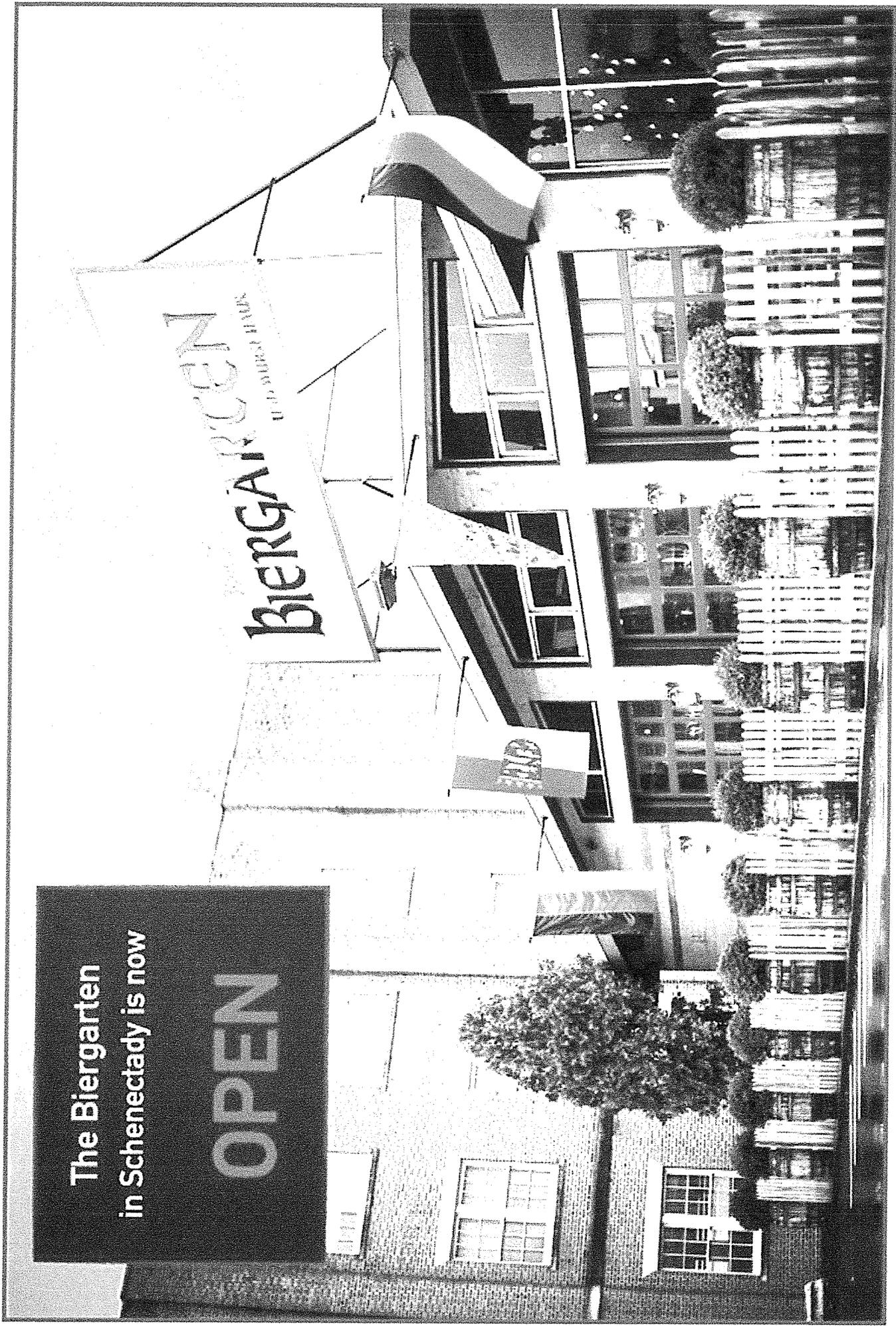
Signature W. M. Beal Date January 13, 2016

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.

The Biergarten  
in Schenectady is now

**OPEN**

**Biergarten**  
1100 WILSON BLVD.



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

**Received**  
2-9-16

**Applicant:**

Building Address 418 Grand Street, Troy, NY 12180

Applicant Name George Hodgson

Applicant Address 418 Grand Street, Troy, NY 12180

Telephone 518-222-8592 Email george.hodgson@gmail.com

Is the applicant the owner?  Yes  No

Owner Name \_\_\_\_\_

Owner Address \_\_\_\_\_

**Building Information:**

Type of Construction:  Masonry  Frame  Other

Number of Floors: 2 Basement:  Yes  No

Building Square Footage: 2123 Lot Dimensions: 26'x40'

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 checked="" type="checkbox"/> | Good | <input type="checkbox"/>            | Fair | <input checked="" type="checkbox"/> | Poor | <input type="checkbox"/> | At Risk |
| Roof:         | <input type="checkbox"/> | Excellent | <input checked="" type="checkbox"/> | Good | <input type="checkbox"/>            | Fair | <input type="checkbox"/>            | Poor | <input type="checkbox"/> | At Risk |
| Other:        | <input type="checkbox"/> | Excellent | <input type="checkbox"/>            | Good | <input type="checkbox"/>            | Fair | <input type="checkbox"/>            | Poor | <input type="checkbox"/> | At Risk |

**Occupancy Information:**

Building is vacant  Yes  No

# of commercial units in the building: 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

Spring 2016

Date work can begin by:

Date work must be completed by: Fall 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: \$7,460 Grant Request: \$3,730

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

(Spring 2015 - Bought house)

Summer 2015 - Rebuilt chimney

Summer 2015 - Began restoring building's original windows (1 sash completed so far)

Fall 2015 - Restored original mahogany doors and entrance surround area

Fall 2015 - Removed plexiglass in front door with pane to match existing/original beveled glass

Provide a brief summary of all proposed activities:

Repair damaged brick and cracked masonry on front of building, re-pointing mortar as needed. Patching worn areas of original front steps (DiNovo Masonry (Troy) - \$980).

Repair/replace damaged wood on bay window structure (windows to remain original and untouched). Painting entire front and side of structure, steps, railing, and bay windows. (Collar City Painting (Troy) - \$6,480)

**Additional Information:**

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

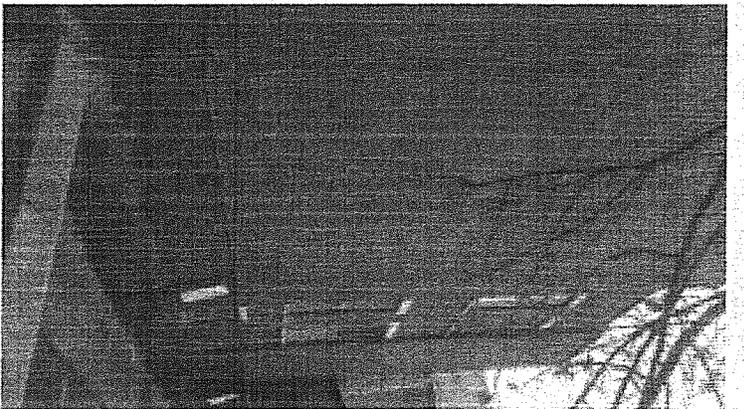
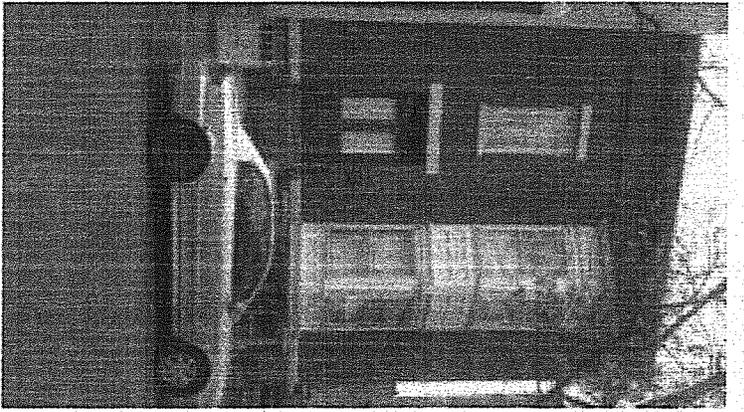
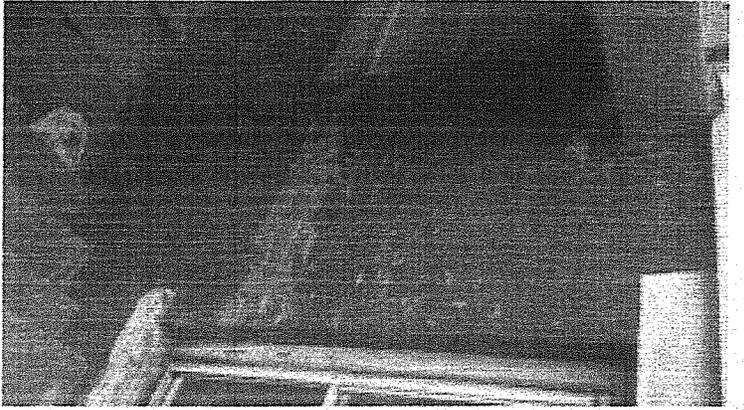
Have you ever received grant money for this project?  Yes  No

If yes, please describe:

We may also seek the New York State Historic Homeowner Rehabilitation Tax Credit

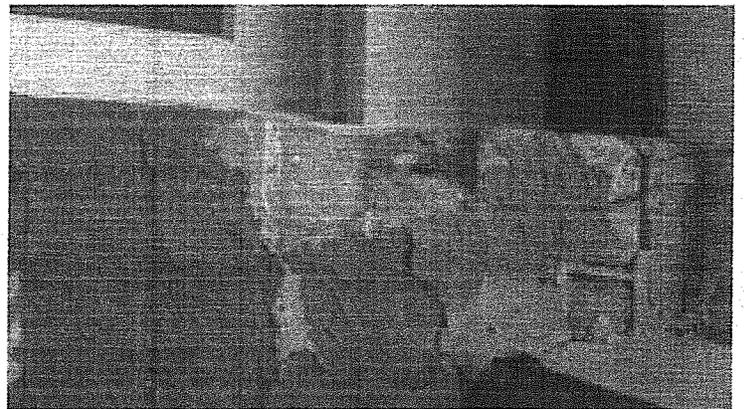
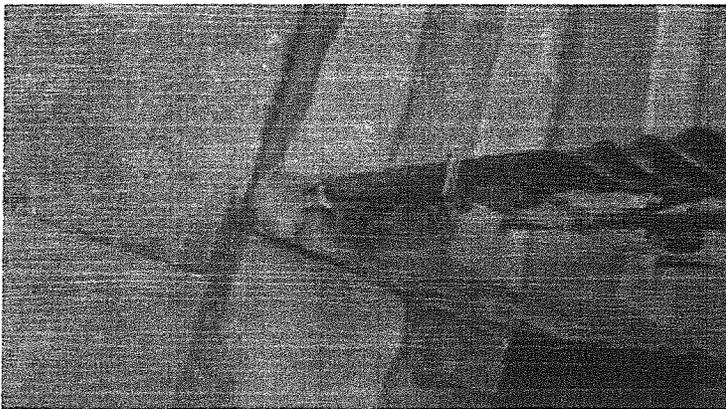
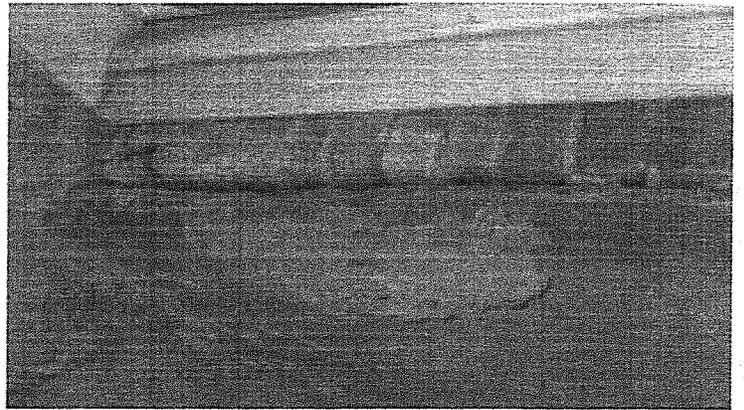
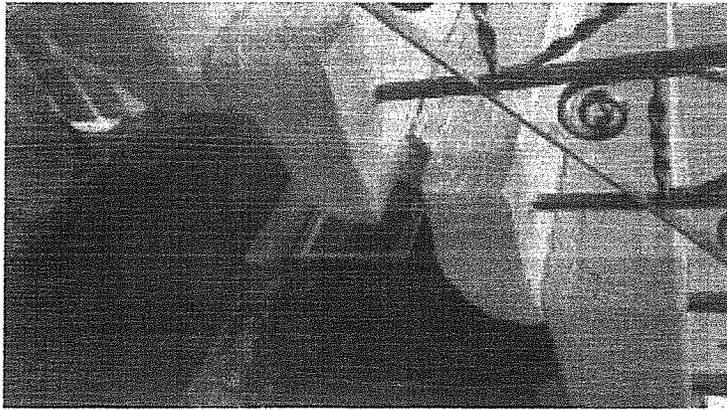
Signature George Hudson Date 2/8/2016

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.



Original Color photos available at:

<http://facade.georgehodgson.com>



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

**Applicant:**

Owner: Sciortino's Pizza Inc

Owner Address: 82 Dove Street

Email: mattbaumgartner@me.com Telephone: (518) 281-5519

Business/Project Address: 2 King Street

Total Project Cost: \$300,000.00

Loan Request: \$150,000.00 Grant Request: \_\_\_\_\_

Business Type: Corp.  Partnership  Sole Prop

Year Established: 2012 FEIN: 45-3622588

Years at current address: Business 3.5 Home \_\_\_\_\_

Gross Annual Sales: \$ n/a no518t currentl

Other Sources of Income: \$ n/a

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 |
|---------------------|----------------|---------|---------------------|
| Matthew Baumgartner | President      | 75%     | 0                   |
| James Vann          | Vice President | 12.5%   | 0                   |
| Demetra Vann        | Secretary      | 12.5%   | 0                   |
|                     |                |         |                     |

**Affiliates:**

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

| Name               | Title | % Owned | Annual Compensation |
|--------------------|-------|---------|---------------------|
| See attached sheet |       |         |                     |
|                    |       |         |                     |
|                    |       |         |                     |

**List all Bank account information:**

| Bank Name | Checking | Savings | Other | Balance    |
|-----------|----------|---------|-------|------------|
| NBT       | X        |         |       | \$13045.09 |
|           |          |         |       |            |
|           |          |         |       |            |
|           |          |         |       |            |

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

| Source of Funds              | Use of Funds                       | Dollar Amount                             |
|------------------------------|------------------------------------|---|
| Troy Local Development Corp  | equipment, furniture & fixtures    | \$150,000                                 |
| NBT                          | construction                       | \$120,000                                 |
| Personal (Matt, Jimmy & Dem) | rent, insurance, taxes, utilities. | \$30,000                                  |
|                              |                                    |   |
|                              |                                    |   |
|                              |                                    |   |
|                              |                                    |   |
|                              |                                    |   |
|                              |                                    | <b>Total Project Cost \$300,000.00</b>    |
|                              |                                    | <b>Total Funds Requested \$150,000.00</b> |
|                              |                                    | <b>Total Owner Equity</b>                 |

**Description of Collateral Offered:**

| Collateral             | \$ Value | Mortgage/Lien | \$ Value |
|------------------------|----------|---------------|----------|
| Equipment, Furniture & |          | n/a           |          |
|                        |          |               |          |
|                        |          |               |          |

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

| Lender | Original Amt. | Balance | Monthly Payment |
|--------|---------------|---------|-----------------|
| n/a    |               |         |                 |
|        |               |         |                 |
|        |               |         |                 |
|        |               |         |                 |

**Additional Information:**

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

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

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

If yes to any question, please explain:

---

---

---

---

---

**Project Description:**

Remodeling the current space at 2 King street to be a Wolff's Biergarten, this involves indoor construction, new furniture and fixtures, addition of garage doors to resemble the three current Biergarten's, a sign, an awning and new patio fencing.

**Attorney:**

Name Hodgson Russ LLP Attorneys

Address 677 Broadway Suite 301

Contact Jennifer M. Boli

Zip Code 12207

Telephone (n/a) 518-465-2333

**Accountant:**

Name Accounting For All

Address 2 Beechwood

Contact Jean Paduano-Teal

Zip Code 12065

Telephone (n/a) 518-383-2406

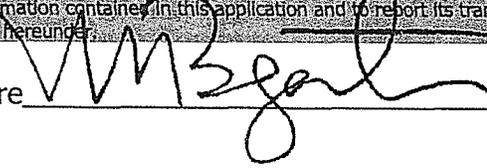
**Trade References:**

- 1. Name Decresente Distributing  
Address 211 North Main Street Mechanicv Zip Code 12118  
Contact \_\_\_\_\_ Telephone (518) 664-9866
  
- 2. Name Southern Wine & Spirits  
Address 3063 Court Street Syracuse NY Zip Code 13208  
Contact \_\_\_\_\_ Telephone (315) 428-2100
  
- 3. Name Gasko & Meyer Inc.  
Address PO BOX 298 Lake Huntington, N Zip Code 12752  
Contact \_\_\_\_\_ Telephone (518) 932-8424

**Insurance Agent/Bonding Company:**

Name The Murray Group  
Address 1807 Western Avenue Albany NY Zip Code 12203  
Contact Ryan Murray Telephone (518) 456-6688

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 February 10, 2016

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.