

City of Troy Industrial Development Authority

April 15, 2013
10:20 AM
Meeting Minutes

Present: Wallace Altes, Hon. Robert Doherty, Dean Bodnar, Tina Urzan and Bill Dunne

Absent: Lou Anthony, Paul Carroll, Mary O'Neill and Lisa Kyer

Also in attendance: Justin Miller, Esq., Selena Skiba, Ken Crowe, Ian Benjamin and Denee Zeigler

The meeting was called to order at 10:20 a.m. and advised the members that because they have the same board as the CRC, they would be meeting as a whole.

- I. Approval of minutes from March 11, 2013 meeting with one correction.

**Dean Bodnar made a motion to approve the minutes.
Tina Urzan seconded the motion, motion carried.**

- II. New Business

1. Downtown Security Camera Project

Bill Dunne spoke to the board about how the security camera project began last summer after several instances of inappropriate behavior took place in downtown's Barker Park. The idea was to install security cameras to dissuade people from acting out. It soon branched out to areas throughout the City. Local schools and institutions have worked together to pin point nine spots located within 3rd & 4th Streets and Ferry St. to Federal St. The areas of Broadway and 4th already have cameras installed by RPI (The Chasan Building).

Mr. Dunne explained that they have received a quote from Intervid in the amount of \$160,000, less than what they initially thought. They plan on having the Community Service personnel to monitor them. Tina Urzan explained that they are civil servants, not police, and are located at the community stations. Bill Dunne said that he estimates the total will end up being closer to \$180,000. The City will fund half and they are looking for funding for the second half. This could encourage that additional cameras be installed in other areas. Fiber is already run in many areas that could be utilized. The cameras would be 20 megapixels allowing facial and license plate recognition up to a block away. The wireless nature of the cameras could allow us to expand. Tina Urzan asked if the grant could be used to expand the fiber. Bill Dunne advised no, but they are looking into other grants for that. Tina Urzan commented that it would be great if it could be installed in North Central while they are

doing work on the sidewalks. Bill Dunne said they are installing conduit so that fiber can be run through at a later time. Hon. Robert Doherty asked about the storage time on the cameras. The Chairman advised that it is usually from 14-30 days. The Chairman consulted with Justin Miller whether the IDA would be the appropriate board to provide these matching funds. Justin Miller advised that because this is more of a matching fund to a grant, the CRC would be more appropriate. The IDA is more for issuing tax incentives, not issuing grants. They could create a base agreement between the CRC and RPI.

The Chairman moved to recess the IDA portion of the meeting to discuss the request for funding under the CRC board at 10:40 a.m.

The Chairman resumed the IDA portion of the meeting at 10:45 a.m.

2. Arts Center Refinance

Justin Miller spoke to the board about a refinance of bonds that were issued to The Arts Center of the Capital Region in 2000. Originally they were looking to get additional funds and an extension of payments. Justin Miller explained to the Arts Center that it would be necessary to do a presentation to the CRC board and there would be some additional fees involved. After discussion with them about the process, they decided to change the original note only.

Tina Urzan questioned the termination date of the original bonds. Justin Miller stated that it was either 2016 or 2017. The maturity date would stay the same. Dean Bodnar questioned if they were in danger of default. How would the IDA benefit. Justin Miller assured the board that there was no problem with them defaulting. The nature of the economy right now allows them to finance at a lower rate. Dean Bodnar recalled refinancing an RPI bond a few years ago that gave some financial benefit to the IDA. Justin Miller said that there would be no financial gain from the IDA and it would be more to save money for a non-profit within The City of Troy. Tina Urzan asked if there was any way to work in a financial assistance program for City of Troy residents. Bill Dunne said he would have a discussion with them about the idea of a discount.

The Chairman mentioned that he may have a conflict due to the fact that his wife sits on their board. Justin Miller advised that because there would not be a quorum without The Chairman, they will table until the next meeting.

3. State Budget and IDA's

Justin Miller spoke to the board about limitations being imposed on IDA's for sales tax issuance. There were no provisions in the adopted budget. There were other issues that were adopted. Items that were phased out in the past have been brought back. One of the items brought back is mandatory clawbacks. The application and public hearing must stick to

the sales tax exemption amounts. If they go over, then we recapture. He also explained that there may be new language, new forms and new information in the resolutions. Justin Miller also pointed out that there are retail restrictions that apply throughout the state. Troy is not included because it falls under general municipal law and the LDC is under a corporation. The Chairman asked the board if they had any questions or concerns.

III. Old Business

1. O'Neil Owners LLC

Justin Miller gave an update to the board about the O'Neil Owners project. He mentioned that there have been many challenges with the project and they are currently rethinking the retail space on the first floor. They are planning on converting the spaces to include additional residential units. The PILOT discussed in February had an additional payment being sent to us for those retail spaces. They will increase the residential units from 114-122. Justin Miller handed out a resolution that proposes to change of the project description and updated PILOT agreement. Justin Miller pointed out that the last page that the PILOT abatement schedule changed due to the change in use of the space. The Host Community Agreement has not changed. Tina Urzan questioned if it had to go through the public hearing process again. Justin Miller advised that it did not.

Tina Urzan inquired about the amount of community space and if it would be affected by the increase in units. Hon. Robert Doherty mentioned that they also have a space outside in front of the building also. Bill Dunne said he does not believe that they are going to be taking away from what is currently there. The new units will fit into the current retail spaces. Dean Bodnar mentioned that there may be a HUD requirement to keep a certain amount of community space. Tina Urzan asked if they will bring in additional funds with more tenants. Justin Miller was not sure of the specifics about rents.

Hon. Robert Doherty wanted to speak about current tensions between the residents and the current building administration. He asked if the new owners would set up a meeting with the residents to discuss issues.

The Chairman asked if there were any other questions regarding the changes in the resolution.

Tina Urzan made a motion to accept the changes in PILOT agreement with O'Neil Owners, LLC.

Hon. Robert Doherty seconded the motion, motion carried.

See complete resolution attached.

2. Financial Report and Audit

Selena Skiba presented to the board the most recent financials and advised that all accounts are current. The audit by BST is complete and they will set up a time to present to the board members. They may want to have a special meeting to do this.

IV. Project Updates

1. Bill Dunne spoke about a project that Art Reilly is working on in upper Lansingburgh that will begin soon. He explained to the board that he plan was originally for a diner that served breakfast and lunch with a banquet area. Mr. Reilly approached them with a larger request for a facility that will be open for dinner also. He plans on calling it "The Burgh Café" Bill Dunne said they have had a couple of delays and now things are moving along. He wants to start this year and plans on investing a total of 1 million to the project.
2. Dean Bodnar asked the board about the new Dunkin Donuts that will be built on Hoosick Street farther up from the current location in the Troy Plaza. Bill Dunne advised that the project was recently approved by the planning commission. Bill Dunne mentioned to the board that they are talking about adding a traffic light to that area of Hoosick Street. Dean Bodnar stated that he had thought that would be a good location for the McDonald's. Tina Urzan questioned why they did not want to stay in the plaza. Bill Dunne explained that they wanted a new building that is out of the plaza. Mr. Dunne said that the new building will have a second floor for offices and customers.

Bill Dunne also noted that they have been approached by the new owners of the Troy Plaza to add some new design elements and possible stores to the plaza.

The next regular board meeting will be on May 13th at 10:00 a.m.

**Tina Urzan made a motion to adjourn the meeting.
Dean Bodnar seconded the motion to adjourn.**

The meeting was adjourned at 11:15 a.m.