

City of Troy

Industrial Development Authority

June 13, 2014
10:30 AM
Meeting Minutes

Present: Bill Dunne, Lou Anthony, Hon. Dean Bodnar, Mary O'Neill, Hon. Robert Doherty, Tina Urzan and Lisa Kyer

Absent: Steve Bouchey and Paul Carroll

Also in attendance: Monica Kurzejeski, Francine Vero, Elizabeth Young, Larry Novak, Kate Jarosh, Jeff Buell, Selena Skiba, and Denee Zeigler

In the absence of a Chairman and Vice Chair, Lou Anthony was voted temporary chairman of the meeting.

Hon. Bob Doherty made a motion to elect Lou Anthony as temporary Chairman.

Lisa Kyer seconded the motion, motion carried.

Lou Anthony called the meeting to order at 10:50 a.m.

I. Minutes from the May 9, 2014 meeting

Tina Urzan made a motion to approve the minutes from the May 9, 2014 meeting.

Hon. Dean Bodnar seconded the motion, motion carried.

II. Dauchy River Triangle building

Bill Dunne introduced Larry Novak to the board to discuss his project. Mr. Novak spoke about Dauchy River Triangle LLC's application for financial assistance for the River Triangle Building. Mr. Novak advised this project would be similar to their other projects except the 1st and 2nd floors will be offices and the 3rd and 4th floors will be residential. He advised that there will be about 29 units and they should be completed by the end of September 2014. Tina Urzan asked about the possible terms of the PILOT. Mr. Dunne advised it will be a 15 year PIOLT. The first seven years will be paying the current assessment of the building. From the eighth year on, a certain percentage will be added in until they reach the full payment amount. Hon. Bob Doherty and Mary O'Neil asked for PILOT payment schedules to be included in the packets. Mr. Dunne advised they usually are and advised that one would be sent out after the meeting.

Hon. Dean Bodnar made a motion to accept the application for assistance for the River Triangle Building.

Hon. Bob Doherty seconded the motion, motion carried.

III. Ironworks

Jeff Buell from Sequence Development introduced Elizabeth Young from his company and Tim O'Byrne of Omni Development. Mr. Buell talked about the redevelopment of the Hy Rosenblum center on the corner of Morrison and Vandenberg Avenues. Mr. Buell explained that they were awarded the project by HVCC after an RFP was sent out last winter. They are proposing to demolish the former monastery and create a 330 bed student housing facility. The facility will be specifically for students at HVCC. Mr. Buell advised that the first phase will be for college students specifically, some family housing may come into play in a later phase. He advised that he hopes the demolition can begin in the next few months and be under construction this fall to be open next August. Mr. Buell advised that once completed, the vacant property will be privately owned and be on the tax rolls for the first time. They are currently in the SEQR process and are holding public meetings. Mr. Dunne wanted to note that the building was not built in the 1700's, it was actually built in the 1950's. Hon. Dean Bodnar also commented on the style of the building. Mr. Buell advised that the building has no historical value. They did spend time seeing if be re-configured to fit the required 300 students. It was determined that demolishing and rebuilding was a better fit. He advised that some changes will be made to the intersection to make it more pedestrian friendly. Tina Urzan asked about the future design of the building. Mr. Buell explained that it will be new construction that will have some of the same elements of HVCC's new science center.

Hon. Bob Doherty asked about the overall direction of Omni Development. Tim O'Byrne advised that they do a lot of different types of development work and partner with many other agencies. Mr. O'Byrne advised that in this case HVCC doesn't have a managing entity. Mr. Buell added that community colleges are not able to own student housing. This would be a private development with Omni Development as the managing entity. The two companies will work together to ensure the design of the building works for student housing. Mr. Urzan asked if it will be strictly students. Mr. Buell advised yes. About 25% of the students will be from Rensselaer County. Many will be from Albany County and some will be from out of the area. Mr. Doherty asked if the project will be specifically tailored for students. He questioned if would it be changed into a different form of housing if there was a change in demographics. Mr. Buell advised that it will be designed specifically for students and not able to be transformed into multifamily housing. Mrs. Urzan asked what they anticipate for rents each month. Mr. Buell explained they will be approximately \$665 per student for a four bedroom and \$765 for a one bedroom. Mary O'Neill asked if they would be able to stay there for the entire year. Mr. Buell advised the students will be signing a 12 month lease. Mrs. Urzan asked about parking. Mr. Buell explained that the parking ratio will be one parking spot for every two beds. He mentioned that there is about an eight minute walk to campus and bus rides are free.

Mrs. Urzan asked if there were any other plans to develop the remainder of the parcel explaining that it continues down Morrison and Vandenberg. Mr. Buell explained that there may be some further development at some point. He added that there is another developable portion of the lot, however it is the former site of the burden family home and contains significant archeological findings. Mr. Buell advised that there would be significant cost to developing that site. He

added that if that site was developed it would leave the monastery vacant and not usable. Mr. Bodnar questioned the freestanding building on the site. Mr. Buell explained that is part of the campus that had received a grant and cannot be changed for ten years from the date of the grant. Lisa Kyer asked about the details of the PILOT. Mr. Dunne advised that this is just the initial review of the application. There will be further discussions with the applicant regarding the terms of the PILOT agreement. The board thanked the applicants and expressed interest working with them.

IV. Ingalls Avenue Development Project

Bill Dunne gave a brief update to the board members about the on the Ingalls Avenue Development project and the condemnation process for the Mlock parcel. Mr. Dunne advised that the process has been started and a public hearing will be held in July. Mr. Bodnar asked about the most recent appraisal. Mr. Dunne advised that it was last at \$340,000 but did not consider the condition of the site. Once those were applied, it was brought down to \$265,000. The board had a general discussion on the project and the surrounding sites that will be developed at the same time. Monica Kurzejeski spoke about the current status of 701 River Street. She advised that it was put up for sale about a month ago and believes it is currently under contract. Mr. Bodnar asked about the timeframe of the condemnation process. Mr. Dunne advised he has a timeline of the process and will forward to the board members. He noted it is usually around four months.

V. Review of bylaws

Mr. Dunne asked the board members if they had a chance to review the bylaws and if so were there any changes that needed to be made. The board had no changes at this time.

VI. Financials

Selena Skiba went over the current financials with the board. Mr. Dunne spoke about the waiving of PILOT late fees for one of the recipients. He advised that based on the boards decision and the language of the PILOT agreement it was determined that the late fee should be waived. Lisa Kyer asked if the language has been corrected going forward. Mr. Dunne advised yes. The PILOT in question was one of the first ones. Mrs. Skiba questioned the pending sale of IBT and how we should proceed in collecting the balance. Mr. Anthony advised that the sale has been finalized. Mr. Dunne advised invoices will be sent and he will ask the legal representative to follow up with them. Mr. Bodnar asked if the previous owner was aware that the loan would need to be paid back. Mrs. Kurzejeski noted that she has had conversations with IBT.

VII. 273 River Street Park Access

Mr. Dunne gave the board an update about the Riverfront Park Access project. Work has been stopped due to an unknown substance that was found while digging. It has been sent to NYS DEC for testing. Mr. Anthony noted that there is a possibility that it is not contaminated. Mr. Dunne explained that once they get the results, they will have a better timeframe for the project.

VIII. Adjournment

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

The meeting was adjourned at 11:25 a.m.