



**TROY LOCAL DEVELOPMENT CORPORATION  
Board of Directors Meeting Minutes  
July 9, 2012  
9:00 a.m.**

**BOARD MEMBERS PRESENT: Wallace Altes, Chair; Bill Dunne, Andrew Ross, Andrew Torres, Ken Zalewski**

**ALSO IN ATTENDANCE: Justin Miller, Esq., Denee Zeigler**

**Minutes**

Wallace Altes called the meeting to order.

Wallace Altes moved item three to be discussed first because applicants were present.

**I. Eligibility Guidelines and Review of Main Street Funding Applications**

**Applicants Charlie Staats (Flavour's Café), Tammy Dzembo/Glenn Young (Bomber's), Michael Palage (Spirit's of Troy Inc.) and David Gardell (Angels of Troy, LLC) present.**

Bill Dunne explained the process of reclaiming Main Street funds from New York State and the applicant's role in the whole process.

Andrew Ross questioned how long the funds would be available.

Bill Dunne advised until February 2013.

**Resolution 1**

Authorize the acceptance and administration of \$ 116,097 in NYS Main Street grant funds, along with disbursement of four (4) main street grants to the following applicants:

- a) Flavour Café \$18,699.00
- b) Bombers Burrito Bar \$60,000.00

- c) Spirits of Troy, Inc. \$18,699.00
- d) Angels of Troy, LLC \$18,699.00

The Chairman, Vice Chairman and/or Chief Financial Officer of the Corporation are hereby authorized and directed to do all acts and things required and to execute and deliver all such agreements, 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 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.

**Andrew Ross made the motion to adopt a resolution to accept the funds and distribute to the applicants.**  
**Andrew Torres seconded the motion to adopt the resolution.**  
**Approved    5 Ayes       0 Nays**

Applicants were thanked for attending the meeting.

II. Old Business

- 1. Approval of the Minutes from the June 8, 2012 meeting and June 18, 2012 executive session.

**Ken Zalewski made the motion to approve.**  
**Andrew Torres seconded the motion.**

- 2. Bruno Machinery

Bill Dunne discussed the bids received for remediation of the Bruno Machinery site. There were a total of five bids received.

A general discussion of the bid process took place.

- 3. King Fuels site

Bill Dunne talked about clean up that will be going on at the former King Fuels site and the neighboring parcel owned by Chevron. He stated that, once cleaned up, the Chevron parcel would be good for the City to acquire.

A general discussion took place regarding the ownership of parcels at the site and a map of the area was reviewed.

Ken Zalewski questioned if the previous plan for an energy park was still on the table. He referenced Corporate Woods in Albany was an option that would work at this site.

Wallace Altes agreed that the type of business found in Corporate Woods would be a good use of this site.

- 4. Neitzel Building

Bill Dunne explained the bid for the Neitzel Building was not awarded to the City. The bid winner may no longer be interested in the property and the second place bidder was contacted.

Wallace Altes verified with the board members that they were still interested.

Bill Dunne talked about some of the upgrades that were needed to bring the building up to safe standards, not a complete renovation.

### **Resolution 2**

Authorize the expenditure of up to \$200,000 for purposes of acquiring 444 River Street, such amount to include the expenditure of purchase money and preliminary site stabilization costs as authorized by the Chairman and/or Vice Chairman. The Chairman, Vice Chairman and/or Chief Financial Officer of the Corporation are Issuer is hereby authorized and directed to do all acts and things required and to execute and deliver all such agreements, 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 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.

**A motion was made by Andrew Ross to make another offer for the building.**

**Ken Zalewski seconded the motion.**

**Approved    5 Ayes    0 Nays**

Justin Miller advised that the LDC would pay the taxes until March of 2013 when they can apply for tax exemptions.

### III. Parking Issues

Bill Dunne spoke about the parking meters that were installed about four years ago throughout the City. He advised that many of them do bring in income, others do not. He suggested that an RFP be done to find out the best locations in the City to place the meters and look into accepting different forms of payment and paying for more than 2hrs at a time. Bill Dunne mentioned that there were 50 total meters, 11 of which are in storage.

Ken Zalewski advised the board that an RFP was done prior to putting in the meters.

Bill Dunne and other members of the board were not aware of the study.

### **Resolution 3**

Authorize the issuance of a request for proposals (RFP) and expenditure of up to \$5,000 for a parking study for the City of Troy, New York. The Chairman, Vice Chairman and/or Chief Financial Officer of the Corporation are Issuer is hereby authorized and directed to do all acts and things required and to execute and deliver all such agreements, 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 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.

**A motion was made by Wallace Altes to look into a parking study.**

**Andrew Ross seconded the motion.**

**Approved    5 Ayes        0 Nays**

- IV. Vice Chairman, Audit & Governance Committee, Annual Disclosure, Fiduciary and Training

Wallace Altes suggested no meeting in August. The board agreed and the next meeting was set for September.

Wallace Altes recommended Andrew Ross for the position of Vice Chairman.

**A motion was made by Ken Zalewski for Andrew Ross to be Vice Chairman.**

**Bill Dunne seconded the motion.**

**5 Ayes        0 Nays, motion carried**

Wallace Altes reminded the board that annual disclosure, fiduciary and training paperwork is needed from some of the members. An email will be sent to the board members letting them know what is needed.

- V. Adjournment

**Bill Dunne made the motion to adjourn.**

**Andrew Ross seconded the motion to adjourn.**

**The next TLDC Meeting will be held on Monday, September 10 at 9AM.**