

**Chair
Wallace Altes**

**Vice-Chair
Steve Bouchey**

2012 Board Members

Hon. Dean Bodnar

Mr. Paul Carroll

Hon. Robert Doherty

Louis Anthony

Mary O'Neill

Lisa Kyer

Tina Urzan

**Troy
Industrial Development
Authority**

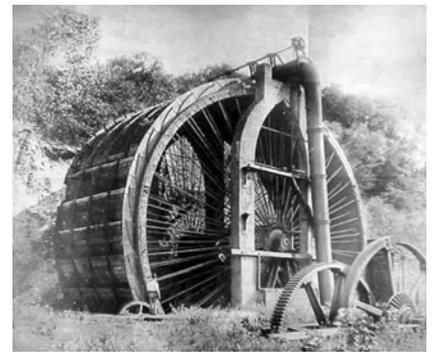
BOARD OF DIRECTORS MEETING

**February 11, 2013
10:00 a.m.**

**Planning Department Conference
Room**

City Hall

A G E N D A



- I. Public Hearing for O'Neil Owners, LLC
- II. Approval of Minutes from December 10, 2012 and January 14, 2013.
- III. Old Business
 1. Budget and Finance Report
 2. Unrestricting Funds (\$350,000)
 3. Collect Remaining Board Member Evaluations
 4. Cookie Factory Application
- IV. Adjournment

City of Troy Industrial Development Authority

December 10, 2012
10:10AM
Meeting Minutes

Present: Wallace Altes, Dean Bodnar, Paul Carroll, Tina Urzan, Steve Bouchey, Lisa Kyer, Hon. Robert Doherty, and Louis Anthony

Absent: Mary O'Neill

Also in attendance: Bill Dunne, Justin Miller, Esq., Monica Kurzejeski, Joe Mazzariello, Selena Skiba and Denee Zeigler

The meeting was called to order at 10:10 a.m.

- I. Approval of the Minutes from the November 19, 2012 board meeting.

Dean Bodnar made the motion to approve the minutes.

Tina Urzan seconded the motion, motion carried.

- II. New Business

1. Budget

Joe Mazzariello and Selena Skiba presented to the board details about the new ledger system they will be using going forward. It will allow them to produce reports needed by the board quickly and efficiently. The board discussed some of the items on the financial report. Justin Miller mentioned that the \$350,000 should be changed to un-restricted funds as well as free up some old, bad debt listed on the balance sheet. He proposed that the board should take a look at those items at the next meeting.

2. ABO

Justin talked about some of the end of the year reports, surveys and audits that will be going on as part of the end of the year requirements. He also spoke about the Compliance Review that will be taking place for the TLDC.

3. Annual Board Performance Review

Wallace spoke about the annual Board Performance Review that must be filled out and handed into the Governance Committee. He explained that it is confidential. Once handed in it is sent to the ABO.

Dean Bodnar asked if we had received his evaluation that he sent in the mail to City Hall. Neither Denee Zeigler nor Selena Skiba saw the evaluation come through the mail. Dean was asked to resend to Denee's attention.

Hon. Robert Doherty verified that a copy of his board training certificate was received and on file.

Justin Miller also mentioned that we may be hearing from City Station in the future and the O'Neil Owners LLC public hearing will be rescheduled soon.

III. Adjournment

Wallace Altes suggested that the board break into the individual committees to discuss matters.

Tina Urzan made the motion to adjourn to committee meetings.

Paul Carroll seconded the motion, motion carried.

The meeting was adjourned at 10:40 a.m.

City of Troy Industrial Development Authority

January 14, 2013
10:05 AM
Meeting Minutes

Present: Wallace Altes, Dean Bodnar, Paul Carroll, Tina Urzan, Steve Bouchey, Hon. Robert Doherty, and Louis Anthony

Absent: Mary O'Neill and Lisa Kyer

Also in attendance: Bill Dunne, Justin Miller, Esq., Monica Kurzejeski, Joe Mazzariello, Selena Skiba, Red Griffin, Susan McDonough, Tom Schuhle, Norman Dascher and Denee Zeigler

The meeting was called to order at 10:05 a.m.

- I. The minutes for the December 10, 2012 Board meeting were not received by the board members with sufficient time to review and will be tabled until the next meeting.
- II. Presentation by St. Peter's Health Partners.
 1. The Chairman introduced Susan McDonough, Tom and Norm from St. Peter's Health Partners (formerly North East Health)

Norman Dascher talked about the future plans for the City of Troy after the recent merger of St. Peer's Health Care Services, Northeast Health and Seton Health. He discussed the three phase master plan of the project that will help promote sustainability and update the current facilities in order to promote the best uses for the two current hospitals. He explained that they plan to keep the two hospitals, but dedicate one to acute/outpatient care and the other for inpatient services. The first two phases will take place in the next ten years and the third phase will completed by 2025. Overall, the investment will be \$150 Million.

The board brought up questions about job creation and keeping the community based physicians.

Norman advised the board that they create jobs every year, about 1500, and are able to move employees from facility to facility based on the number of beds being utilized. They are still interested in working with community based physicians and hospital physicians as they have been.

Tina Urzan questioned the type of nurse staffing they use-agencies or local. Norman explained that they utilize the nurses that graduate from their School of Nursing at Samaritan Hospital.

Monica Kurzejeski asked if the satellite facility in South Troy would reopen or be part of the renovations. Norman advised that it would not be reopening and they were going to be concentrating on the facility across from HVCC.

The Chairman questioned the use of the parking garage they will be constructing. Norman explained that it will mostly be used for staff and patients.

The Chairman and Board thanked them for their presentation and were excited about the project.

III. Old Business

1. Joe Mazzariello and Selena Skiba briefly discussed the boards financials. Joe stated the main item on their list was the \$350,000 restricted funds from RPI. Justin Miller advised that there is no need to restrict it at this point.

Joe also updated the board on the status of the IBT loan. He advised that they are current. Justin asked if they had been charged the late penalty of 5% of their payment. Selena Skiba advised that they have not been billed, but it will be sent out next month.

2. Justin Miller updated the board about O'Neil Owners LLC. He advised that they originally were looking to close at the end of the year and are now looking to close by the end of March. They are set up for a public hearing at the February 11th meeting. A resolution and PILOT will be ready for that meeting.

Robert Doherty questioned who currently owns the building. Justin explained that an LLC owns it now.

3. Justin Miller advised the board that the former Levonian building will be taken for back taxes and The Cookie Factory plans on purchasing it. Bill Dunne explained that their current location will remain open for retail and the other will allow them to expand their manufacturing and have some retail. They are currently talking about sales tax exemptions and a PILOT. Bill is glad they stayed in Troy, they did have offers in other cities. Justin Miller advised that the resolution today is the first step.

Hon. Robert Doherty made the motion to assist The Cookie Factory.

Paul Carroll seconded the motion, motion carried.