



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

**October 3, 2014
8:41 a.m.**

BOARD MEMBERS PRESENT: Kevin O'Bryan, Bill Dunne, Dep. Mayor Pete Ryan and Hon. Ken Zalewski

ABSENT: Andy Ross

ALSO IN ATTENDANCE: Bob Ryan, Ken Crowe, Monica Kurzejeski, Robilee McIntyre, Kathleen Tesnakis and Denee Zeigler

Minutes

Kevin O'Bryan called the meeting to order at 8:41 a.m.

I. E ko logic Inc. Authorizing Resolution

Bill Dunne advised that E ko logic is here for their final approval of their BDAP loan in the amount of \$10,000. Mr. Dunne advised there is one key piece needed before they can do the closing and issue a check. Kathleen Tesnakis explained that she is waiting for the NYS Certificate of Good Standing and should be ready early next week. Mr. Dunne asked Bob Ryan if we can close without the certificate. Mr. Ryan advised yes, it is possible. Mr. Dunne advised they will set up a date next week to close. The chairman asked if there were any other questions. (See attached Resolution 10/14 #1)

**Hon. Ken Zalewski made a motion to approve the authorizing resolution for E KO LOGIC, INC. in the amount of \$10,000.
Dep. Mayor Pete Ryan seconded the motion, motion carried.**

II. The Hangar, 675 River Street 50/50 Façade Application

Mr. Dunne introduced Robilee McIntyre to the board and advised she is looking for a 50/50 Façade Grant for her space at 675 River Street. Mr. Dunne added that there was an issue with taxes that is in the process of being settled. The reimbursement of the grant is contingent on the issue getting resolved. The chairman asked if this is informational of if we are asking for an authorization. Mr. Dunne explained that we are looking to approve her application and if additional authorization is needed, it can be handled at the next meeting. Dep. Mayor Pete Ryan asked if this was the property next to Snyder printing and questioned what the space will be used for. Ms. McIntyre advised yes and they have been holding a variety of events there. Ms. McIntyre explained that she is partnering with the Ale House for music events. Ms. McIntyre advised that her space is able to hold about 300 people and some of the musical acts that have come to the Ale House attract

a larger crowd. Pete Ryan asked about the availability of parking. Ms. McIntyre advised she has a full lot behind the building. Ken Zalewski asked about the amount she was looking for, \$3,800. Ms. McIntyre advised yes. Mr. Zalewski questioned if this is one of our grant programs or a CDBG grant program. Mr. Dunne explained that there has not been a CDBG grant program for several years and the 50/50 façade program is our only grant program we administer.

**Dep. Mayor Pete Ryan made a motion to approve the 50/50 Façade Improvement Grant application for Robilee McIntyre for her project at 675 River Street.
Ken Zalewski seconded the motion, motion carried.**

III. E-Lot Emergency Water Repairs

Mr. Dunne spoke about the current conditions of the water line and water valve for the E-Lot tenant at the King Fuels site. At this time, the water is not working. There are portable bathrooms in place and fresh water is being supplied to them daily. Mr. Dunne asked the board to authorize up to \$20,000 to go in and make the necessary repairs. Mr. O'Bryan asked who has been there to look at the site. Mr. Dunne advised that the water department has been at the site. A large part of the site has been abandoned and private for so long that issues like this have not come up. Mr. Zalewski asked if the City will be repairing it and we will be responsible to pay if they cannot fix it. Mr. Dunne advised no, they will bill us for the work done because we are the owner of the land and our tenant is being affected by the water issue. Mr. Dunne explained that there is not an exact cost for the work at this time so he is asking for up to \$20,000.

**Dep. Mayor Pete Ryan made a motion to authorize up to \$20,000 to be expended on replacing the water line and water valve at the King Fuels site.
Hon Ken Zalewski seconded the motion, motion carried.**

Mr. Dunne advised of another issue at the King Fuels site. The water department is currently replacing and updating the storm water sewers. While replacing them at the King Fuel's site, they came across fuel mixed with the ground water. It has been pumped out and they will be looking into how to resolve the problem in order to continue the project. Mr. Dunne advised that the City or the LDC will be responsible for the clean-up. He noted that is part of the reason why we are asking for the additional funding. Mr. Dunne advised he will have additional information to report for the regular board meeting next week.

Mr. Zalewski asked about the extent of the contamination. Mr. Dunne explained that NYS DEC has been to the site. They believe that ground water may have moved the contamination to the site from another location but it appears localized.

IV. Other business

Dep. Mayor Pete Ryan advised the board that there is a large local firm looking to relocate and has sent out an RFP. The City has offered a competitive package but has been asked to provide parking. Pete Ryan explained that the City does have some additional spots in parking garages, but is looking to open up about 50 spots by covering the cost for one year. Monica Kurzejeski spoke about the additional incentives being offered to the

companies and noted that we are competing for this statewide. The chairman asked if there was a resolution in front of them to vote on. Pete Ryan explained no, they are not able to give many details due to the competitive nature. The RFP is due around the 20th of October. Mr. Dunne suggested that we vote on a letter of support for the RFP that could include information about parking incentives. The chairman suggested they hold off on any kind of vote that involved a dollar amount because there are so many variables at this time. He advised that a letter of support can be drafted to include info about opening up additional parking.

V. Adjournment

The meeting was adjourned at 9:01 a.m.

**Hon. Ken Zalewski made a motion to adjourn the meeting.
Dep. Mayor Pete Ryan seconded the motion, motion carried.**