



August 10, 2018
10:00 AM
Regular Board
Meeting Minutes

Present: Kevin O'Bryan, Hon. Mark McGrath, Steve Strichman, Lou Anthony, Paul Carroll, Brian Carroll, Tina Urzan, Susan Farrell, Hon. Anasha Cummings and Bill Strang

Absent:

Also in attendance: Justin Miller, Esq., Mary Ellen Flores, Hon. Jim Gulli, Lucas Nathan, Colton Hill, John Laper and Denee Zeigler.

The Vice Chairman called the regular board meeting to order at 10:00 a.m.

I. Minutes

The board reviewed the minutes from the June 15, 2018 board meeting.

Paul Carroll made a motion to approve the June 15, 2018 minutes with the correction.

Tina Urzan seconded the motion, motion carried.

II. King's Commons

Mr. Strichman introduced John Laper and Colton Hill to the board members. Mr. Hill outlined the project that will be happening next to Wolfe's Biergarten on King Street. He explained that the project will have a zero lot line; meaning they will build up to the edge of the lot. Mr. Hill explained that the units will be a range of 1-3 bedrooms and will be market rate apartments that will cater to both the people already here and new people to the area. He added that they have done a lot of market research to analyze what is needed. Mr. Hill advised that they would like to market to millennials, students, empty nesters and families. The board asked if student housing was going to be the focus. Mr. Hill explained that they will be marketing to students by offering six month leases, but it will not be student housing. The board asked if by renting to students, will increase the occupancy amounts in any way. Mr. Hill advised that it will not change the occupancy in any way. Ms. Farrell asked how many parking spots there will be. Mr. Hill advised that there will be 41 covered stalls with additional 8 in overflow. He added that there will also be 4 for Wolfe's Biergarten; about 53 total. The board had a general discussion regarding parking. Mr. Strichman noted that they have received planning and zoning approvals. The board asked how it will interact with the surrounding buildings. Mr. Hill advised that they tried to keep the look the same as the buildings across the street. He added that the entrance/exit will be off of

Federal Street. The board asked how many jobs will be created. Mr. Laper advised that three jobs will be created; a renting agent, superintendent and a maintenance person. Mr. Cummings asked about the layout and how the building will work with the pedestrian friendly feeling of downtown. Mr. Hill explained that the amenities, such as a meeting space, conference room and gym. It will cater to the tenants only, there is no commercial space. Mr. Cummnigs noted that these amenities seem to be working against the surrounding local businesses and would have liked to see them work with the local businesses or incorporate a commercial space within the building.

The board asked why assistance from the Troy IDA is needed. Mr. Laper explained that assistance is needed in order to make the project viable and keep the rents at a reasonable amount. He added the new constructions costs are high. Mr. Cummings asked about the cost per unit. Mr. Hill advised that they are about \$200,000 per unit. Ms. Urzan asked about the rent. Mr. Hill advised they are in the \$1,350 range and tenants will be responsible for gas and electric. Mr. McGrath asked if we are voting on this project now. The chairman noted that we only voting on the initial project resolution which allows us to accept the application and discuss the project further. Mr. McGrath explained that he doesn't feel that this project is beneficial to the downtown and the residents. He added that this project will require additional public safety, clean ups due to the transient students with six month leases and put a strain on many of the city's resources. Mr. McGrath added that he doesn't see where it generates economic growth. He added that there is also an apartment building a block away. Mr. Laper talked about the similar situation currently in Glens Falls, they are experiencing a similar growth as Troy, but there are not enough retailers thriving because there are not enough people that live in the downtown.

The chairman noted that we do need to continue the development north of the downtown. He asked that they clarify the extent to which this is considered student housing; a percentage. Mr. Laper advised that they want to make the apartments attractive to both students and families. He advised that it will be about 15-20% students. Mr. Hill advised that by students he is referring to graduate and upper classmen. He added that they would like to bring the growth happening downtown further north and would like to see this vacant space utilized. Mr. Cummings noted concern that there is going to be about 1000 new apartments becoming available in Troy in the span of one year. Mr. Strichman advised that there has not been a housing study done to date, but noted that we have not reached our saturation point yet. He advised that the Rosenblum apartment project is fully leased and 70% of the new tenants are from outside of the area.

Mr. Strichman explained that any project development of this size will require some type of financial assistance due to construction costs. The board noted that for any project we do, the revenue generated is more than what would be currently coming in. Mr. McGrath agreed with that statement, but in his opinion this parcel would be better off as commercial instead of residential. Mr. Anthony noted that they applicant must have done a market study to ensure that the apartments will be filled. He added that we don't have a large commercial project looking for a space, at this time, and this is the best use for a currently vacant lot. Mr. Anthony also noted that these apartments will be a good fit for graduate students that will be here during the school year and may stay an extra 1-2 years. Brian Carroll noted that everyone has a vision for the best use of the parcel, but the planning and zoning meetings are the best forum to discuss the projects as they come in; it's not

the role as an IDA board member. Brian Carroll added that he was able to tour The News apartment building and they will be fully occupied by December 2018. The chairman thanked the board for a robust discussion. (See Resolution 08/18 #1)

Paul Carroll made the motion to approve the Initial Project Resolution for the Fourth Street, LLC project.

Mark McGrath voted no.

Brian Carroll seconded the motion, motion carried.

III. Ingalls Ave and Marshal Ray project

Mr. Strichman advised the board that the long awaited Ingalls Ave Boat launch project, located next to the Marshall Ray project, started construction this week. He advised that the Marshall Ray project at 701 River Street is asking for an extension on their project until the end of October. (See Resolution 08/18 #2)

Brian Carroll made a made a motion to approve the extension of the option agreement for the Ingalls Avenue project.

Hon. Mark McGrath seconded the motion, motion carried.

IV. Adjournment to the CRC Meeting

Tina Urzan made a motion to adjourn the IDA meeting in order to convene the CRC meeting at 10:15 a.m.

Paul Carroll seconded the motion, motion carried.

Hon. Mark McGrath made a motion to reconvene the IDA portion of the meeting at 10:25 a.m.

Lou Anthony seconded the motion, motion carried.

V. Financials

Ms. Flores advised that there is \$1 Million in assets versus \$1 Million in equity. She advised no change from last month. The board had a general discussion on how the funding should be used.

Ms. Flores advised that there is a profit for the month of July of \$2,100 due to an application fee received for Kings Commons and regular monthly expenses.

Tina Urzan made a motion to approve the CRC financials as presented.

Susan Farrell seconded the motion, motion carried.

VI. New Business

Mr. Strichman advised that we will have a new Economic Development Coordinator in the next few weeks.

VII. Adjournment

With no other items to discuss, the regular board meeting was adjourned at 10:38 a.m.

Tina Urzan made a motion to adjourn the IDA meeting.

Paul Carroll seconded the motion, motion carried.

INITIAL PROJECT RESOLUTION
(Kings Commons LLC Project)

A regular meeting of the Troy Industrial Development Authority (the “Authority”) was convened on August 10, 2018 at 10:00 a.m., local time, at 433 River Street, 5th Floor, Troy, New York 12180.

The meeting was called to order by the Chairman and, upon roll being called, the following members of the Authority were:

<u>MEMBER</u>	<u>PRESENT</u>	<u>ABSENT</u>
Kevin O’Bryan	x	
Brian Carroll	x	
Hon. Anasha Cummings	x	
Hon. Mark McGrath	x	
Louis Anthony	x	
Paul Carroll	x	
Paul Strang	x	
Susan Farrell	x	
Tina Urzan	x	

The following persons were ALSO PRESENT: Justin Miller, Esq., Mary Ellen Flores, Hon. Jim Gulli, Lucas Nathan, Colton Hill, John Laper and Denee Zeigler.

After the meeting had been duly called to order, the Chairman announced that among the purposes of the meeting was to consider and take action on certain matters pertaining to a proposed project for the benefit of Kings Commons LLC.

On motion duly made by Paul Carroll and seconded by Brian Carroll, the following resolution was placed before the members of the Troy Industrial Development Authority:

Member	Aye	Nay	Abstain	Absent
Kevin O’Bryan	x			
Brian Carroll	x			
Hon. Anasha Cummings	x			
Hon. Mark McGrath		x		
Louis Anthony	x			
Paul Carroll	x			
Paul Strang	x			
Susan Farrell	x			
Tina Urzan	x			

Resolution No. 08/18 #1

RESOLUTION OF THE TROY INDUSTRIAL DEVELOPMENT AUTHORITY (THE "AUTHORITY") (i) ACCEPTING THE APPLICATION OF KINGS COMMONS LLC (THE "COMPANY") IN CONNECTION WITH A CERTAIN PROJECT (AS MORE FULLY DEFINED BELOW); (ii) AUTHORIZING THE SCHEDULING, NOTICE AND CONDUCT OF A PUBLIC HEARING WITH RESPECT TO THE PROJECT; AND (iii) DESCRIBING THE FORMS OF FINANCIAL ASSISTANCE BEING CONTEMPLATED BY THE AUTHORITY WITH RESPECT TO THE PROJECT

WHEREAS, by Title 11 of Article 8 of the Public Authorities Law of the State of New York, as amended, and Chapter 759 of the Laws of 1967 of the State of New York, as amended (hereinafter collectively called the "Act"), the **TROY INDUSTRIAL DEVELOPMENT AUTHORITY** (hereinafter called the "Authority") was created with the authority and power to own, lease and sell property for the purpose of, among other things, acquiring, constructing and equipping industrial, manufacturing and commercial facilities as authorized by the Act; and

WHEREAS, **KINGS COMMONS LLC**, for itself and/or on behalf of an entity to be formed (collectively, the "Company"), has requested the Authority's assistance with a certain project (the "Project") consisting of (i) the acquisition by the Authority of a leasehold interest in an approximately .22 acre parcel of land located at 12-14 King Street, Troy, New York 12180 (the "Land", being more particularly identified as TMID No. 101.37-3-6) and the existing improvements located thereon (the "Existing Improvements"), (ii) the planning, design, engineering, construction and operation of a five story residential facility containing 55 market rate rental apartment units, all to be leased by the Company to residential tenants, including exterior access and egress improvements, curbage, utility, parking and related site and exterior improvements upon and adjacent to the Land (collectively, the "Improvements"), (iii) the acquisition and installation by the Company in and around the Land, Existing Improvements and Improvements of certain items of equipment and other tangible personal property necessary and incidental in connection with the Company's development of the Project in and around the Land, Existing Improvements and Improvements (the "Equipment", and collectively with the Land, the Existing Improvements and the Improvements, the "Facility"), and (iv) the lease of the Facility to the Company; and

WHEREAS, pursuant to the Act, the Authority desires to adopt a resolution describing the Project and the Financial Assistance (as hereinafter defined) that the Authority is contemplating with respect to the Project; and

WHEREAS, it is contemplated that the Authority will (i) accept the Application submitted by the Company; (ii) approve the scheduling, notice and conduct of a Public Hearing with respect to the Project; and (iii) approve the negotiation, but not the execution or delivery, of certain documents in furtherance of the Project, as more fully described below.

NOW, THEREFORE, BE IT RESOLVED BY THE MEMBERS OF THE TROY INDUSTRIAL DEVELOPMENT AUTHORITY AS FOLLOWS:

Section 1. The Company has presented an application in a form acceptable to the Authority. Based upon the representations made by the Company to the Authority in the Company's application and in related correspondence, the Authority hereby finds and determines that:

(A) By virtue of the Act, the Authority has been vested with all powers necessary and convenient to carry out and effectuate the purposes and provisions of the Act and to exercise all powers granted to it under the Act; and

(B) The Authority has the authority to take the actions contemplated herein under the Act; and

(C) The action to be taken by the Authority will induce the Company to develop the Project, and otherwise furthering the purposes of the Authority as set forth in the Act; and

(D) The Project will not result in the removal of a commercial, industrial, or manufacturing plant of the Company or any other proposed occupant of the Project from one area of the State of New York (the "State") to another area of the State or result in the abandonment of one or more plants or facilities of the Company or any other proposed occupant of the Project located within the State; and the Authority hereby finds that, based on the Company's application, to the extent occupants are relocating from one plant or facility to another, the Project is reasonably necessary to discourage the Project occupants from removing such other plant or facility to a location outside the State and/or is reasonably necessary to preserve the competitive position of the Project occupants in their respective industries; and

Section 2. The proposed Financial Assistance being contemplated by the Authority includes (i) a sales and use tax exemption for materials, supplies and rentals acquired or procured in furtherance of the Project by the Company as agent of the Authority; (ii) mortgage recording tax exemption(s) in connection with secured financings undertaken by the Company in furtherance of the Project; and (iii) an abatement or exemption from real property taxes levied against the Land and Facility pursuant to a PILOT Agreement to be negotiated.

Section 3. The Chairman, Vice Chairman, and/or Executive Director/Chief Executive Officer of the Authority are hereby authorized, on behalf of the Authority, to schedule, notice and conduct a public hearing in compliance with the Act and negotiate (but not execute or deliver) the terms of (A) an Agent and Financial Assistance and Project Agreement (the "Agent Agreement"), (B) a Lease Agreement, pursuant to which the Company leases the Project to the Authority (or, a Deed of conveyance to the Authority whereby the Authority will acquire fee title to the Land and Project), (C) a related Leaseback Agreement, pursuant to which the Authority leases its interest in the Project back to the Company, (D) a PILOT Agreement, pursuant to which the Company agrees to make certain payments in-lieu-of real property taxes, and (E) related documents thereto; *provided* (i) the rental payments under the Leaseback Agreement

include payments of all costs incurred by the Authority arising out of or related to the Project and indemnification of the Authority by the Company for actions taken by the Company and/or claims arising out of or related to the Project and (ii) the terms of the PILOT Agreement are consistent with the Authority's Uniform Tax Exemption Policy or the procedures for deviation have been complied with.

Section 4. The officers, employees and agents of the Authority are hereby authorized and directed for and in the name and on behalf of the Authority to do all acts and things required and to execute and deliver all such 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 or, in the opinion of the officer, employee or agent acting, desirable and proper to effect the purposes of the foregoing resolutions and to cause compliance by the Authority with all of the terms, covenants and provisions of the documents executed for and on behalf of the Authority.

Section 5. These Resolutions shall take effect immediately.

SECRETARY'S CERTIFICATION

STATE OF NEW YORK)
COUNTY OF RENSSELAER)

I, Denee Zeigler, the undersigned, Acting Secretary of the Troy Industrial Development Authority (the "Authority"), do hereby certify that I have compared the foregoing extract of the minutes of the meeting of the members of the Authority, including the Resolution contained therein, held on August 10, 2018, with the original thereof on file in my office, and that the same is a true and correct copy of said original and of such Resolution set forth therein and of the whole of said original so far as the same relates to the subject matters therein referred to.

I FURTHER CERTIFY that (A) all members of the Authority had due notice of said meeting; (B) said meeting was in all respects duly held; (C) pursuant to Article 7 of the Public Officers Law (the "Open Meetings Law"), said meeting was open to the general public, and due notice of the time and place of said meeting was duly given in accordance with such Open Meetings Law; and (D) there was a quorum of the members of the Authority present throughout said meeting.

I FURTHER CERTIFY that, as of the date hereof, the attached Resolution is in full force and effect and has not been amended, repealed or rescinded.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of the Authority this 10th day of August, 2018.



Denee Zeigler

AUTHORIZING RESOLUTION

(Ingalls Avenue Project – Authorizing Extension of Option Agreement)

A regular meeting of the Troy Industrial Development Authority (the “Authority”) was convened on August 10, 2018 at 10:00 a.m., local time, at 433 River Street, 5th Floor, Troy, New York 12180.

The meeting was called to order by the Chairman and, upon roll being called, the following members of the Authority were:

<u>MEMBER</u>	<u>PRESENT</u>	<u>ABSENT</u>
Kevin O’Bryan	x	
Brian Carroll	x	
Hon. Anasha Cummings	x	
Hon. Mark McGrath	x	
Louis Anthony	x	
Paul Carroll	x	
Paul Strang	x	
Susan Farrell	x	
Tina Urzan	x	

The following persons were ALSO PRESENT: Justin Miller, Esq., Mary Ellen Flores, Hon. Jim Gulli, Lucas Nathan, Colton Hill, John Laper and Denee Zeigler.

After the meeting had been duly called to order, the Chairman announced that among the purposes of the meeting was to consider and take action on certain matters pertaining to the Authority’s land ownership on President Street and a proposed project for the benefit of 701 River Street Associates, LLC, for itself or an entity to be formed.

On motion duly made by Brian Carroll and seconded by Mark McGrath, the following resolution was placed before the members of the Troy Industrial Development Authority:

Member	Aye	Nay	Abstain	Absent
Kevin O’Bryan	x			
Brian Carroll	x			
Hon. Anasha Cummings	x			
Hon. Mark McGrath	x			
Louis Anthony	x			
Paul Carroll	x			
Paul Strang	x			
Susan Farrell	x			
Tina Urzan	x			

Resolution No. 08/18 #2

RESOLUTION OF THE TROY INDUSTRIAL DEVELOPMENT AUTHORITY
AUTHORIZING THE EXTENSION OF A CERTAIN OPTION AGREEMENT
(AS DEFINED HEREIN) RELATING TO PROPERTY LOCATED AT
PRESIDENT STREET, TROY, NEW YORK

WHEREAS, by Title 11 of Article 8 of the Public Authorities Law of the State of New York, as amended, and Chapter 759 of the Laws of 1967 of the State of New York, as amended (hereinafter collectively called the “Act”), the **TROY INDUSTRIAL DEVELOPMENT AUTHORITY** (hereinafter called the “Authority”) was created with the authority and power to own, lease and sell property for the purpose of, among other things, acquiring, constructing and equipping industrial, manufacturing and commercial facilities within the City of Troy, Rensselaer County, New York (the “City”) as authorized by the Act; and

WHEREAS, the Authority previously acquired approximately 2.6 acres located along the Hudson River on President Street (between Middleburg Street and Ingalls Avenue) in the City and identifiable by the following section, block and lot number: 90.70-1-7 (collectively, the “Parcel”); and

WHEREAS, in connection with acquiring the Parcel, the Authority received partial funding in the amount of \$107,000.00 (the “Company Contribution”) from 701 River Street Associates, LLC (the “Company”) in connection with a proposed project to be undertaken by the Company on and adjacent to the Parcel, and, in exchange for said Company Contribution, the Authority and Company entered into a certain Exclusive Option Agreement, dated as of April 28, 2017 (the “Option Agreement”), wherein the Company was provided with exclusive rights to lease and acquire an approximately 1.36 acre portion of the Parcel (the “Upland Parcel”) to be included within the Company project (the “Company Option”); and

WHEREAS, the Option Agreement, as extended, requires the Company to exercise the Company Option on or before August 28, 2018, however, the Company has requested an additional extension to finalize financing and other matters related to their Project (the “Extension”); and

WHEREAS, the Authority desires to authorize the Extension through October 31, 2018.

NOW, THEREFORE, BE IT RESOLVED BY THE MEMBERS OF THE TROY INDUSTRIAL DEVELOPMENT AUTHORITY AS FOLLOWS:

Section 1. The Authority hereby authorizes the Extension.

Section 2. The Chairman, Vice Chairman, and/or Executive Director/Chief Executive Officer of the Authority are hereby authorized, on behalf of the Authority, to execute and deliver

documents and agreements necessary to effectuate the foregoing, with such changes and revisions as may be approved by such officers and counsel to the Authority.

Section 3. The officers, employees and agents of the Authority are hereby authorized and directed for and in the name and on behalf of the Authority to do all acts and things required and to execute and deliver all such 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 or, in the opinion of the officer, employee or agent acting, desirable and proper to effect the purposes of the foregoing resolutions and to cause compliance by the Authority with all of the terms, covenants and provisions of the documents executed for and on behalf of the Authority.

Section 4. This Resolution shall take effect immediately.

SECRETARY'S CERTIFICATION

STATE OF NEW YORK)
COUNTY OF RENSSELAER)

I, Denee Zeigler, the undersigned, Secretary of the Troy Industrial Development Authority (the "Authority"), do hereby certify that I have compared the foregoing extract of the minutes of the meeting of the members of the Authority, including the Resolution contained therein, held on August 10, 2018, with the original thereof on file in my office, and that the same is a true and correct copy of said original and of such Resolution set forth therein and of the whole of said original so far as the same relates to the subject matters therein referred to.

I FURTHER CERTIFY that (A) all members of the Authority had due notice of said meeting; (B) said meeting was in all respects duly held; (C) pursuant to Article 7 of the Public Officers Law (the "Open Meetings Law"), said meeting was open to the general public, and due notice of the time and place of said meeting was duly given in accordance with such Open Meetings Law; and (D) there was a quorum of the members of the Authority present throughout said meeting.

I FURTHER CERTIFY that, as of the date hereof, the attached Resolution is in full force and effect and has not been amended, repealed or rescinded.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal, if any, of the Authority this 10th day of August, 2018.



Denee Zeigler
Denee Zeigler