
Chair

Heidi Knoblauch

Vice-Chair

Andy Ross



Board Members

Hon. Monica Kurzejeski

Hon. David Bissember

Executive Director

Steven Strichman

**Board of Directors Meeting
Planning Department Conference Room
City Hall
433 River Street, Suite 5001
Troy, New York 12180**

September 20, 2019

9:00 a.m.

AGENDA

- I. Approval of Minutes from the August 16, 2019 board meeting.
- II. Executive Director's report
- III. Old Business
 1. Franklin Alley Project
 2. King Fuels Remediation
 3. County Waste
- IV. New Business
- V. Financials
- VI. Finance Committee – 2020 Budget
- VII. Adjournment



**Regular Board Meeting
Minutes**

**August 16, 2019
9:00 a.m.**

BOARD MEMBERS PRESENT: Heidi Knoblauch, Hon. Monica Kurzejeski, Hon. David Bissember and Steve Strichman

ABSENT: Andy Ross

ALSO IN ATTENDANCE: Justin Miller, Esq., Dylan Turek, Dan Palmer and Denee Zeigler

The regular board meeting was called to order at 9:05 a.m.

I. Minutes

The board reviewed the minutes from the July 19, 2019 meeting.

Hon. Monica Kurzejeski made a motion to approve the minutes for the July 19, 2019 meeting.

Hon. David Bissember seconded the motion, motion carried.

II. Executive Directors report

Troy Kitchen Loan – Mr. Strichman advised that the loan has been paid consistently late and he will look into reworking his loan as previously discussed.

Budget – Mr. Strichman advised that he will be working on a draft for the September meeting.

Financials – Mr. Strichman noted that there will be no financials presented today.

Monument Sq. – Mr. Strichman advised that the LDC was involved with the RFP process for this project and we are working with the city to have an option written into the agreement that would allow us to negotiate the development agreement.

III. Old Business

Franklin Alley Project - Mr. Strichman explained that at our last meeting, we approved expenditures for design and construction administration. He noted that there have been changes since then; the county would like to participate and the art center is working with the building owners. He explained because those two items are not in place yet, we will have a finalized document in September. Ms. Kurzejeski asked about the timing of the art. Mr. Strichman noted it should be able to be

completed by mid-October. Mr. Bissember asked about the work that is planned. Mr. Strichman explained that there is a drainage and curb issues that need to be addressed.

King Fuels Remediation - Mr. Strichman advised the remediation starts Monday, August 19th. He advised met with National Grid regarding the re-amendment of the license agreement which will allow them do repair work on their gas pipeline. Mr. Miller explained they originally came to us in January. There have been two amendments in between; this will be the final amendment for the repairs. Mr. Strichman also noted that there was discussion with National Grid regarding the remediation of the site. He was advised that it will be a three year process.

Mr. Strichman made a motion to approve the amendment of the license agreement with National Grid to repair the gas pipeline at the King Fuels site.

Hon. Monica Kurzejeski seconded the motion, motion carried.

IV. New Business

Accepting property from the City of Troy – Mr. Strichman noted that there are three properties that he would like the board to consider accepting from the city; one on Congress Street, one on Federal Street and one on Northern Drive. He noted that we will need to do a survey of the parcels. (See attached Resolution 08/19 #1)

Hon. Monica Kurzejeski made a motion to approve the acquisition of the three properties discussed by the Troy LDC from the City of Troy.

Hon. David Bissember seconded the motion, motion carried.

7th Avenue Park – Ms. Kurzejeski explained to the board that CHA is doing a re-design of the park located on Ingalls and 7th. It will be going out to bid in the fall and most of the funding is in place. Ms. Kurzejeski noted that there are several different types of funding involved in the project; some are from private foundations. Ms. Kurzejeski talked about the challenges faced by private foundations providing funding to a municipality. She asked that the LDC would act as a fiscal agent for this project. (See attached Resolution 08/19 #2)

Hon. David Bissember made a motion to allow the LDC to act as a fiscal agent for the 7th Ave Park.

Steven Strichman seconded the motion.

Hon. Monica Kurzejeski abstained.

Motion carried.

County Waste – Mr. Strichman explained that they are working with the City on an amendment to the lease with County Waste regarding disposal fees and road maintenance. Mr. Strichman noted he will have updates in September.

Polystyrene Legislation – Mr. Bissember spoke about the legislation proposed by the City Council to reduce the use of polystyrene within the city. He advised that they were working on an idea with business owners to set up a bulk purchase agreement for small businesses in Troy to shift away from polystyrene. Mr. Miller noted that the CRC can provide funding for citywide initiatives. Ms. Kurzejeski explained that she has talked this over with the city's recycling coordinator about the possibilities of getting grant funding. Receiving the grant would mean they cannot charge a fee for the materials, but the city cannot give them away. She explained

that an outside entity would need to manage it. The chair explained that she will work with Mr. Bissember to find the right organization to manage the proposed program.

V. Adjournment

With no additional business to discuss, the LDC board meeting was adjourned at 9:50 a.m.

**Hon. Monica Kurzejeski made a motion to adjourn the LDC board meeting.
Hon. David Bissember seconded the motion, motion carried.**

DRAFT

AUTHORIZING RESOLUTION
(Acceptance of Parcels from City of Troy)

A regular meeting of the Troy Local Development Corporation was convened on August 16, 2019, at 9:00 a.m.

The following resolution was duly offered and seconded, to wit:

Resolution No. 08/19 #1

RESOLUTION OF THE TROY LOCAL DEVELOPMENT CORPORATION
AUTHORIZING THE ACCEPTANCE OF CERTAIN PARCELS OF LAND
(AS FURTHER IDENTIFIED HEREIN) FROM THE CITY OF TROY,
ALONG WITH RELATED MATTERS

WHEREAS, The Troy Local Development Corporation (the “Corporation”) is a duly-established, not-for-profit local development corporation of the State pursuant to Section 1411(h) of the Not-for-Profit Corporation Law (“N-PCL”) and a Certificate of Reincorporation filed on April 5, 2010 (the “Certificate”) established for the charitable and public purposes of relieving and reducing unemployment, promoting and providing for additional and maximum employment, bettering and maintaining job opportunities, instructing or training individuals to improve or develop their capabilities for such jobs, by encouraging the development of, or retention of, an industry in the community or area, and lessening the burdens of government and acting in the public interest; and

WHEREAS, pursuant to Ordinance 46 of 2019, adopted on June 6, 2019, the City of Troy authorized the transfer of three (3) parcels of real property to the Corporation, including (i) a parcel on Congress Street at 7th (101.62-1-2), (ii) a parcel at Federal Street (101.46-1-2.1), and (iii) a parcel at 16 Northern Drive (80.25-5-1) (collectively, the “Parcels”), such authorization being subject to the Corporation paying all closing costs, including updated title reports and surveys; and

WHEREAS, the Corporation desires to authorize the acceptance of title to the Parcels from the City, subject to the Corporation engaging title and survey providers and/or securing third party provided title and survey materials from third party developers that may be interested in acquiring one or more of the Parcels.

NOW, THEREFORE, BE IT RESOLVED BY THE MEMBERS OF THE TROY LOCAL DEVELOPMENT CORPORATION AS FOLLOWS:

Section 1. The Corporation finds and determines that:

(A) The Corporation has been vested with all powers necessary and convenient to carry out and effectuate the purposes and provisions of the N-PCL and to exercise all powers granted to it under the Act;

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

(C) The Corporation has identified the transfer of the Parcels as an Unlisted Action pursuant to the State Environmental Quality Review Act (“SEQRA”) for which the Corporation has prepared a Short Environmental Assessment Form (“EAF”). Based upon the Corporation’s uncoordinated review of same, along with related materials, the Corporation hereby finds that the acceptance of title to the Parcels will not have any negative effect on the environment and adopts a Negative Declaration relating to same.

Section 2. The Corporation hereby authorizes acceptance of title to the Parcels from the City, subject to the Corporation engaging title and survey providers and/or securing third party provided title and survey materials from third party developers that may be interested in acquiring one or more of the Parcels. Any such engagement or costs shall be undertaken in conformance with the policies of the Corporation, with direct expenditures to be approved by the Corporation. The Chairman, Vice Chairman, and/or Executive Director/Chief Executive Officer of the Corporation are hereby authorized, on behalf of the Corporation, to facilitate the foregoing authorizations.

Section 3. The officers, employees and agents of the Corporation are hereby authorized and directed for and in the name and on behalf of the Corporation 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 Corporation with all of the terms, covenants and provisions of the documents executed for and on behalf of the Authority.

Section 4. These Resolutions shall take effect immediately.

	<i>Yea</i>	<i>Nea</i>	<i>Absent</i>	<i>Abstain</i>
Hon. David Bissember	[X]	[]	[]	[]
Dr. Heidi Knoblauch	[X]	[]	[]	[]
Monica Kurzejeski	[]	[]	[]	[X]
Andrew Ross	[]	[]	[X]	[]
Steven Strichman	[X]	[]	[]	[]

The Resolution was thereupon duly adopted.

STATE OF NEW YORK)
COUNTY OF RENSSELAER) ss.:

I, the undersigned Secretary of the Troy Local Development Corporation, DO HEREBY CERTIFY:

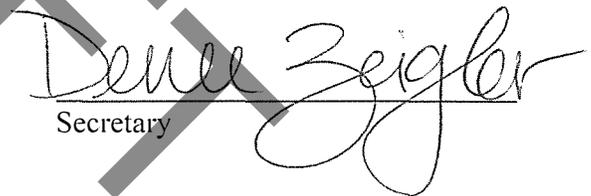
That I have compared the annexed extract of minutes of the meeting of the Troy Local Development Corporation (the " Corporation "), including the resolution contained therein, held on August 16, 2019 with the original thereof on file in my office, and that the same is a true and correct copy of the proceedings of the Corporation and of such resolution set forth therein and of the whole of said original insofar as the same related to the subject matters therein referred to.

I FURTHER CERTIFY, that all members of said Corporation had due notice of said meeting, that the meeting was in all respects duly held and that, pursuant to Article 7 of the Public Officers Law (Open Meetings Law), said meeting was open to the general public, and that public notice of the time and place of said meeting was duly given in accordance with such Article 7.

I FURTHER CERTIFY, that there was a quorum of the members of the Corporation 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 modified.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of said Corporation this 16TH day of August, 2019.


Secretary

[SEAL]

AUTHORIZING RESOLUTION
(Seventh Avenue Park Rehabilitation Project)

A regular meeting of the Troy Local Development Corporation was convened on August 16, 2019, at 9:00 a.m.

The following resolution was duly offered and seconded, to wit:

Resolution No. 08/19 #2

RESOLUTION OF THE TROY LOCAL DEVELOPMENT CORPORATION
AUTHORIZING THE ACCEPTANCE AND DISTRIBUTION OF
CHARITABLE DONATIONS AND THE ESTABLISHMENT OF A PROJECT
FUND TO SUPPORT THE IMPROVEMENT AND EQUIPPING OF THE
SEVENTH AVENUE PARK IN THE CITY OF TROY

WHEREAS, The Troy Local Development Corporation (the “Corporation”) is a duly-established, not-for-profit local development corporation of the State pursuant to Section 1411(h) of the Not-for-Profit Corporation Law (“N-PCL”) and a Certificate of Reincorporation filed on April 5, 2010 (the “Certificate”) established for the charitable and public purposes of relieving and reducing unemployment, promoting and providing for additional and maximum employment, bettering and maintaining job opportunities, instructing or training individuals to improve or develop their capabilities for such jobs, by encouraging the development of, or retention of, an industry in the community or area, and lessening the burdens of government and acting in the public interest; and

WHEREAS, as a supporting organization of the City of Troy (the “City”), the Corporation desires to help facilitate and fund a proposed project (the “Project”) being undertaken by the City of Troy (the “City”) to rehabilitate the Seventh Avenue Park in the City, including the planning, design, construction and installation of site improvements, splash pad, basketball court, playground areas and equipment, restroom buildings, and related improvements and equipment; and

WHEREAS, as a not-for-profit supporting organization of the City and recognized 501(c)(3) charitable entity, the Corporation desires to assist the City with funding the Project through the solicitation, acceptance and distribution of private sector donations for the benefit of the City and Project (herein, the “Donations”), such Donations to be pledged to the City for use in connection with the Project; and

WHEREAS, the Corporation desires to authorize (i) the solicitation, acceptance and distribution of the Donations, (ii) the provision of charitable contribution receipts to donors for tax purposes, and (iii) related matters.

NOW, THEREFORE, BE IT RESOLVED BY THE MEMBERS OF THE TROY LOCAL DEVELOPMENT CORPORATION AS FOLLOWS:

Section 1. The Corporation finds and determines that:

(A) The Corporation has been vested with all powers necessary and convenient to carry out and effectuate the purposes and provisions of the N-PCL and to exercise all powers granted to it under the Act;

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

(C) The City previously reviewed the Project pursuant to the State Environmental Quality Review Act (“SEQRA”) and adopted findings relative thereto. No further SEQRA review is necessary.

Section 2. The Corporation hereby authorizes the solicitation, acceptance and distribution of the Donations and the provision of charitable contribution receipts to donors for tax purposes. The Corporation hereby further authorizes the establishment of a restricted fund to exclusively accept and distribute the Donations to the City. The Chairman, Vice Chairman, and/or Executive Director/Chief Executive Officer of the Corporation are hereby authorized, on behalf of the Corporation, to execute and deliver donation receipts and any associated tax documentation to facilitate the foregoing.

Section 3. The officers, employees and agents of the Corporation are hereby authorized and directed for and in the name and on behalf of the Corporation 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 Corporation with all of the terms, covenants and provisions of the documents executed for and on behalf of the Authority.

Section 4. These Resolutions shall take effect immediately.

	<i>Yea</i>	<i>Nea</i>	<i>Absent</i>	<i>Abstain</i>
Hon. David Bissember	[X]	[]	[]	[]
Dr. Heidi Knoblauch	[X]	[]	[]	[]
Monica Kurzejeski	[X]	[]	[]	[]
Andrew Ross	[]	[]	[X]	[]
Steven Strichman	[X]	[]	[]	[]

The Resolution was thereupon duly adopted.

STATE OF NEW YORK)
COUNTY OF RENSSELAER) ss.:

I, the undersigned Secretary of the Troy Local Development Corporation, DO HEREBY CERTIFY:

That I have compared the annexed extract of minutes of the meeting of the Troy Local Development Corporation (the " Corporation "), including the resolution contained therein, held on August 16, 2019 with the original thereof on file in my office, and that the same is a true and correct copy of the proceedings of the Corporation and of such resolution set forth therein and of the whole of said original insofar as the same related to the subject matters therein referred to.

I FURTHER CERTIFY, that all members of said Corporation had due notice of said meeting, that the meeting was in all respects duly held and that, pursuant to Article 7 of the Public Officers Law (Open Meetings Law), said meeting was open to the general public, and that public notice of the time and place of said meeting was duly given in accordance with such Article 7.

I FURTHER CERTIFY, that there was a quorum of the members of the Corporation 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 modified.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of said Corporation this 16TH day of August, 2019.


Secretary

[SEAL]