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**Chair**

Justin Nadeau



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**Board Members**

Chris Nolin

**Vice-Chair**

Andy Ross

**Executive Director**

Steven Strichman

**Board of Directors Meeting**

**City Hall  
Planning Dept. Conference Room  
433 River Street, Suite 5001  
Troy, NY 12180**

**November 18, 2022**

**9:00 a.m.**

**AGENDA**

- I. Approval of Minutes from the September 16, 2022 Board Meeting.
- II. Executive Director's Report
- III. Alamo Sale to City - amend
- IV. Solar Panel Lease – County Waste building
- V. Executive Session – property disposition negotiations
- VI. 2023 Budget adoption
- VII. Financials
- VIII. Adjournment



**Regular Board Meeting  
Minutes**

**September 16, 2022  
9:00 a.m.**

**BOARD MEMBERS PRESENT:** Justin Nadeau, Andy Ross and Steven Strichman

**ABSENT:** Christopher Nolin

**ALSO IN ATTENDANCE:** Matt Jones and Denee Zeigler

The regular board meeting was called to order at 9:00 a.m.

I. Minutes

The board reviewed the minutes from the May 20, 2022 regular board meeting.

**Steven Strichman made a motion to approve the minutes for May 20, 2022.  
Andy Ross seconded the motion, motion carried.**

II. Executive Directors Report

**Alamo** – The sale has not gone through but is currently in process working through the contract details.

**King Fuels** – This sale has been delayed due to South Troy Industrial Access Road issues and we may need to get an extension of the payback of CRC loan. The remediation is going well and the gas pipeline has been installed. Phase 1 should be completed by the end of 2023. Mr. Ross asked if someone signs off on the work when complete. Mr. Strichman advised NYS DEC will do a final inspection.

III. Budget discussion

The budget is due to the ABO next month. A draft budget has been created and distributed to the board members. Some of the items still need to be worked out before adoption at the next meeting. The CRC loan will have to be added in; \$115,000 towards the sale of the Alamo and the rest for operating expenses for 2022. Mr. Ross asked if there were any additional expenditures that would come up for the sale of the King Fuels site. Mr. Strichman advised there shouldn't be any large expenses, but there will be costs such as surveys and subdivision before a sale occurs. Mr. Strichman advised that the rental and financing income line includes the

National Grid, BSM and County Waste rent. He noted those numbers will require updating before approval next month. There will be an Audit and Finance Committee meeting next month to review the budget in detail.

IV. Financials

Mr. Jones went over the statement of financial position noting that as of August 31, 2022 our total assets stand at \$2,633,137. He advised \$174,462 in cash with \$881,779 in liabilities, leaving a fund balance of \$2,004,831. Most significant change was the from the reimbursement of the Waste Connections PILOT which is paid as of today.

Mr. Jones went over the statement of activity for the month of August noting a surplus of \$4,378. The most significant source of revenue was for the PILOT reimbursement and the largest expense was the PILOT payment.

**Steven Strichman made a motion to approve the financials as presented.  
Andy Ross seconded the motion, motion carried.**

V. Adjournment

With no other items to discuss, the regular board meeting was adjourned at 9:23 a.m.

**Steven Strichman made a motion to adjourn the regular board meeting at 9:23 a.m.  
Andy Ross seconded the motion, motion carried.**