

RENSSELAER COUNTY INDUSTRIAL DEVELOPMENT

Minutes of the Public Meeting held on: February 12, 2015
In the Ned Pattison Government Center

Members Attending: John Clinton, Cynthia Henninger, Ronald Bounds and Michael Della Rocco

Members Absent: Sandra Brown, Douglas Baldrey and James Church

Staff & Guests Attending: Robin LaBrake, Jay Sherman, Peter Kehoe, Nadene Zeigler and James Lozano, Robert Gach, Robert Fernandez and Richard Dewey (NYISO) and Molly Eadie (The Record)

The Chairman, John Clinton, called the meeting to order at 4:00 p.m.

Public Comment Period: The Chairman opened the floor for comments from the public. There were no comments.

Minutes Of the Previous Meeting: C. Henninger made a motion to accept the minutes as written. M. Della Rocco seconded the motion, which was approved unanimously.

Budget Report: The budget report for the month of January 2015 was presented by J. Lozano. After a brief discussion, M. Della Rocco motioned to approve the budget report. R. Bounds seconded the motion, which was approved unanimously.

Public Hearing Resolution – MetLife Project: J. Clinton introduced a Resolution Authorizing The Executive Director Of Rensselaer County Industrial Development Agency To Hold A Public Hearing Regarding A Proposed Commercial Project To Be Undertaken For The Benefit Of Metropolitan Life Insurance Company. After a brief discussion, M. Della Rocco made a motion to approve the resolution. C. Henninger seconded the motion, which was approved unanimously.

SEQR Resolution – MetLife Project: J. Clinton introduced a Resolution Determining That An Action To Undertake A Proposed Commercial Project For

Metropolitan Life Insurance Company Is A “Type II Action” And That No Further Action Is Required Under SEQRA With Respect Thereto. After a brief discussion, M. Della Rocco made a motion to approve the resolution. R. Bounds seconded the motion, which was approved unanimously.

PILOT Deviation Notice And Public Hearing Resolution To Amend PILOT – NYISO Project: J. Clinton introduced a Resolution Authorizing The Executive Director To (A) Send A Letter To The Chief Executive Officers Of The Affected Taxing Entities Informing Them Of A Proposed Deviation From The Agency’s Uniform Tax Exemption Policy And (B) Conduct A Public Hearing In Connection With The Proposed The New York Independent System Operator, Inc. Project. After a brief discussion, R. Bounds made a motion to approve the resolution. C. Henninger seconded the motion, which was approved unanimously.

Quackenbush Building Project: J. Sherman gave the board members an update on the progress of the Quackenbush project. Mr. Sherman mentioned that he spoke with Penny Hill of Hudson Valley Community College and that she informed him that the whole building is designated as StartUp NY space. There was also a discussion on whether the IDA will collect rent from sub-tenants or if the building landlord will and then bill the IDA the monthly rent less the sub-lease payments. The Board indicated that the IDA should collect rents and then pay the contracted monthly rent rate to Quackenbush Properties, LLC. Mr. Sherman discussed the need for some office furniture and asked permission to send out a Request for Quotes for used furniture to furnish the conference room and two offices. P. Kehoe stated that the IDA Procurement Policy does not require publication of a Request for Quotes and that the staff could verbally get quotes from at least three vendors. The board members suggested possible vendors to use and Mr. Bounds suggested Mr. Sherman contact Davies Office Refurbished Furniture. J. Sherman concluded his update by informing the board that there is a potential tenant interested in office space within the IDA leased space, however, the company is not a start up company. The board agreed that the company should look at the space and if they are interested the IDA would allow the company to sub lease to mitigate the IDA’s expenses.

Discussion on Various Policies: R. Bounds made a motion to enter into Executive Session to discuss personnel issues. C. Henninger seconded the motion, which was approved unanimously. The Board entered into Executive Session. R. Bounds made a motion to come out of Executive Session. M. Della Rocco seconded the

motion, which was approved unanimously. No action was taken regarding the policies.

South Troy Industrial Park Update: P. Kehoe gave the board members a brief update on the status of the DEC easement and mentioned that there are two prospective buyers for the remaining parcels.

Other Business: R. Bounds informed the other board members that there is an organization called Accelerate 518. Their mission is to assist small businesses. Mr. Bounds asked the members if they are interested in having members of the organization come in to make a presentation. The members were agreeable to setting up a presentation.

Adjournment: C. Henninger made a motion to adjourn the meeting. It was seconded by M. Della Rocco and approved unanimously. The meeting adjourned at 6:15 p.m.

Respectfully submitted,

A handwritten signature in cursive script that reads "Robin L. LaBrake". The signature is written in dark ink and is positioned above the typed name.

Robin L. LaBrake, Staff