

RENSSELAER COUNTY

INDUSTRIAL DEVELOPMENT

Minutes of the Public Meeting held on: July 9, 2015
In the Ned Pattison Government Center

Members Attending: John Clinton, Cynthia Henninger, Ronald Bounds, Douglas Baldrey, Michael Della Rocco and James Church

Members Absent: Sandra Brown

Staff & Guests Attending: Robert Pasinella, Robin LaBrake, Jay Sherman, Peter Kehoe, George Cregg, Mary Ellen Flores, Terrence Blanchfield (Troy City School District), Ace Ellis and Stephen Reilly (Emma Willard School), Tim Haskins and Bill Flanigan (United Group of Companies), Jeff Mirel and F. Redmond Griffin (Rosenblum Development Corporation), Kenneth Crowe (Times Union)

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. Terrence Blanchfield, Interim Assistant Superintendent for Business, Troy City School District, asked to speak regarding the proposed payment in lieu of tax deviation for the Quackenbush Properties project. Mr. Blanchfield stated that the school district understands and supports PILOT programs and understands the economic values to it. He went on to say that the School Board, Superintendent and community disagree with the possibility of deviating from the normal practice and policy of how the PILOTs are developed. The School District struggles with revenues like everyone else and they prefer that the IDA to stick with normal practice because otherwise it would set precedent in the future. He doesn't know if it would affect current PILOTs, there are about 25 or 26 in the district between the County and the City.

An email was received from Bill Dunne, Commissioner of Economic Development and Planning, City of Troy, commenting on the proposed PILOT for the Quackenbush project. The email was distributed and entered into record (a copy of which is attached).

There were no other comments and so Mr. Clinton closed the public comment period.

Minutes Of the Previous Meeting (6/11/15): M. Della Rocco made a motion to accept the minutes as written. D. Baldrey seconded the motion, which was approved unanimously.

Report of Public Hearing – Emma Willard Project (7/2/15): J. Sherman discussed the report of the public hearing for the Emma Willard project, which was held on July 2, 2015. R. Bounds made a motion to accept the reports as written. C. Henninger seconded the motion, which was approved unanimously.

Budget Report: The budget report for the month of June 2015 was presented by M. Flores. After a brief discussion, D. Baldrey motioned to approve the budget report. C. Henninger seconded the motion, which was approved unanimously.

PILOT Deviation Approval Resolution – Quackenbush Properties Project: J. Clinton introduced a Resolution Approving A Deviation From The Agency's Uniform Tax Exemption Policy In Connection With The Quackenbush Properties, LLC Project. After a brief discussion, C. Henninger made a motion to approve the resolution. R. Bounds seconded the motion, which was approved unanimously.

Bond Resolution – Emma Willard Project: J. Clinton introduced a Resolution Authorizing The Issuance And Sale By Rensselaer County Industrial Development Agency Of Its Civic Facility Revenue Bonds (Emma Willard School Refunding Project), Series 2015A In The Aggregate Principal Amount Not To Exceed Twenty-Two Million Dollars (22,000,000) And the Execution Of Related Documents. After a brief discussion, D. Baldrey made a motion to approve the resolution. M. Della Rocco seconded the motion, which was approved unanimously.

PILOT Deviation Notice Resolution – Rosenblum Properties, LLC Project: J. Clinton introduced a Resolution Authorizing The Executive Director To 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 In Connection With The Proposed Rosenblum Properties, LLC. After a brief discussion, C. Henninger made a motion to table the resolution. R. Bounds seconded the motion, which was approved unanimously. The resolution was tabled.

Resolution Amending Granting of License – Bleeding Disorders Association of Northeastern New York: J. Clinton introduced a Resolution Authorizing

Amendment Of License To Bleeding Disorders Association Of New York To Occupy And Use Certain Space In The Quackenbush Building. After a brief discussion, R. Bounds made a motion to approve the resolution. D. Baldrey seconded the motion, which was approved unanimously.

Resolution Authorizing Participation in Sponsorship – Semicon West: J. Clinton introduced a Resolution Authorizing Participation In Sponsorship Of Event At Annual Semicon West Trade Show. After a brief discussion, R. Bounds made a motion to approve the resolution. D. Baldrey seconded the motion, which was approved unanimously.

Other Business: (Three Items)

Recapture Provision: J. Clinton asked for confirmation that the Agency has a Recapture Provision. G. Cregg stated that a Recapture Agreement is part of the signed closing documents.

Personnel Matters: C. Henninger asked that going forward any personnel matters be discussed in executive session and not in the open meeting forum. After a discussion, it was agreed upon to do so as long as the reason for discussing the matter in executive session falls within the Open Meeting Law guidelines.

Contracts: R. Bounds commented that he felt the board was not being given ample time to review items such as contracts before being asked to vote on them. After a discussion, R. Bounds made a motion that any contracts would be distributed one week prior to the meeting in which the board is asked to vote on said contract. J. Church seconded the motion, which was approved unanimously.

Adjournment: R. Bounds made a motion to adjourn the meeting. It was seconded by D. Baldrey and approved unanimously. The meeting adjourned at 5:35 p.m.

Respectfully submitted,

A handwritten signature in cursive script that reads "Robin L. LaBrake". The signature is written in dark ink on a white background.

Robin L. LaBrake, Staff

Pasinella, Robert

From: Bill.Dunne <Bill.Dunne@troyny.gov>
Sent: Thursday, July 09, 2015 12:51 PM
To: Pasinella, Robert
Cc: jmiller@HarrisBeach.com; kevinobryan3@gmail.com; Lou.Rosamilia; Sharon Martin; carmelloj@troycsd.org
Subject: Quackenbush PILOT

Hello Bob:

I just wanted to send you a quick note about the proposed Quackenbush PILOT prior to this afternoon's meeting, which I'm unable to attend. While no one is questioning how important a renovated Quackenbush building is to downtown Troy, the agreement being offered is just too generous. We work diligently every day to grow our tax base, but the City's is nowhere near as broad as the County's and short of burdening property owners, we have no way to pay for the ever increasing number of unfunded mandates we face. Additional consideration would be appreciated. Please be advised that the Chairman of the TIDA, Kevin O'Bryan and members of the board share these concerns. Please enter is into the record of this afternoon's meeting.

Sincerely,

Bill

Bill Dunne
Commissioner
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[Troy Local Development Corporation](#)

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