

STATE OF NEW YORK : RENSSELAER COUNTY

THE PUBLIC MEETING OF
THE RENSSELAER COUNTY INDUSTRIAL
DEVELOPMENT AGENCY

DATE: NOVEMBER 12, 2020
TIME: 4:00 P.M.

THE MEETING IS BEING HELD ELECTRONICALLY VIA CONFERENCE CALL DUE
TO COVID-19

PRESENT VIA TELECONFERENCE:

JOHN CLINTON – CHAIRMAN

DOUGLAS BALDREY – MEMBER

RONALD BOUNDS – MEMBER

MICHAEL DELLA ROCCA – MEMBER

CYNTHIA HENNINGER – MEMBER

ROBERT PASINELLA – EXECUTIVE DIRECTOR

ROBIN LaBRAKE – ASSISTANT TO THE DIRECTOR

JAY SHERMAN – CONSULTANT

MARY ELLEN FLORES – CFO FOR HIRE

PETER KEHOE, ESQ. – SPECIAL AGENCY COUNSEL

JOHN SWEENEY, ESQ. – AGENCY COUNSEL

MELISSA BENNETT, ESQ. – SPECIAL COUNSEL

NADENE ZEIGLER, ESQ. – SPECIAL COUNSEL

DR. TOM TRISCARI, CONSULTANT

CHAIRMAN CLINTON: Okay, next. We'll move onto the Rensselaer County Industrial Development Agency on the Agenda, um...

[PAUSE]

CHAIRMAN CLINTON: The following will be considered at the meeting of October 8, 2020. The Public Comment period, that period is set aside for anyone who wants to speak for or against any item or items on the agenda – is there anyone that does want to speak for or against?

[PAUSE]

CHAIRMAN CLINTON: Going once, going twice... Going a third time. No one there. Do we have a motion to accept the uh... so the...

ROBIN LaBRAKE: Eight seven – Eight seven seven. Yup. Four two two. [PAUSE] Four two two, eight six one four. [PAUSE] Eight six one four.

[PAUSE] [INAUDIBLE]

CHAIRMAN CLINTON: I though you said...

ROBIN LaBRAKE: Yes it is. Right on the front of the agenda.

CHAIRMAN CLINTON: We didn't go to the – the uh previous meeting minutes...

[INAUDIBLE]

ROBIN LaBRAKE: Same one. They're both the same. [PAUSE] Yup. Okay. Next.

CHAIRMAN CLINTON: Okay, so uh, go to the minutes of the previous meeting?

ROBIN LaBRAKE: Yes.

CHAIRMAN CLINTON: Okay, we have item number two on the agenda, the minutes of the previous meeting of 10/8/20, those minutes are before us. If anyone wants to take a look, if anyone has any comments on that, please let us know.

[INAUDIBLE] [PAUSE]

MEMBER HENNINGER: Mr. Chairman, I'll make a motion that we accept the minutes as presented.

CHAIRMAN CLINTON: Thank you Cindy, seconded by?

MEMBER DELLA ROCCO: Mike.

CHAIRMAN CLINTON: Mike Della Rocco, all those in favor?

[COLLECTIVE "AYE"]

CHAIRMAN CLINTON: Opposed?

[PAUSE]

CHAIRMAN CLINTON: None. Number three on the agenda, the financial report for October 2020.

ROBIN LaBRAKE: Mary-Ellen?

MARY-ELLEN FLORES: Yup.

ROBIN LaBRAKE: You're on.

MARY-ELLEN FLORES: Perfect. Uh, you can hear me, right?

[COLLECTIVE "YUP/YES"]

MARY-ELLEN FLORES: Great! The first report is the Statement of Financial Position. As of 10/31, the total assets are at \$7.4 million, with \$7.1 million of those assets in cash, our liabilities are at \$75,000, leaving us with a fund balance of \$7.3 million. There's no real changes to the Statement of Financial Position. The next report is the Statement of Activity, versus the budget for the month of October. For the month of October, we do have a deficit of \$59,000. The only source of revenue was rental income and the largest expense was for professional services and that amount covered Information Technology's quarterly fee, BST and Jay. There were no out of the ordinary expenses. Any questions?

CHAIRMAN CLINTON: Any questions? [PAUSE] Okay, that's it.

ROBIN LaBRAKE: Gotta ask.

CHAIRMAN CLINTON: Oh okay, so we did. Is there a motion to accept the financial report as presented?

MEMBER BOUNDS: I'll move that to the floor, Mr. Chairman.

CHAIRMAN CLINTON: Seconded by?

MEMBER BOUNDS: Seconded.

ROBIN LaBRAKE: Ron Bounds, okay.

CHAIRMAN CLINTON: All those in favor?

[COLLECTIVE "AYE"]

CHAIRMAN CLINTON: Opposed? None. Okay, number four on the agenda, Resolution Amending the Resolution Authorizing Amendment to the Basic Documents for the Greenbush Associates (33 Tech Valley Drive) project.

ROBIN LaBRAKE: Nadene?

NADENE ZEIGLER: Yes. Uh, last month you authorized the extension of their sales tax benefits to December 31, 2021. They came back and are requesting a further extension, because

of, you know, because of the whole COVID issues. So we're extending it to December 31, 2022. This resolution authorizes that.

CHAIRMAN : Do you need a motion to extend that? Or is it...

NADENE ZEIGLER: Yes – it's a resolution. Yes.

CHAIRMAN CLINTON: Okay.

ROBIN LaBRAKE: You should have that resolution in your packet.

CHAIRMAN CLINTON: Ah, there it is. Hiding on me. Okay. It was hiding on me. The Resolution Amending Resolution Authorizing Amendment to Basic Documents for the Greenbush Associates, LLC (33 Tech Valley Drive) project. Is there a motion to put that on the floor?

MEMBER DELLA ROCCO: I – [INAUDIBLE]

ROBIN LaBRAKE: Mike Della Rocco?

MEMBER BALDREY: I'll second that.

CHAIRMAN CLINTON: All those in favor?

[COLLECTIVE "AYE"]

CHAIRMAN CLINTON: Opposed? None. Okay, number five on the agenda. Resolution Authorizing the Engagement of a Cleaning Service. For what?

ROBIN LaBRAKE: Jay?

ROBERT PASINELLA: This one is for the um, yeah I was gonna say, if Jay wants to discuss in detail, but essentially this is, this is to sanitize our third floor of the Quackenbush, that we um, that we do our conference room and our offices. Cause we have had some activity over the last several months, of people in and out.

MEMBER BOUNDS: This is Ron, Bob...

MEMBER HENNINGER: Prior to this, what were we using for a cleaning service? Prior to...

JAY SHERMAN: It's just Tom - Tom I know had cleaned his own office. Or he had people, he paid to have people come in and clean the office. And we kind of did it. They come in occasionally from ...

ROBERT PASINELLA AND MEMBER HENNINGER: [INAUDIBLE]

JAY SHERMAN: Yeah but they'll come in...

ROBERT PASINELLA: It's like a weekly thing...

JAY SHERMAN: They will go in weekly and vacuum, and that's a pretty shabby job, I have to say. But they don't wipe down the desks and the phones and the door handles and things that are normally used. I think they do that once or twice annually.

MEMBER HENNINGER: Well, we don't have too much activity in there for our offices, correct? I mean, it's Tom and Bob and you, and...

JAY SHERMAN: Yup.

MEMBER HENNINGER: There's really no meetings or anything being held.

ROBERT PASINELLA: [INAUDIBLE]

JAY SHERMAN: Not in our offices, people... I'm sorry, go ahead, Bob.

ROBERT PASINELLA: Yeah, I was gonna say, we let our conference room be used by the NYSTEC folks. And they do have – not a lot, but they do have some activity going on in one of their um, the, I can't remember what the actual suite number is, but they do have folks in there and occasionally I've popped in and there have been some NYSTEC folks using our conference room for, uh, for teleconferencing, so... And we're okay with that, because that's part of, part of the attraction of coming down there...

JAY SHERMAN: We also have United Aircraft Technologies coming in, and they've used it several times, and...

ROBERT PASINELLA: Yup...

JAY SHERMAN: And occasionally, Self-Array people will come in and use it. And I think...

TOM TRISCARI: Bob and Jay, excuse the interruption, I was there yesterday when NYSTEC was uh, attempting to have a meeting in the conference room. And there were several people, and they were trying to social distance, and follow the good protocols, and I said just to be aware that we have not had this formally cleaned or sanitized. And they really follow strict protocols in their office suite, and they kind of had that deer in the headlights look at me, and I said, we're trying to set something up so we can have that space, uh, sanitized, uh, on somewhat of a periodic basis. So definitely the conference rooms...

CHAIRMAN CLINTON: Should we add sanitizing to the uh, resolution?

ROBIN LaBRAKE: It is in there...

JAY SHERMAN: And this is the same company that does NYSTEC's rooms, 340 and 350.

MEMBER HENNINGER: Do we have to get two bids on this, though? Don't we have to have two bids?

JAY SHERMAN: Yes, there is another bid in, who was considerably higher.

ROBIN LaBRAKE: I think it's in the resolution.

MEMBER DELLA ROCCO: And you'll know, if you read down to the bottom of the contract it says that both parties can cancel the contract within thirty days.

MEMBER BALDREY: I think it's just standard procedure to sanitize the conference room periodically, or regularly for that matter.

[PAUSE]

MEMBER DELLA ROCCO: Three days a week....

JAY SHERMAN: I agree with you.

ROBERT PASINELLA: Yup. Especially in light of if we're getting upticks in cases now, and if it's being used more frequently. It just proves...

MEMBER BALDREY: I wouldn't come and use it, if I thought you were never sanitizing it, you know?

JAY SHERMAN: No, I understand. And that's one of the reasons why we started... Particularly in this particular situation, with the pandemic.

MEMBER DELLA ROCCO: Are these people in the building anyway to begin with?

ROBIN LaBRAKE: Yes. Well, they do NYSTEC.

MEMBER DELLA ROCCO: Yes, they're doing other offices, within our Quackenbush.

[INAUDIBLE]

MEMBER BOUNDS: If one of the other companies utilizes it, let's say Tuesday morning, all day, it's not being cleaned until Wednesday night. If someone has a meeting Wednesday morning, does that pose any hazard or risk? Exposure to those people?

[INAUDIBLE]

MEMBER BOUNDS: [INAUDIBLE] Why are we doing Monday, Wednesday, Friday...

JAY SHERMAN: Because we were concerned about cost, with the Board. I was concerned about cost for the Board.

MEMBER BOUNDS: Is there a concern then, Jay, in my example... Meeting is held Tuesday, other meetings are held Wednesday, different people, does that pose any exposure to us?

CHAIRMAN CLINTON: That's a Thursday.

ROBERT PASINELLA: No, not necessarily - we'll have a schedule outside, when it's sanitized, so we'll try to coordinate meetings for other tenants on the third floor, to work around our sanitization schedule.

MEMBER BOUNDS: Okay, that was my question, Bob. Is there a schedule being – to coordinate that, to make sure there is no potential exposure? Okay. Thank you.

JAY SHERMAN: Yeah, all meetings are being held through the IDA. It's the IDA's conference room, including NYSTEC, so we'll just inform them now that uh, we're doing cleanings only on Monday and Wednesday, Fridays nights. ... so the following workday, they may be safe in there.

MEMBER BOUNDS: Thank you.

JAY SHERMAN: Good point Ron, thank you.

CHAIRMAN CLINTON: Can I have a motion to uh, put that on the floor?

MEMBER DELLA ROCCO: So moved.

MEMBER BOUNDS: I make a motion to approve as presented.

MEMBER DELLA ROCCO: Second.

CHAIRMAN CLINTON: Seconded by Michael Della Rocco. All those in favor?

[COLLECTIVE "AYE"]

CHAIRMAN CLINTON: Opposed? None. Moving onto number six of the agenda, the Resolution Authorizing Participation in the 2020 Victorian Stroll.

[INAUDIBLE]

MEMBER DELLA ROCCO: We do that all the time.

[PAUSE]

ROBERT PASINELLA: We do. Hey, Robin, what's the difference this year? Going forward with the pandemic, versus the previous years.

ROBIN LaBRAKE: It's not a one day thing, it's a three week event.

ROBERT PASINELLA: Right.

ROBIN LaBRAKE: So each business is doing its own thing, so you go visit them and they do their thing, but it's not, not like the fair, you know, the fair atmosphere it was before.

ROBERT PASINELLA: Right. No, I just wanted everyone to be aware of that, I wasn't 100% sure.

ROBIN LaBRAKE: Yeah, so, I don't remember the dates off of the top of my head, but it's right in the... there.

MEMBER BALDREY: November the 22nd it says.

ROBIN LaBRAKE: Yup.

CHAIRMAN CLINTON: Hold on, the advertisement...

MEMBER BOUNDS: November 6th is the stroll this year.

ROBIN LaBRAKE: Yeah, but it goes through...

CHAIRMAN CLINTON: The 22nd...

MEMBER HENNINGER: Saturday the 19th.

CHAIRMAN CLINTON: The sixth, uh, oh here it goes. Where is this?

ROBIN LaBRAKE: Yup, so it's December 6th, Saturday the 12th and the 19th – so it's three different Sundays.

MEMBER DELLA ROCCO: Six, twelve and nineteen.

ROBIN LaBRAKE: That way they won't have the big crowd.

MEMBER DELLA ROCCO: From 12 to 4. Not in the morning anymore.

ROBIN LaBRAKE: Nope. Twelve to six.

CHAIRMAN CLINTON: Have we already voted on that?

ROBIN LaBRAKE: Nope, we have to ask for a –

CHAIRMAN CLINTON: Okay, is there a motion to put the Victorian Stroll on the uh...

MEMBER BALDREY: I'll move that to the floor – I'll move that to the floor, Mr. Chairman.

MEMBER HENNINGER: I'll second it.

CHAIRMAN CLINTON: Cynthia... All those in favor?

[COLLECTIVE "AYE"]

CHAIRMAN CLINTON: Opposed?

CHAIRMAN CLINTON: Moving on, number seven, number seven on the agenda. Resolution authorizing Partnership Program with the Rensselaer County Regional Chamber of Commerce. And we have that before us...

ROBERT PASINELLA: Yup.

MEMBER BOUNDS: Question. In the past, I believe our fee has covered, um, monthly meetings, is that correct?

ROBIN LaBRAKE: No, this is a different format now.

MEMBER BOUNDS: That's what my question is. What are we getting for \$12,500? If they're not meeting regularly...

ROBIN LaBRAKE: We're getting... We're getting the State of the County event in January, and then the free Advanced--which is the workforce board that they have, and we are invited to every ribbon cutting in 2021.

MEMBER BOUNDS: The State of the County, is that going to be virtual, or not being held?

ROBIN LaBRAKE: I don't know.

CHAIRMAN CLINTON: Bunch of stuff up in the air with the virus.

ROBIN LaBRAKE: Yeah, who knows? I don't know what they're going to do yet. But if it's virtual, we'll get access to it.

[PAUSE]

CHAIRMAN CLINTON: Okay. Any questions or comments on the resolution?

[PAUSE]

CHAIRMAN CLINTON: Guess not. We have Resolution Authorizing Participation in the 2020 Victorian Stroll.

ROBIN LaBRAKE: No, next one. Seven.

CHAIRMAN CLINTON: Okay, so we have Resolution Authorizing Partnership with Rensselaer County Regional Chamber of Commerce... Is there a motion to put that on the floor?

MEMBER HENNINGER: So moved.

MEMBER BALDREY: I'll second that, I'll second that.

CHAIRMAN CLINTON: Okay, All those in favor?

[COLLECTIVE "AYE"]

CHAIRMAN CLINTON: Opposed?

[PAUSE]

CHAIRMAN CLINTON: None. Motion carried. Other business?

ROBIN LaBRAKE: Nope.

ROBERT PASINELLA: I think we're good. I'd like to -- I'll give an update next month on a couple of the initiatives that we, that we've been funding. Because right now we're still in the planning and going forward for next-step stages, so it will be a little premature to give you guys

any forward-looking updates right now. But December we should have a clearer picture, both on the GEIS and the gaming software hub.

CHAIRMAN CLINTON: Is there any other business to come before the Board? If not, is there a motion to adjourn?

MEMBER DELLA ROCCO: So moved.

MEMBER BOUNDS: One quick question, back in June or May I think we approved the \$250,000 for the Disaster Emergency Loan / Grant Fund, and I see no movement on that. Is that dead?

ROBERT PASINELLA: Yeah, I want to revisit that with the board. Um, that might be going forward in January. We haven't had any applications in, for folks. I've talked to a couple of businesses and they didn't qualify based on the requirements that the state had put out in allowing IDAs. And what we were getting, three or four municipalities, actually ambulances and fire houses, fire districts were looking to do some COVID upgrades, and I'm not sure this is the direction that we had originally intended this to go in, so I put it out there, and I said 'Okay, I don't think this is going to work for the IDA.' Absent of anyone coming forward and you know, actually qualifying, I think it might be dead, Ron.

MEMBER BOUNDS: Did we actually get an application put together? I'm not aware of that. I've seen no advertising.

ROBERT PASINELLA: No, well, what I was doing - I've been talking to quite a few business and providing them with the requirements that the State had put out, and frankly, none of them, when they looked at them, they said 'Nope, we don't qualify, nope, we don't qualify,' so it's almost like the State gave us the opportunity to do this, but the restrictions were pretty stringent.

[PAUSE]

ROBIN LaBRAKE: You need a second on the adjournment.

CHAIRMAN CLINTON: Yes, is there a second on the adjournment? Do we have a, uh....

MEMBER BOUNDS: Second. This is.

ROBIN LaBRAKE: I'm sorry, who seconded it?

CHAIRMAN CLINTON: Who seconded it?

MEMBER BOUNDS: This is Ron...

ROBIN LaBRAKE: Okay, Ron.

CHAIRMAN CLINTON: Oh, okay, Ron, there we go. All those in favor?

[COLLECTIVE “AYE”]

CHAIRMAN CLINTON: Opposed? None. This meeting is adjourned.

[Meeting concluded at 4:21 p.m.]