

# *RENSSELAER COUNTY*

## *INDUSTRIAL DEVELOPMENT*

Minutes of the Public Meeting held on: October 13, 2022  
In the Quackenbush Building, 333 Broadway, Troy

**Members Attending:** Cynthia Henninger, John Clinton, Ron Bounds, Douglas Baldrey and Renee Powell

**Members Absent:** Michael Della Rocco

**Staff & Guests Attending:** Robert Pasinella, Robin LaBrake, Lucas Ashby, Melissa Gregware, Bill Film, Peter Kehoe, John Sweeney, Nadene Zeigler, Mary Ellen Flores, Matt Jones, Ken Rifenburg, Debra Lambek and Deanna Del Pos

The Chair, Cynthia Henninger, called the meeting to order at 4:00 p.m.

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

**Minutes of the Previous Meeting (9/8/22):** D. Baldrey made a motion to accept the minutes as written. R. Powell seconded the motion, which was approved unanimously.

**Report of Public Hearing (10/4/22)-125 Defreest LLC Project:** L. Ashby submitted a Report of the Public Hearing held on October 4, 2022 for the 125 Defreest LLC project. After a brief discussion, R. Bounds made a motion to accept the report as written. J. Clinton seconded the motion, which was approved unanimously.

**Budget Report:** The budget report for the month of September 2022 was presented by M. Flores. After a brief discussion, D. Baldrey motioned to approve the budget report. J. Clinton seconded the motion, which was approved unanimously.

**Review and Acceptance of 2023 Proposed Budget:** The review and approval of 2023 proposed budget was presented by M. Flores. After a brief discussion, R. Bounds made a motion to approve the resolution. J. Clinton seconded the motion, which was approved unanimously

**Resolution Issuing Findings and Decisions on Application for Financial Assistance-CVE US E17 Belair, LLC Project:** C. Henninger introduced a Resolution Issuing Findings And Decision On Application For Financial Assistance for A Project For CVE US E17 Belair, LLC (The "Company"). After a Brief discussion, R. Bounds made a

motion to approve the resolution. R. Powell seconded the motion, which was approved unanimously. The resolution was tabled.

**Approving Resolution-125 Defreest LLC Project:** C. Henninger introduced a Resolution Authorizing Execution Of Documents In Connection With A Lease/Leaseback Transaction For A Project For 125 Defreest LLC (The “Company”). After a brief discussion, D. Baldrey made a motion to approve the resolution. J. Clinton seconded the motion, which was approved unanimously.

**Resolution Authorizing Release of Certain Parcel-Davey’s Realty, LLC Project:** C. Henninger introduced a Resolution Consenting To And Authorizing The Execution And Delivery Of Certain Documents With Respect To The Release Of A Certain Parcel Of Land Located In The Town Of North Greenbush, Rensselaer County, New York From The Lease Agreement And Other Documents In Connection With Davey’s Realty, LLC Project. After a brief discussion, R. Bounds made a motion to approve the resolution. D. Baldrey seconded the motion, which was approved unanimously.

**Public Hearing Resolution-Regeneron-30 Tech Valley Drive Project:** C. Henninger introduced a Resolution Authorizing The Executive Director Of Rensselaer County Industrial Development Agency To Hold A Public Hearing Regarding A Proposed Project To Be Undertaken For The Benefit of Regeneron Pharmaceuticals, Inc. After a brief discussion, D. Baldrey made a motion to approve the resolution. J. Clinton seconded the motion, which was approved unanimously.

**SEQR Resolution- Regeneron-30 Tech Valley Drive Project:** C. Henninger introduced a Resolution Determining That Action To Undertake A Project For The Benefit of Regeneron Pharmaceuticals, Inc. Is A “Type II Action” And No Further Action Is Required Under SEQRA With Respect Thereto. After a brief discussion, J. Clinton made a motion to approve the resolution. R. Bounds seconded the motion, which was approved unanimously.

**Pilot Deviation Notice Resolution- Regeneron-30 Tech Valley Drive Project:** C. Henninger 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 Regeneron Pharmaceuticals, Inc.-30 Tech Valley Drive Project. After a brief discussion, R. Bounds made a motion to approve the resolution. J. Clinton seconded the motion, which was approved unanimously.

**Agent Resolution-Regeneron-30 Tech Valley Drive Project:** C. Henninger introduced a Resolution Appointing Regeneron Pharmaceuticals, Inc. As Agent And Wainschaf Associates, Inc., As Subagent Of Rensselaer County Industrial Development Agency For The Purpose Of Undertaking And Completing The Regeneron Pharmaceuticals, Inc. 30 Tech Valley Drive Project. After a brief discussion, D. Baldrey made a motion to

approve the resolution. J. Clinton seconded the motion, which was approved unanimously.

**Resolution Authorizing Second Amendment to Basic Documents-Regeneron-Tempel Lane Project:** C. Henninger introduced a Resolution Authorizing The Execution By Rensselaer County Industrial Development Agency Of A Certain Second Modification Agreement In Connection With The Regeneron Pharmaceuticals, Inc.-Tempel Lane Office/Lab/Parking Garage Project. After a brief discussion, R. Bounds made a motion to approve the resolution. J. Clinton seconded the motion, which was approved unanimously.

**Resolution Authorizing Professional Services Contract-Web Instinct:** C. Henninger introduced a Resolution Authorizing Execution Of Agreement With Web Instinct. After a brief discussion, R. Bounds made a motion to approve the resolution. R. Powell seconded the motion, which was approved unanimously.


**Resolution Authorizing Sponsorship and Partnership-NYSEDC 2022 IDA Academy:** C. Henninger introduced a Resolution Authorizing Sponsorship And Participation With New York State Economic Development Council 2022 IDA Academy. After a brief discussion, D. Baldrey made a motion to approve the resolution. J. Clinton seconded the motion, which was approved unanimously.

**Other Business: (One Item)**

**Director's Report:** R. Pasinella updated the board members on various projects.

**Adjournment:** R. Bounds made a motion to adjourn the meeting. It was seconded by R. Powell and approved unanimously. The meeting adjourned at 4:37 p.m.

*Respectfully submitted,*



*Robin L. LaBrake, Staff*