



TOWN OF ROTTERDAM INDUSTRIAL DEVELOPMENT AGENCY
Board Meeting Minutes
April 29, 2010

Agency Members: Robert Mallozzi, Brian McGarry, Delores Doriguzzi, Joseph Mastroianni, John Kochem, and Richard Leet

Members Absent: Frank Natalie

Others: Connie Cahill (Agency Counsel), Ray Gillen, Jayme Lahut, Lisa Gallo, Gary Bowitch, Esq. and an audience of 7

Mr. Mallozzi called the monthly meeting to order at 6:00 p.m.

1. **Approval of Minutes** — Ms. Doriguzzi moved acceptance of the March 25, 2010 meeting minutes as amended; seconded by Mr. Kochem. The minutes were approved.
2. **Treasurer's Report** — Ms. Doriguzzi reviewed the Treasurer's Report for the period ending March 31, 2010. Cash on hand stood at \$221,855.
3. **2009 Audit: Resolution 102-10** — The Fiscal Audit Committee convened on April 8 and reviewed the 2009 audit prepared by Cusack & Company, CPAs. A representative of the firm attended the meeting. The audit was characterized as a clean audit with not material findings or recommendations. The audit will be filed with the Authority Budget Office and the Town Supervisor. Mr. Kochem moved Resolution 102-10 adopting the audit; seconded by Mr. Leet. There was no further discussion. Resolution 102-10 was approved.
4. **Long Pond Village, LLC Project: Resolution 103-10** — As discussed at the last meeting, the project developer has not paid its Payment-in-Lieu-of-Tax payment for 2009 school or 2010 Town and County. Resolution 103-10 authorized no further action by the IDA by allowing the developer to make payment by September 30, 2010 when all PILOT payments plus interest and penalties must be paid full. The total amount owed to the affected taxing jurisdictions is \$157,440. By September 30, the amount due will be \$202,842. The taxing jurisdictions cannot accept partial payments. Connie Cahill prepared a forbearance agreement that was attached to the resolution. Ray Gillen said the developer was prepared to accept the agreement and reviewed occupancy at the complex. Mr. Mastroianni moved Resolution 103-10; seconded by Ms. Doriguzzi. Following discussion, Resolution 103-10 was approved unanimously following a roll call vote.
5. **Reauthorize Disposition of Property Policy: Resolution 104-10** — Jayme Lahut explained that in accordance with §2896 of the New York State Public Authorities Law ("PAL"), the Agency must annually readopt its guidelines and policies regarding the use, awarding, monitoring and reporting of contracts for the disposal of property. Resolution 104-10 reauthorizes the Policy, designates the Agency's Chairman as the contracting

officer for implementing the policy. Ms. Doriguzzi moved Resolution 104-10; seconded by Mr. Mastroianni. Following brief discussion, Resolution 104-10 was approved unanimously.

6. **Diamond Graphics Project: Resolution 105-10** — Jayme Lahut reported that he reviewed project cost documentation, inspected the property and determined that the company was entitled to reimbursement of eligible expenses under the Agency's 2009 façade program. Resolution 105-10 awarded \$5,000 for the project located at 2209 Curry Road, which had improvements totaling \$12,775. Mr. Leet moved Resolution 105-10; seconded by Ms. Doriguzzi and approved unanimously.
7. **Casa Visco Project: Resolution 106-10** — The project at 819 Kings Road documented total project costs of \$26,500. Jayme Lahut reviewed project cost documentation, inspected the property and determined that the company was entitled to reimbursement of eligible expenses under the Agency's 2009 façade program. Resolution 106-10 awarded \$5,000. Ms. Doriguzzi moved Resolution 105-10; seconded by Mr. Leet and approved.
8. **Island Tennis, LP (Sportime) Project: Resolution 107-10** — The Sportime project at 2699 Curry Road invested \$26,500. Jayme Lahut reviewed project cost documentation, inspected the property and determined that the company was entitled to reimbursement of eligible expenses under the Agency's 2009 façade program. Resolution 107-10 awarded \$5,000 toward project costs. Mr. McGarry moved Resolution 107-10; seconded by Mr. Kochem and approved.
9. **Gman Enterprises, Inc. (Gary DiCocco) Project: Resolution 108-10** — The project at 3100 Guilderland Avenue cost \$14,500. Jayme Lahut reviewed project cost documentation, inspected the property and determined that the company was entitled to reimbursement of eligible expenses under the Agency's 2009 façade program. Resolution 108-10 awarded \$5,000 toward project costs. Mr. Leet moved Resolution 108-10; seconded by Ms. Doriguzzi and approved unanimously.
10. **Capital Plaza Project** — Ray Gillen provided an update on the potential sale of the blighted property. A project developer is seeking Agency assistance with sales tax and mortgage recording tax exemptions as well as demolition incentive.
11. **Curry Road Project** — Gary Bowitch, Esq. made a presentation about the Curry Road site to clarify ownership issues, areas of the site that have been remediated already, and an area near the former Kmart auto center that needs further investigation. It was agreed that Mr. Bowitch and Jayme Lahut would solicit proposals from environmental consulting firms to undertake a Phase 2 assessment on a discrete area of the site so that environmental issues would be better understood.
12. **Other Business** — Mr. Kochem made a motion to replace website services by retaining Manatee PC, a web design and web hosting service; seconded by Mr. Mastroianni and approved.

The meeting adjourned at 7:30 p.m.

Respectfully submitted by Jayme B. Lahut