



TOWN OF ROTTERDAM INDUSTRIAL DEVELOPMENT AGENCY
Board Meeting Minutes
September 30, 2010

Agency Members: Robert Mallozzi, Brian McGarry, John Kochem, Joseph Mastroianni, Richard Leet, and Frank Natalie

Members Absent: Delores Doriguzzi

Others: Connie Cahill (Agency Counsel), Ray Gillen, Jayme Lahut, Lisa Gallo, and an audience of 3

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

1. **Approval of Minutes** — Mr. Mastroianni moved acceptance of the minutes; seconded by Mr. Natalie. The minutes were approved.

2. **FY-2011 Draft Budget: Resolution 117-10** — Distribute Budget for Public Inspection
The Agency is required to file its draft budget with the Town Clerk's Office for a minimum of 20 days allowing for public inspection. Jayme Lahut reviewed the underlying assumptions for income and expenses contained within the budget. Mr. Natalie moved Resolution 117-10; seconded by Mr. Leet. Following discussion, Resolution 117-10 was unanimously approved.

3. **AI & Ev Ice Cream, Inc. (Curry Freeze Façade Project): Resolution 118-10** — Make a Façade Grant Award
Jayme Lahut summarized the improvements to the Curry Freeze located at 1057 Curry Road totaling \$10,151. Improvements included new exterior signage, landscaping, repairing and upgrading the patio and seal coating the parking lot. Mr. Natalie moved Resolution 118-10; seconded by Mr. McGarry. Following discussion about the project and the façade program, Resolution 118-10 was unanimously approved.

4. **Project Updates** — Ray Gillen discussed the results of the Phase II environmental study conducted for Curry Road Plaza and discussions for consolidating ownership under the IDA and/or subdividing the property for new development along Curry Road.

Capitol Plaza demolition was completed, site clearing is underway. Construction should be completed by February.

The Delorenzo façade grant issue was resolved satisfactorily with assistance from Metroplex.

There was brief discussion about FedEx Freight Pilot because the company has lost its Empire Zone certification, although the matter is on administrative appeal with the State.

Long Pond Village made its overdue Pilot payments prior to the deadline and in accordance with the forbearance agreement, including interest and penalties. Mr. Kochem made a motion that the Town of Rotterdam IDA go into executive session to discuss the proposed sale of real property since any publicity regarding the proposed sale would substantially affect the value of the real property; seconded by Mr. Leet. There was discussion about the propriety of entering into an executive session about a pending real estate transaction. At 6:30 p.m., it was agreed to enter into executive session by a vote of 5 Ayes and 1 No (Mr. Natalie). The Board was joined by Connie Cahill, Ray Gillen, Jayme Lahut and Art Pasquariello, attorney for Long Pond.

At 7:30 p.m., the meeting reconvened from executive session. There were no decisions made or votes taken during the executive session.

5. **Adjournment** — Mr. Leet moved to adjourn; seconded by Mr. Mastroianni. The meeting adjourned at 7:30 p.m.

Respectfully submitted by Jayme B. Lahut