

# Albany Industrial Development Agency

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Tracy Metzger, *Chair*  
Susan Pedo, *Vice Chair*  
Darius Shahinfar, *Treasurer*  
C. Anthony Owens, *Secretary*  
Lee Eck  
Dominick Calsolaro  
Robert Schofield

Sarah Reginelli, *Chief Executive Officer*  
Mark Opalka, *Chief Financial Officer*  
John Reilly, *Agency Counsel*

## IDA MINUTES OF REGULAR MEETING Thursday, December 15, 2016

Attending: Tracy Metzger, Susan Pedo, Darius Shahinfar, C. Anthony Owens, Dominick Calsolaro, and Lee Eck

Absent: Robert Schofield

Also Present: Sarah Reginelli, Mark Opalka, Andy Corcione, Ashley Mohl, Chantel Burnash, Mike Bohne, John Reilly and Joe Scott

Chair Tracy Metzger called the regular meeting of the IDA to order at 12:15 PM.

### Roll Call

Chair Tracy Metzger reported that all Board members were present, with the exception of Robert Schofield.

### Reading of Minutes of the November 17, 2016 Board Meeting

Since the minutes of the previous meeting had been distributed to Board members in advance for review, Chair Tracy Metzger made a proposal to dispense with the reading of the minutes.

### Approval of Minutes of the November 17, 2016 Board Meeting

Chair Tracy Metzger made a proposal to approve the minutes of the Board Meeting of November 17, 2016, as presented. A motion to accept the minutes, as presented, was made by Darius Shahinfar and seconded by A. Anthony Owens. A vote being taken, the minutes were accepted unanimously.

### Reports of the Chief Financial Officer

Mark Opalka reviewed the monthly financial report that was provided in advance for review.

### Unfinished Business

#### Nipper Apartments, LLC

Staff gave an overview of the project and reviewed the resolutions with the Board.

#### Resolution Confirming SEQR Determination – Nipper Apartments, LLC Project

Chair Tracy Metzger presented the Resolution Confirming SEQR Determination – Nipper Apartments, LLC Project to the Board. A motion to adopt the resolution was made by Susan Pedo and seconded by C. Anthony Owens. A vote being taken, the resolution passed unanimously.

#### Commercial/Retail Findings Resolution – Nipper Apartments, LLC Project

Chair Tracy Metzger presented the Commercial/Retail Findings Resolution – Nipper Apartments, LLC Project to the Board. A motion to adopt the resolution was made by C. Anthony Owens and seconded by Susan Pedo. A vote being taken, the resolution passed unanimously.

#### Approving Resolution – Nipper Apartments, LLC Project

Chair Tracy Metzger presented the Approving Resolution – Nipper Apartments, LLC Project to the Board. A motion to adopt the resolution was made by Susan Pedo and seconded by C. Anthony Owens. A vote being taken, the resolution passed unanimously.

**New Business**

Albany Medical Science Research, LLC - Resolution Approving Use of Project Facility/Tenant Sublease

Chair Tracy Metzger presented the Resolution Approving Use of Project Facility/Tenant Sublease – Albany Medical Science Research, LLC to the Board. A motion to adopt the resolution was made by Susan Pedo and seconded by C. Anthony Owens. A vote being taken, the resolution passed unanimously.

ValuSpace Albany, LLC – Public Hearing Resolution

Chair Tracy Metzger presented the ValuSpace Albany, LLC – Public Hearing Resolution to the Board. A motion to adopt the resolution was made by Darius Shahinfar and seconded by Dominick Calsolaro. A vote being taken, the resolution passed unanimously.

**Other Business**

Contract for Services 2016 CRC – Resolution Approving Amendment

Staff reviewed the modification of the terms of the Contract for Services 2016 with the CRC, which more accurately reflects cost of services. Chair Tracy Metzger presented the Contract for Services 2016 CRC – Resolution Approving Amendment to the Board. A motion to adopt the resolution was made by Lee Eck and seconded by Dominick Calsolaro. Susan Pedo abstained from the vote. A vote being taken, the resolution passed.

Agency Update

Staff gave a Personnel update and introduced Joe Landy to the Board. Joe will be joining the Capitalize Albany Corporation team soon as a Senior Economic Developer Specialist II and will focus heavily on the IDA.

Staff distributed the 2017 Board and Finance Committee calendar schedules. The Board accepted the calendar schedules for the upcoming year and will notify Staff if they have any conflicts.

There being no further business, Chair Tracy Metzger adjourned the meeting at 12:25 PM.

Respectfully submitted,

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C. Anthony Owens, Secretary