

**In The Matter Of:**  
*CITY OF ALBANY INDUSTRIAL DEVELOPMENT AGENCY*

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*PUBLIC MEETING RE: Morris Place LLC*  
*August 8, 2018*

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1 CITY OF ALBANY INDUSTRIAL DEVELOPMENT AGENCY

2 PUBLIC MEETING RE: Morris Place LLC

3 August 8, 2018  
4 21 Lodge Street  
5 Albany, New York 12207  
6 12:00 p.m. - 12:15 p.m.

6 APPEARANCES:

7 CRC STAFF:

8 Tracy Metzger, Chairwoman  
9 Susan Pedo, Secretary  
10 Darius Shahinfar, Treasurer  
11 Lee Eck, Secretary  
12 Sarah Reginelli, CEO  
13 Mark Opalka, CFO  
14 Marisa Franchini, Acting Agency Counsel  
15 Dominick Calsolaro, Member  
16 Robert Schofield, Member  
17 Jahkeen Hoke, Member  
18 Joe Landy, Member  
19 Alison Matthews, Executive Assistant  
20 Andy Corcione, Economic Developer  
21 A. Joseph Scott, III, Bond Counsel

16 ALSO PRESENT:

17 Gihan Asaad  
18 and  
19 Nadine Shadlock, Esq.  
20 On behalf of Morris Place, LLC

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1 MS. METZGER: Good afternoon. My name  
2 is Tracy Metzger, and I am the Chair of the  
3 City of Albany Industrial Development Agency in  
4 connection with the project which is the  
5 subject of this Public Hearing.

6 Today we are holding this Public  
7 Hearing to allow citizens to make a statement  
8 for the record relating to the involvement of  
9 the Agency with a project for the benefit of  
10 Morris Place, LLC, a New York State limited  
11 liability corporation.

12 I'll now ask Sarah Reginelli, the  
13 Chief Executive Officer of the Agency, to make  
14 certain preliminary remarks with respect to the  
15 project and then to start the Public Hearing.

16 MS. REGINELLI: Good afternoon.

17 The Proposed Project is located at 105  
18 Morris Street and the project involves the  
19 demolition of an existing apartment building  
20 and the construction of a five-story apartment  
21 building, with indoor parking for approximately  
22 16 cars at grade, with four floors of  
23 apartments above, containing approximately 28

1 residential dwelling units, with seven units  
2 per floor, consisting of five one-bedroom, one  
3 two-bedroom, and one studio apartment per  
4 floor. Each floor is approximately 7,920  
5 square feet in size.

6 Copies of the notice of this Public  
7 Hearing are available on the table.

8 Now, unless there's any objection, I  
9 am going to suggest waiving the full reading of  
10 the notice of this Public Hearing and instead  
11 request that the full text of the notice be  
12 inserted into the record.

13 I will also note that general  
14 information on the Agency's general authority  
15 and public purpose are contained in a separate  
16 statement and it will be entered into the  
17 record.

18 Before we start the Public Hearing, I  
19 would first like to introduce the project  
20 applicant and ask them to make a brief  
21 presentation with respect to the Proposed  
22 Project.

23 MS. ASAAD: Hi. I'm Gihan Asaad. My

1 husband couldn't make it today, but we're  
2 presenting this project. We want to build a  
3 new building that has 28 units, 7 units per  
4 floor, with a parking lot, 16 units -- 16  
5 parking spots inside, and three of them are in  
6 front of the building.

7 The target of this, we want to --

8 Currently the building is not  
9 occupied, and I think everyone wants this  
10 building gone. So this is the plan of the  
11 project that we are looking forward to  
12 accomplishing.

13 MS. SHADLOCK: Part of the project  
14 will be, as mentioned, demolition of the  
15 existing structure, which has been a  
16 longstanding eyesore, with construction of the  
17 improvements to accommodate, you know, a  
18 further really expansion of the benefits of the  
19 Park South neighborhood. It's a beautiful  
20 project.

21 I was just conferring with my client,  
22 and the Planning Board is at work on the  
23 submission that has been made and it's under

1 consideration at this point and we expect to  
2 move forward on that front, as well. So it  
3 would be the demolition, as well as the site  
4 plan approval for the project.

5 MS. REGINELLI: Thank you.

6 I will now open this Public Hearing at  
7 12:05 p.m.

8 By way of operating rules, if you wish  
9 to make a public comment, please sign in on the  
10 appropriate sign-in sheet and I will then call  
11 on the individuals listed in order. Please  
12 wait to be recognized and then stand and state  
13 your name, address and affiliation. Please  
14 keep your comments to five minutes so that all  
15 present may have the chance to comment for the  
16 record.

17 A record of this Public Hearing will  
18 be prepared and reviewed by the members of the  
19 Agency in connection with the consideration of  
20 the Proposed Project. A copy of the record of  
21 this Public Hearing will be presented to the  
22 Mayor of the City of Albany.

23 Again, the purposes of this Public

1 Hearing is not to field questions, but to  
2 solicit public comment.

3 I will now refer to the sign-in sheet  
4 to identify those who wish to comment on either  
5 the nature and location of the Project Facility  
6 or the proposed Financial Assistance being  
7 contemplated.

8 There is no one listed on the sign-in  
9 sheet. At this point we will keep this Public  
10 Hearing open with respect to a couple minutes  
11 to allow the public to attend, if they are  
12 arriving a little bit late.

13 I will also note that the notice of  
14 this Public Hearing indicated that written  
15 comments could be addressed to the agency. No  
16 written comments have been received by the  
17 Agency prior to this hearing. I will stay open  
18 for a few minutes.

19 \* \* \*

20 (The Public Hearing is kept open from  
21 12:06 p.m. until 12:15 p.m.)

22 \* \* \*

23 MS REGINELLI: All right. It's 12:15.

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So if there are no further comments, I will  
close this Public Hearing at 12:15 p.m.

(Whereupon the above-titled matter was  
concluded at 12:15 p.m.)



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C E R T I F I C A T I O N

I, Deborah M. McByrne, a Shorthand Reporter and Notary Public of the State of New York, do hereby certify that the above and foregoing is a true and correct transcript of the proceedings as mentioned in the heading hereof, to the best of my knowledge and belief.



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Deborah M. McByrne

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