

City of Albany Industrial Development Agency

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Susan Pedo, *Chair*
Lee Eck, *Vice Chair*
Darius Shahinfar, *Treasurer*
Anthony Gaddy, *Secretary*
Robert Schofield

Sarah Reginelli, *Chief Executive Officer*
Thomas Conoscenti, *Chief Operating Officer*
Mark Opalka, *Chief Financial Officer*
Andy Corcione, *Project Services Director*
Marisa Franchini, *Agency Counsel*
A. Joseph Scott, *Special Counsel*

IDA MINUTES OF FINANCE COMMITTEE MEETING

Wednesday, October 13, 2021

Attending: Darius Shahinfar, Susan Pedo and Lee Eck

Absent: Anthony Gaddy

Also Present: Sarah Reginelli, Mark Opalka, Ashley Mohl, Erin Grace, Andy Corcione, Mike Bohne, Tom Conoscenti, Emma Fullem, Renee McFarlin, Joe Scott, and Marisa Franchini

Public Present: Jacob Lamme, Robert McLaughlin, Michelle Kennedy, Paul Augello, Bill Hoblock, Jeff Buell, Joe Perniciaro

Chair Darius Shahinfar called the Finance Committee meeting of the IDA to order at 12:22 p.m.

Roll Call, Reading and Approval of Minutes of the September 15, 2021 Finance Committee Meeting

A roll call of the Committee members present was held. Chair Darius Shahinfar reported that all Committee members were present with the exception of Anthony Gaddy. Since the minutes of the previous meeting had been distributed to Committee members in advance for review, Mr. Shahinfar made a proposal to dispense with the reading of the minutes. Mr. Shahinfar proposed to approve the minutes of the Finance Committee meeting of September 15, 2021. A motion was made by Susan Pedo and seconded by Lee Eck to accept the minutes as presented. The motion to accept the minutes as presented was passed with all other members voting aye.

Report of Chief Financial Officer

Staff reviewed the Quarterly financials with the Committee.

Unfinished Business

Holland Ave. OZ, LLC

Staff introduced the *Holland Ave. OZ, LLC* project located at 25 Holland Ave. at Hackett Blvd. The project involves the construction of an approximately 67,132 square foot market rate apartment complex containing 60 residential rental units with approximately 59 parking spaces on a 1.2-acre site. The Applicant is currently requesting exemptions from sales and use tax, mortgage recording tax, and real property tax exemptions consistent with what is provided for within the Project Evaluation and Assistance Framework for projects assessed at over \$100,000 per unit. The Applicant was present to answer questions from Committee members. Staff noted that this was the first Project that came to the IDA that expects to utilize

Opportunity Zone tax benefits. Staff also noted a public hearing regarding the project was held prior to the meeting and that no comments were received from the public. Staff and the Committee discussed the benefits of the project. A motion to positively recommending Approving Resolutions to the full Board was made by Lee Eck and seconded by Susan Pedo. A vote being taken, the motion passed with all members voting aye.

21 Erie Assoc., LLC

Staff introduced the *21 Erie Assoc., LLC* Project to the Finance Committee. The project consists of the historic redevelopment of the warehouse at 19-21 Erie Boulevard in the Warehouse District. The redevelopment includes more than 275 market-rate apartments, 45,000 square feet of commercial space, indoor and outdoor amenities, and a number of site improvements. The project scope consists of selective demolition of interior walls and finishes, asbestos and lead paint abatement, construction of 275 new apartments and 45,000 square feet of commercial space. The project will retain all 46 existing full-time equivalent jobs and add three additional full-time equivalents over the course of the first two years. The existing business, Huck Finn's Warehouse, will remain an occupant of the project. The Applicant is seeking sales and mortgage recording tax exemptions only. Staff noted a public hearing regarding the project was held prior to the meeting and that no comments were received from the public. Staff and the Committee discussed the benefits of the project. A motion to positively recommend Approving Resolutions to the full Board was made by Susan Pedo and seconded by Lee Eck. A vote being taken, the motion passed with all members voting aye.

AFP 107 Corp (Hilton Albany)

Staff introduced the request for modifications to the Project Benefits Agreement from *AFP107 Corp* (Hilton Albany). As a result of the COVID-19 pandemic, AFP107 Corp is requesting a deferral with a 3% interest of the 2021-2025 annual community development fees until 2027, 2028, 2029, 2030 and 2031 as well as relief in the form of leniency and understanding with respect to the hotel's FTE requirements. The five-year deferral of the community development fee is modeled after hotel and tourism projections for recovery, which are expected to return to pre-pandemic levels by 2024 at the earliest. Staff noted that the request had been discussed in-depth at previous Finance Committee meetings. A motion to make a positive recommendation to the full Board for a modification to the AFP 107 Corp Project Benefits Agreement was made by Susan Pedo and seconded by Lee Eck. A vote being taken, the motion passed with all members voting aye.

New Business

None.

Other Business

Agency Update

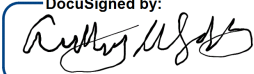
Staff noted that there will be changes to the draft budget that was presented to the Finance Committee last month that take into account the Committee's positive recommendation for approval of the current request at hand from AFP 107 Corp. If the AFP 107 Corp modifications pass at the next Board meeting, the updated budget will be before the Board for approval at the same meeting. Staff indicated that this would result in a projected deficit budget for 2022 given the Board's direction to complete a number of strategic projects during that year. Staff reported that Common Council has not yet scheduled interviews to fill the IDA open Board seats.

Compliance Update

Staff provided a status update to the Committee on the *1415 Washington Ave, LLC* project, which was approved by the IDA Board last month pending approval by the Planning Board. In addition, staff updated the Committee on the efforts to recapture the project benefits from the 960 Broadway and Nipper Apartments projects following their non-compliance of annual reporting requirements earlier this year. A Summons and Complaint related to the recapture is expected to be filed soon regarding these projects.

There being no further business, the meeting was adjourned at 12:43 pm by motion made by Lee Eck and seconded by Susan Pedo, with the motion passing unanimously.

Respectfully submitted,

DocuSigned by:

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Anthony Gaddy, Secretary