

T. Metzger	<p>Thank you Tom. At this time, we will move forward with our next public hearing. Again, as Chair of the Albany IDA in connection with this project, which is the subject of this public hearing. Today we are holding this public hearing to allow citizens to make a statement for the record relating to the involvement of the Agency with the project for the benefit of the Lofts at Pine Hills LLC, a New York State limited liability corporation. I will now ask Tom, our Public Hearing Officer of the Agency to make certain remarks to move forward and start the public hearing. Thank you.</p>
T. Conoscenti	<p>Thank you and good afternoon. Due to the novel Coronavirus pandemic, the public hearing today is being conducted via the Zoom video and teleconference platform in accordance with Executive Orders 202.15 and 202.96 issued by Governor Cuomo.</p> <p>The project proposes to construct an approximately 124,300 square foot, five-story mixed use residential, commercial, retail structure containing approximately 97 residential market rate apartment units and 6,000 square feet of commercial retail space on the ground floor, intended for two tenants. The 1.62 acre project site, which currently has 11 vacant structures that will be demolished will also include approximately 99 off-street parking spaces. Copies of the notice of this public hearing are available on our website, at www.AlbanyIDA.com and upon request.</p> <p>Now, unless there is any objection, I'm going to suggest waiving the full reading of the notice of this public hearing and instead request that the full text of the notice be inserted into the record. I will also note that general information on the agency's general authority and public purpose are contained in a separate statement and it will be entered into the record.</p> <p>Before we start the public hearing, I would first like to introduce the project applicant and ask them to make a brief presentation with respect to the project.</p>
Patrick Rafferty	<p>Hi everyone, can you hear me?</p>
T. Conoscenti	<p>Yes.</p>
P. Rafferty	<p>My name is Patrick Rafferty, I'm the owner of the project, Lofts at Pine Hills located at 237 Western Avenue, and full disclosure, I didn't realize I was going to be speaking right now, so I don't have anything prepared as much as saying what I know, so please help me out where I need to. This is, as you just stated a 97-unit complex being developed at the location of Quail Street and Western Avenue. There is approximately 9 buildings being demolished for this. It's 1.62 acres site, putting up 179 bedroom, 97-unit mixed housing development project and it's got the two commercial spaces, about 3,000 square foot each. We are requesting a 20 year pilot with the commitments as stated, which I don't have in front of me and I am apologetic for every reason that this needs. Andy, can you bail me out some?</p>

Andrew Corcione	Staff will be going into the details of this project at the finance committee meeting as well and they've remained unchanged since the last time this project was discussed and reviewed at the previous finance committee meetings. So I will defer to the Chair, if she'd like me to speak into more detail or wait until our typical staff analysis.
T. Metzger	It's _____ Andy. I think that the introduction of the project is sufficient for the public hearing.
T. Conoscenti	<p>Great. With that, thank you and I will now open this public hearing, the time now is 12:12 and I will note for the record that no members of the public have signed up to speak in advance today, in addition we did receive one comment that was received prior to the meeting and distributed to the board. A record of this public hearing will be prepared and reviewed by members of the agency in connection with consideration of the proposed project. A copy of the record of this public hearing will be presented to the Mayor of the City of Albany and members of the agency. At this time, I would like to ask if there is anyone here who wishes to speak on the proposed project to comment on either the nature and location of the project facility or the proposed financial assistance being contemplated. To speak, just please unmute yourself and let us know of your interest.</p> <p>Seeing none, we will pause the transcription of this public hearing until approximately 15 minutes has passed from the time the hearing was opened. Thank you and I'm going to turn it back to the Chair.</p>