

# City of Albany Industrial Development Agency

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Elizabeth Staubach, Chair  
Lee Eck, Vice Chair  
Darius Shahinfar, Treasurer  
Anthony Gaddy, Secretary  
Joseph Better Christopher Betts John Maxwell

Sarah Reginelli, Chief Executive Officer  
Andy Corcione, Project Services Director  
Marisa Franchini, Agency Counsel  
A. Joseph Scott, Special Counsel

## MINUTES OF IDA FINANCE COMMITTEE MEETING

Wednesday, July 12, 2023

Attending: Darius Shahinfar, Elizabeth Staubach, Anthony Gaddy, Lee Eck,  
and Christopher Betts

Also Present: John Maxwell, Sarah Reginelli, Andy Corcione, Emma Fullem,  
Mike Bohne, Renee McFarlin, Amy Horwitz, and Joe Scott

Public Present: Debra Lambek and Brandon Stabler

Chair Darius Shahinfar called the Finance Committee meeting of the IDA to order at 12:18 p.m. at 21 Lodge St., Albany, NY.

### **Roll Call, Reading and Approval of Minutes of the June 14, 2023, Finance Committee Meeting**

A roll call of the Committee members present was held. Finance Committee Chair Darius Shahinfar reported that all Committee members were present. Since the minutes of the previous meeting had been distributed to the Committee in advance for review, Mr. Shahinfar asked for a motion to dispense with their reading and approve the minutes of the Finance Committee meeting of June 14, 2023. A motion was made by Elizabeth Staubach and seconded by Anthony Gaddy to accept the minutes as presented. The motion to accept the minutes as presented was passed with all present members voting aye.

### **Report of Chief Financial Officer**

None.

### **Unfinished Business**

#### 48 North Pearl Street, LLC

Following a Public Hearing, with no public comments regarding this project, staff led a discussion regarding the *48 North Pearl Street, LLC* project with the committee. A representative for the Applicant was on hand to answer questions from the Committee. The project entails the renovation of an existing 3-story commercial structure and the construction of an additional two new floors totaling: +/- 7,000 square feet each. The project will include +/- 20 apartment units, and approx. 14,000 square feet of commercial/retail space. The Applicant is requesting sales and use tax exemptions, mortgage recording tax exemptions and real property tax abatements. Staff reported that the request for assistance deviates from the prescribed assistance levels within the existing Project Evaluation and Assistance Framework. Staff also noted that at the April 28, 2023, Governance Committee meeting, the committee recommended the Agency utilize a pre-approved 3rd party consultant to review all project applications that are received in the interim period while the Framework is being updated. Due to the deviation in requested assistance from the Project Evaluation & Assistance Framework, a third-party evaluation of the project's financial assumptions and the appropriateness of the requested level of assistance has been received and reviewed by staff. The third party

determined that the assumptions included within the application, in addition to the assistance requested, were necessary and within reasonable parameters. The executive summary of the analysis was provided as part of the Committee materials. Staff and the Committee discussed the cost/benefit analysis of the project. Staff noted the project was also discussed at length at the previous Finance Committee meeting. The project is estimated to be an \$8.1 million dollar investment which will create approx. 80 construction jobs and 18 permanent full-time jobs. The Board discussed the merits of the project including the increased payments to the taxing jurisdictions projected over the life of the PILOT. Elizabeth Staubach made a motion for the Committee to recommend the approving resolutions. The motion was seconded by Anthony Gaddy. A vote being taken, the motion passed with all members voting aye.

### **New Business**

#### 324 State Street, LLC

Staff introduced the *324 State Street, LLC* project to the committee. The project involves the redevelopment of an existing +/- 40,000 SF commercial building into approximately 29 market rate apartments, two of which will be the required inclusionary housing units. The Applicant is requesting sales and use tax exemptions, a mortgage recording tax exemption and real property tax exemptions. Project representatives were present to answer any questions. The Committee discussed the project generally and requested staff to complete a cost benefit analysis of the request to be presented for consideration at an upcoming meeting, and no action was required from the Committee at this time.

#### 144 State Street, LLC (Renaissance Hotel)

Staff introduced the *144 State Street, LLC* project and provided background on the original project which was approved by the CAIDA Board in 2014 and involved the acquisition and conversion of an abandoned historic building into a Renaissance hotel by Marriott. Representatives from the current Project Beneficiary, Columbia Development, were present to answer any questions. The Project is located at 142 State St. at the intersection with Eagle St. and involves the renovation of an existing +/- 180,000 SF hotel facility as part of the required ongoing maintenance of the hotel. The Applicant expects to invest \$3.5 million to refurbish the hotel guest rooms and public spaces. The Applicant is requesting sales and use tax exemptions and an extension and modification of the existing real property tax exemptions. The Applicant discussed the hotel's ongoing performance given the impacts of the recent pandemic and changes in market and labor conditions. The Committee discussed the project generally and requested staff to complete a cost benefit analysis of the request to be presented for consideration at an upcoming meeting, and no action was required from the Committee at this time.

### **Other Business**

#### Agency Update

Based upon the expectation of significant changes to the valuation of property in the City of Albany as a result of the upcoming citywide reassessment, the refresh of the Project Evaluation & Assistance Framework as been paused. Staff reported that the existing conditions analysis portion of the project had been substantially completed, and the Framework development phase would be held pending the outcome of the revaluation.

#### Compliance Update

CAIDA staff has received follow-up questions/guidance to the Annual Report submitted through PARIS from the NYS Comptroller's Office. Staff reported that he amendments have been made and a recertified report has been posted to the website. Staff also noted that the 2022 Annual Report to the Common Council is in the process of being completed with an expectation of presenting the report sometime in early fall.

There being no further business, Chair Shahinfar called for a motion to adjourn the meeting. Upon a motion made by Anthony Gaddy and seconded by Elizabeth Staubach, the meeting of the Finance Committee was adjourned at 12:35 p.m.

Respectfully submitted,

DocuSigned by:  


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Anthony Gaddy, Secretary