

**City of Mechanicville – Town of Stillwater
Industrial Development Agency**

MEETING MINUTES

February 7, 2023

MEMBERS PRESENT: Chair Sally Herrick, Vice Chair Maria Morris, Treasurer Marilyn Erano, Secretary Patrick Hildreth, John Amodeo, Barbara Corsale, John Fusco, and Judy Wood-Zeno.

ALSO PRESENT: CEO John Bove Jr., CFO Sal Iavarone, Tori Riley SEDC, Attorney James Carminucci, Gina Kenyon Administrative Assistant Consultant, Brian Donato (Dakota Partners), Brenden Lloyd (Dakota Partners), Cailean Mackay (White Pines Business Suites LLC), Mayor Butler, and Supervisor Ed Kinowski.

Public hearing for White Pines Business Suites LLC began at 5:30 then Chairperson Sally Herrick called the regular IDA meeting to order at 5:35 pm.

REVIEW AND APPROVAL OF PREVIOUS MEETING MINUTES: Chairperson Sally Herrick asked if everyone had a chance to read the minutes from the January 10, 2023 meeting. A motion was made by John Amodeo to accept the January 10th minutes, seconded by John Fusco, there was a unanimous vote and the motion carried.

TREASURER'S REPORT: Marilyn Erano gave the treasurer's report which is attached to the minutes. A motion was made by Barbara Corsale to accept the report, seconded by Judy Wood-Zeno, there was a unanimous vote and the motion carried.

BUDGET AMENDMENT: Chairperson Sally Herrick noted that the IDA received their yearly bill for their insurance and the policy was \$929 and they budgeted \$900. Marilyn Erano made a motion to amend the budget from \$900 to \$929 to pay Connors Agency, seconded by Maria Morris, there was a unanimous vote and the motion carried. Chairperson Sally Herrick went on to say the IDA received a notice from Cusack and Company for auditing services and the bill will be \$2500 and \$2350 was the amount originally budgeted. Pat Hildreth made a motion to amend the budget from \$2350 to \$2500 to pay Cusack and Company, seconded by John Amodeo, there was a unanimous vote and the motion carried.

OTHER/NEW BUSINESS: Barbara Corsale stated that Sam Carabis has been on the IDA Board for many, many years and she thinks the IDA should make a donation in memory of his wife's passing. Chairperson Sally Herrick recommended a donation be made to the Mechanicville Public Library as Sam took great pride in his work at the Library. John Fusco made a motion to make a \$100 donation to the Mechanicville Public Library in memory of Jane Carabis, seconded by Barbara Corsale, there was a 7 to 0 vote with Marilyn Erano abstaining as she is the President of the Mechanicville Public Library Board. Pat Hildreth made a motion to add a budget line item of \$500 to use for these types of circumstances, seconded by Judy Wood-Zeno, there was a unanimous vote and the motion carried. Chairperson Sally Herrick did mention that although they will be adding the budget line they would need to vote before using any of the funds.

SEDC Report: Tori Riley from SEDC stated that SEDC is putting together a video showing the many projects in Saratoga County and their work with IDA's. She asked if the IDA Board would be willing to allow a videographer to attend one of the IDA meetings to get some footage for future use. No one on the Board opposed.

WHITE PINES BUSINESS SUITES LLC RESOLUTION: A motion was made by John Amodeo to accept the resolution granting preliminary approval toward the providing of financial assistance by the city of Mechanicville and Town of Stillwater Industrial Development Agency with respect to a project consisting of the acquisition, construction, and installation of an approximately 44,500 square foot flex space storage and warehouse facility to be located on Shenandoah drive, town of Stillwater, Saratoga County, New York, upon application of White Pines Business Suites, LLC at a total project cost of \$4,016,963, and making a determination under the NYS Environmental Quality Review Act with respect to the project, seconded by Maria Morris, there was a unanimous vote and the motion carried.

DAKOTA PARTNERS INC.: A motion was made by John Amodeo to accept the resolution granting resolution granting preliminary approval toward the providing of financial assistance by the city of Mechanicville and Town of Stillwater Industrial Development Agency with respect to a project consisting of the acquisition, construction, and installation of a 120 unit multifamily residential rental facility to be located on Brickyard Road, Town of Stillwater, Saratoga County, New York, upon application of Dakota Partners, Inc. at a total project cost of \$50,206,925, and making a determination under the NYS Environmental Quality Review Act with respect to the project, seconded by Pat Hildreth , there was a 7 to 1 vote with a no from Marilyn Erano, and the motion carried.

ADJOURNMENT: Meeting adjourned at 6:35 pm.
Motion by: Judy Wood-Zeno
Seconded by: Marilyn Erano

Respectfully submitted,

Gina Kenyon
Administrative Assistant Consultant