

Cohoes Industrial Development Agency  
September 20<sup>th</sup>, 2022  
Board of Directors Regular Monthly Meeting  
Common Council Chambers/ City Hall  
Meeting was held in person

ROLL CALL:

Mr. Dion – X  
Mr. Hallock – X  
Mr. Dudwoire - Absent  
Mr. Pascale – X  
Mr. DeChiaro – X  
Mr. Moore – X  
Ms. Tarlo – X

Also in Attendance: Kate Hedgeman, Mike Durocher, **Joe Scott**

The meeting was called to order at 4:33 PM by Rod Dion with a quorum present.

**AGENDA:** There were no changes to the June minutes. Motion to approval the June minutes was made by Mr. Pascale and 2<sup>nd</sup> by Mr. Moore.

**Financials:** Review of the September financials. Mr. Durocher shared financials as of 9/15/22. Stated that all bills were paid except National Grid for 224 Remsen Street for \$27.00. \$365, 900 is where we stand. Mr. Durocher will try and get the service cancelled at that property, as it is not needed.

Two items have taken place since the previous meeting. The second payment was made on the third phase of the Remsen Street project for \$15,000. Only \$3-4,000 remains to be paid on that project.

The professional services, the primary amount goes to CT Mail for a study. Mr. Durocher believes that was about \$26,000. The committee has made two payments, but they are paid in full. Motion to approve the September financials was made by Mr. Pascal and 2<sup>nd</sup> by Mr. Hallock. All approved the motion.

**Finance Meeting:** Mr. Pascal gave a quick review of the finance meeting. Mr. Pascal shared that the information needed to be shared on the website by October 1<sup>st</sup>. No major changes.

There was additional discussion about the website and how to get it to completion. A possible additional expense related to the website – to move forward it. The current website has 2016 information. The paper copied of the documentation is here at City Hall.

A motion to put in meeting as a placeholder, all approved.

**Mr Joseph Graves**

Mr. Graves reported that there is nothing substantive since last month and nothing new on the environmental sites. Catherine is reviewing the reports, once that is done, they will be sent to the board.

**45 Johnston :**

Mr. Scott shared the action items for the board this afternoon, commercial finding and approval resolution. All of the items were distributed in advance of the previous board meeting so there was time for the board to review the items.

Item six on the agenda describes the synopsis of the project which summarizes the material terms of the transaction, location of the project, description, proposed tax exemptions, etc.

Mr. Dion asked for additional discussion of the items before the voting began. It was clarified that the project has not begun, but that the dumpsters are on site were for cleanup of loose debris only. The environmental report has been submitted. The project will start once the abatement is approved.

It was discussed that for the first two years, they are paying normal taxes, then the abatement kicks in the third year, and the construction timeline may affect that.

Call Role to Approve - Motion brought to vote on the following items before the Board.

**First Motion – 1<sup>st</sup> by Mr. Howard, 2<sup>nd</sup> by Mr. Moore**

**SEQR Resolution regarding 45 Johnston LLC Project**

Rodney Dion VOTING Aye  
Horace Hallock, Jr. VOTING Aye  
Ralph Pascale VOTING No  
Daniel DeChiaro VOTING Aye  
Edwin Dudwoire VOTING Not in attendance  
Laura Tarlo VOTING Aye  
Jeff Moore VOTING Aye

**Second motion – 1<sup>st</sup> by Ms. Tarlo, 2<sup>nd</sup> by Mr. Moore**

**Commercial Findings Resolution 45 Johnston LLC Project**

Rodney Dion VOTING Aye  
Horace Hallock, Jr. VOTING Aye  
Ralph Pascale VOTING No  
Daniel DeChiaro VOTING Aye  
Edwin Dudwoire VOTING Not in attendance  
Laura Tarlo VOTING Aye  
Jeff Moore VOTING Aye

**Third motion – 1<sup>st</sup> by Mr. Moore, 2<sup>nd</sup> by Mr. Howard**

**Approving Resolution 45 Johnston LLC Project**

Rodney Dion VOTING Aye  
Horace Hallock, Jr. VOTING Aye

Ralph Pascale VOTING No  
Daniel DeChiaro VOTING No  
Edwin Dudwoire VOTING Not in attendance  
Laura Tarlo VOTING Aye  
Jeff Moore VOTING Aye

**Discussion of Uniform Tax Exemption Policy**

Transparency for a public hearing to hold a vote on the uniform tax exemption policy. No language in the statute to amend the policy. There should be copies of the tax exemption copies to the mayor's office, school board, etc. to see if there is support for this policy. Catherine asked if the Board is considering a 12 year in additional to the 10-year abatement plan.

There were a few members who felt strongly about nothing longer than a 10-year plan. There was a strong view on not making the program run longer than 10 years. The Board is happy with it as is. It was decided to plan to make the next IDA meeting to be a public meeting. It was discussed that there should be a separation between the public hearing and the vote, but that the comment period should be held open.

Motion to adjourn at 5:30pm was made by Mr. Hallock and 2<sup>nd</sup> by Mr. Moore

**Future Meetings**

Executive Committee Meeting – Thursday, October 6, 2022

October Regular Meeting – Tuesday, October 18, 2022 @ 4:30pm

