

**PROJECT AUTHORIZING RESOLUTION**  
*(R & M Holdings of Troy LLC Project – DeFazio & Sons Inc.)*

A regular meeting of the Troy Industrial Development Authority (the “Authority”) was convened on May 29, 2019 at 10:00 a.m., local time, at 433 River Street, Troy, New York 12180.

The meeting was called to order by the Chairman and, upon roll being called, the following members of the Authority were:

<b><u>MEMBER</u></b>	<b><u>PRESENT</u></b>	<b><u>ABSENT</u></b>
Heidi Knoblauch	X	
Richard Nolan	X	
Hon. Anasha Cummings		X
Elbert Watson	X	
Coleen Paratore	X	
Paul Carroll	X	
William Strang	X	
Susan Farrell		X
Tina Urzan	X	

The following persons were ALSO PRESENT: Steven Strichman, Justin Miller, Esq., Mary Ellen Flores, Luke Nathan, Matt DeFazio, Rosemary McKenna, Luis Gonzales, Diana Cretella, Deanna Dal Pos and Denee Zeigler.

After the meeting had been duly called to order, the Chairman announced that among the purposes of the meeting was to consider and take action on certain matters pertaining to a proposed project for the benefit of R & M Holdings of Troy LLC for itself or an entity to be formed.

On motion duly made by Hon. Coleen Paratore and seconded by Bill Strang, the following resolution was placed before the members of the Troy Industrial Development Authority:

Member	Aye	Nay	Abstain	Absent
Heidi Knoblauch	X			
Richard Nolan	X			
Hon. Anasha Cummings				X
Elbert Watson	X			
Coleen Paratore	X			
Paul Carroll	X			
William Strang	X			
Susan Farrell				X
Tina Urzan	X			

Resolution No. 05/19 #2

RESOLUTION OF THE TROY INDUSTRIAL DEVELOPMENT AUTHORITY (THE “AUTHORITY”) (i) AUTHORIZING THE UNDERTAKING OF A CERTAIN PROJECT (AS FURTHER DEFINED HEREIN) FOR THE BENEFIT OF R & M HOLDINGS OF TROY LLC (THE “COMPANY”); (ii) ADOPTING FINDINGS PURSUANT TO THE STATE ENVIRONMENTAL QUALITY REVIEW ACT (“SEQRA”) WITH RESPECT TO THE PROJECT; AND (iv) AUTHORIZING THE EXECUTION AND DELIVERY OF CERTAIN DOCUMENTS AND AGREEMENTS RELATING TO THE PROJECT

WHEREAS, by Title 11 of Article 8 of the Public Authorities Law of the State of New York, as amended, and Chapter 759 of the Laws of 1967 of the State of New York, as amended (hereinafter collectively called the “Act”), the **TROY INDUSTRIAL DEVELOPMENT AUTHORITY** (hereinafter called the “Authority”) was created with the authority and power to own, lease and sell property for the purpose of, among other things, acquiring, constructing and equipping industrial, manufacturing and commercial facilities as authorized by the Act; and

WHEREAS, **R & M HOLDINGS OF TROY LLC**, for itself and/or on behalf of an entity to be formed (collectively, the “Company”), has requested the Authority’s assistance with a certain project (the “Project”) consisting of (i) the acquisition by the Authority of a leasehold interest in an approximately .20 acre parcel of land located at 214-216 Fourth Street, Troy, New York 12180 (the “Land”, being more particularly identified as TMID No. 101.69-11-2) and the existing improvements located thereon consisting of approximately 13,648 sf of building spaces (the “Existing Improvements”), (ii) the renovation of the Existing Improvements and the planning, design, engineering, construction and operation of a commercial restaurant facility to be leased by the Company to **DEFAZIO & SONS INC.**, including building improvements, modifications, upgrades, and related site and exterior improvements (collectively, the “Improvements”), (iii) the acquisition and installation by the Company in and around the Land, Existing Improvements and Improvements of certain items of equipment and other tangible personal property necessary and incidental in connection with the Company’s development of the Project in and around the Land, Existing Improvements and Improvements (the “Equipment”, and collectively with the Land, the Existing Improvements and the Improvements, the “Facility”), and (iv) the lease of the Facility to the Company; and

WHEREAS, by resolution adopted April 19, 2019 (the “Initial Project Resolution”), the Authority (i) accepted the Application submitted by the Company, (ii) authorized the scheduling, notice and conduct of a public hearing with respect to the Project (the “Public Hearing”), and (iii) described the forms of financial assistance being contemplated by the Authority with respect to the Project (the “Financial Assistance”, as more fully described herein); and

WHEREAS, pursuant to the Initial Project Resolution, the Authority duly scheduled, noticed and conducted the Public Hearing at 10:00 a.m. on May 24, 2019 whereat all interested persons were afforded a reasonable opportunity to present their views, either orally or in writing on the location and nature of the Facility and the proposed Financial Assistance to be afforded

the Company in connection with the Project (a copy of the Minutes of the Public Hearing, proof of publication and delivery of Notice of Public Hearing being attached hereto as Exhibit A); and

WHEREAS, pursuant to application by the Company, the Planning Commission of the City of Troy (the “Planning Commission”), as lead agency pursuant to the State Environmental Quality Review Act and regulations adopted pursuant thereto (collectively, “SEQRA”), previously reviewed the Project and adopted a negative declaration (the “Negative Declaration”) with respect to the Project, a copy of which is attached hereto as Exhibit B; and

WHEREAS, the Authority and Company have negotiated the terms of an Agent and Financial Assistance and Project Agreement (the “Agent Agreement”), a Lease Agreement (the “Lease Agreement”), related Leaseback Agreement (the “Leaseback Agreement”) and related Payment-in-lieu-of-Tax Agreement (the “PILOT Agreement”), and, subject to the conditions set forth within this resolution, it is contemplated that the Authority will (i) acquire a leasehold interest in the Land and Existing Improvements pursuant to the Lease Agreement, (ii) appoint the Company agent of the Authority to undertake the Project and lease the Land, Existing Improvements, Improvements and Equipment constituting the Facility to the Company for the term of the Leaseback Agreement and PILOT Agreement, and (ii) provide certain forms of Financial Assistance to the Company, including (a) mortgage recording tax exemption(s) relating to one or more financings secured in furtherance of the Project; (b) a sales and use tax exemption for purchases and rentals related to the construction and equipping of the Project; and (c) a partial real property tax abatement structured through the PILOT Agreement.

NOW, THEREFORE, BE IT RESOLVED BY THE MEMBERS OF THE TROY INDUSTRIAL DEVELOPMENT AUTHORITY AS FOLLOWS:

Section 1. The Company has presented an application in a form acceptable to the Authority. Based upon the representations made by the Company to the Authority in the Company's application and in related correspondence, the Authority hereby finds and determines that:

(A) By virtue of the Act, the Authority has been vested with all powers necessary and convenient to carry out and effectuate the purposes and provisions of the Act and to exercise all powers granted to it under the Act; and

(B) The Authority has the authority to take the actions contemplated herein under the Act; and

(C) The action to be taken by the Authority will induce the Company to develop the Project, thereby increasing employment opportunities in the City of Troy, New York, and otherwise furthering the purposes of the Authority as set forth in the Act; and

(D) The Project will not result in the removal of a civic, commercial, industrial, or manufacturing plant of the Company or any other proposed occupant of the Project from one area of the State of New York (the “State”) to another area of the State or result in the abandonment of one or more plants or facilities of the Company or any other proposed occupant of the Project located within the State; and the Authority hereby finds that, based on the Company's application, to the extent occupants are relocating from one plant or facility to another, the Project is reasonably necessary to discourage the Project occupants from removing

such other plant or facility to a location outside the State and/or is reasonably necessary to preserve the competitive position of the Project occupants in their respective industries; and

(E) The Authority has reviewed the Negative Declaration adopted by the Planning Commission and determined the Project involves an “Unlisted Action” as said term is defined under SEQRA. The review is uncoordinated. Based upon the review by the Authority of the Negative Declaration, related Environmental Assessment Form (the “EAF”) and related documents delivered by the Company to the Authority and other representations made by the Company to the Authority in connection with the Project, the Authority hereby ratifies the SEQRA determination made by the Planning Commission and the Authority further finds that (i) the Project will result in no major impacts and, therefore, is one which may not cause significant damage to the environment; (ii) the Project will not have a “significant effect on the environment” as such quoted terms are defined in SEQRA; and (iii) no “environmental impact statement” as such quoted term is defined in SEQRA, need be prepared for this action. This determination constitutes a negative declaration in connection with the Authority’s sponsorship and involvement with the Project for purposes of SEQRA.

Section 2. The Authority hereby accepts the Minutes of the Public Hearing and approves the provision of the proposed Financial Assistance to the Company, including (i) a sales and use tax exemption for materials, supplies and rentals acquired or procured in furtherance of the Project by the Company as agent of the Authority; (ii) mortgage recording tax exemption(s) in connection with secured financings undertaken by the Company in furtherance of the Project; and (iii) an abatement or exemption from real property taxes levied against the Land and Facility pursuant to a PILOT Agreement.

Section 3. Subject to the Company executing the Leaseback Agreement and/or a related Agent Agreement, along with the delivery to the Authority of a binder, certificate or other evidence of liability insurance policy for the Project satisfactory to the Authority, the Authority hereby authorizes the undertaking of the Project, including the acquisition of a leasehold interest in the Land and Existing Improvements pursuant to the Lease Agreement and related recording documents, the form and substance of which shall be approved as to form and content by counsel to the Authority. Subject to the within conditions, the Authority further authorizes the execution and delivery of the Leaseback Agreement, wherein the Company is authorized to undertake the construction and equipping of the Improvements and hereby appoints the Company as the true and lawful agent of the Authority: (i) to acquire, construct and equip the Improvements and acquire and install the Equipment; (ii) to make, execute, acknowledge and deliver any contracts, orders, receipts, writings and instructions, as the stated agent for the Authority with the authority to delegate such agency, in whole or in part, to agents, subagents, contractors, and subcontractors of such agents and subagents and to such other parties as the Company chooses; and (iii) in general, to do all things which may be requisite or proper for completing the Project, all with the same powers and the same validity that the Authority could do if acting in its own behalf. The foregoing authorization and appointment by the Authority of the Company as agent to undertake the Project shall expire on December 31, 2020, unless extended by the Executive Director of the Authority upon written application by the Company.

Based upon the representation and warranties made by the Company the Application, the Authority hereby authorizes and approves the Company, as its agent, to make purchases of goods and services relating to the Project and that would otherwise be subject to New York State and local sales and use tax in an amount up to **\$1,000,000.00**, which result in New York State and

local sales and use tax exemption benefits (“sales and use tax exemption benefits”) not to exceed **\$80,000.00**. The Authority agrees to consider any requests by the Company for increase to the amount of sales and use tax exemption benefits authorized by the Authority upon being provided with appropriate documentation detailing the additional purchases of property or services, and, to the extent required, the Authority authorizes and conducts any supplemental public hearing(s).

Pursuant to Section 1963-b of the Act, the Authority may recover or recapture from the Company, its agents, consultants, subcontractors, or any other party authorized to make purchases for the benefit of the Project, any sales and use tax exemption benefits taken or purported to be taken by the Company, its agents, consultants, subcontractors, or any other party authorized to make purchases for the benefit of the Project, if it is determined that: (i) the Company, its agents, consultants, subcontractors, or any other party authorized to make purchases for the benefit of the Project, is not entitled to the sales and use tax exemption benefits; (ii) the sales and use tax exemption benefits are in excess of the amounts authorized to be taken by the Company, its agents, consultants, subcontractors, or any other party authorized to make purchases for the benefit of the Project; (iii) the sales and use tax exemption benefits are for property or services not authorized by the Authority as part of the Project; (iv) the Company has made a material false statement on its application for financial assistance; (v) the sales and use tax exemption benefits are taken in cases where the Company, its agents, consultants, subcontractors, or any other party authorized to make purchases for the benefit of the Project fails to comply with a material term or condition to use property or services in the manner approved by the Authority in connection with the Project; and/or (vi) the Company obtains mortgage recording tax benefits and/or real property tax abatements and fails to comply with a material term or condition to use property or services in the manner approved by the Authority in connection with the Project (collectively, items (i) through (vi) hereby defined as a “Recapture Event”).

As a condition precedent of receiving sales and use tax exemption benefits, mortgage recording tax exemption benefits, and real property tax abatement benefits, the Company, its agents, consultants, subcontractors, or any other party authorized to make purchases for the benefit of the Project, must (i) if a Recapture Event determination is made by the Authority, cooperate with the Authority in its efforts to recover or recapture any sales and use tax exemption benefits, mortgage recording tax benefits and/or real property tax abatements abatement benefits, and (ii) promptly pay over any such amounts to the Authority that the Authority demands, if and as so required to be paid over as determined by the Authority.

Section 4. The Chairman, Vice Chairman, and/or Executive Director/Chief Executive Officer of the Authority are hereby authorized, on behalf of the Authority, to execute, deliver (A) the Agent Agreement, wherein the Authority will appoint the Company as agent to undertake the Project, (B) the Lease Agreement, pursuant to which the Company will lease its interest in the Land, Existing Improvements, Improvements and Equipment constituting the Facility to the Authority, (C) the Leaseback Agreement, pursuant to which the Authority will lease its interest in the Land, Existing Improvements, Improvements and Equipment constituting the Facility back to the Company, (D) the PILOT Agreement pursuant to which the Company shall be required to make certain PILOT Payments to the Authority for the benefit of the Affected Taxing Jurisdictions (along with a related PILOT Mortgage Agreement, or in the discretion of the Executive Director, a sufficient guaranty of performance under the Leaseback Agreement and PILOT Agreement), and (E) related documents, including, but not limited to, Sales Tax Exemption Letter(s), Bills(s) of Sale and related instruments; provided the rental payments under

the Leaseback Agreement include payments of all costs incurred by the Authority arising out of or related to the Project and indemnification of the Authority by the Company for actions taken by the Company and/or claims arising out of or related to the Project.

Section 5. The Chairman, Vice Chairman and/or the Executive Director/Chief Executive Officer of the Authority are hereby further authorized, on behalf of the Authority, and to the extent necessary, to execute and deliver any mortgage, assignment of leases and rents, security agreement, UCC-1 Financing Statements and all documents reasonably contemplated by these resolutions or required by any lender identified by the Company (the "Lender") up to a maximum principal amount necessary to undertake the Project and/or finance/refinance acquisition and Project costs, equipment and other personal property and related transactional costs, and, where appropriate, the Secretary or Assistant Secretary of the Authority is hereby authorized to affix the seal of the Authority to the Authority Documents and to attest the same, all with such changes, variations, omissions and insertions as the Chairman, Vice Chairman and/or the Executive Director/Chief Executive Officer of the Authority shall approve, the execution thereof by the Chairman, Vice Chairman or the Executive Director/Chief Executive Officer of the Authority to constitute conclusive evidence of such approval; provided, in all events, recourse against the Authority is limited to the Authority's interest in the Project.

Section 6. The officers, employees and agents of the Authority are hereby authorized and directed for and in the name and on behalf of the Authority to do all acts and things required and to execute and deliver all such certificates, instruments and documents, to pay all such fees, charges and expenses and to do all such further acts and things as may be necessary or, in the opinion of the officer, employee or agent acting, desirable and proper to effect the purposes of the foregoing resolutions and to cause compliance by the Authority with all of the terms, covenants and provisions of the documents executed for and on behalf of the Authority.

Section 7. These Resolutions shall take effect immediately.

## SECRETARY'S CERTIFICATION

STATE OF NEW YORK )  
COUNTY OF RENSSELAER )

I, Denee Zeigler, the undersigned, Acting Secretary of the Troy Industrial Development Authority (the "Authority"), do hereby certify that I have compared the foregoing extract of the minutes of the meeting of the members of the Authority, including the Resolution contained therein, held on May 29, 2019, with the original thereof on file in my office, and that the same is a true and correct copy of said original and of such Resolution set forth therein and of the whole of said original so far as the same relates to the subject matters therein referred to.

I FURTHER CERTIFY that (A) all members of the Authority had due notice of said meeting; (B) said meeting was in all respects duly held; (C) pursuant to Article 7 of the Public Officers Law (the "Open Meetings Law"), said meeting was open to the general public, and due notice of the time and place of said meeting was duly given in accordance with such Open Meetings Law; and (D) there was a quorum of the members of the Authority present throughout said meeting.

I FURTHER CERTIFY that, as of the date hereof, the attached Resolution is in full force and effect and has not been amended, repealed or rescinded.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of the Authority this 29<sup>th</sup> day of May, 2019.

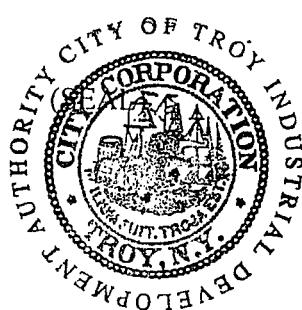


EXHIBIT A  
PUBLIC HEARING MATERIALS

## NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that a public hearing pursuant to Title 11 of Article 8 of the Public Authorities Law of the State of New York, as amended, and Chapter 759 of the Laws of 1967 of the State of New York, as amended (hereinafter collectively called the "Act"), the **TROY INDUSTRIAL DEVELOPMENT AUTHORITY** (the "Authority") will be held on May 29, 2019 at 10:00 a.m., local time, at the Troy City Hall, located at 433 River Street, 5<sup>th</sup> Floor, Troy, New York 12180 in connection with the following matter:

**R & M HOLDINGS OF TROY LLC**, for itself and/or on behalf of an entity to be formed (collectively, the "Company"), has requested the Authority's assistance with a certain project (the "Project") consisting of (i) the acquisition by the Authority of a leasehold interest in an approximately .20 acre parcel of land located at 214-216 Fourth Street, Troy, New York 12180 (the "Land", being more particularly identified as TMID No. 101.69-11-2) and the existing improvements located thereon consisting of approximately 13,648 sf of building spaces (the "Existing Improvements"), (ii) the renovation of the Existing Improvements and the planning, design, engineering, construction and operation of a commercial restaurant facility to be leased by the Company to **DEFAZIO & SONS INC.**, including building improvements, modifications, upgrades, and related site and exterior improvements (collectively, the "Improvements"), (iii) the acquisition and installation by the Company in and around the Land, Existing Improvements and Improvements of certain items of equipment and other tangible personal property necessary and incidental in connection with the Company's development of the Project in and around the Land, Existing Improvements and Improvements (the "Equipment", and collectively with the Land, the Existing Improvements and the Improvements, the "Facility"), and (iv) the lease of the Facility to the Company.

The Authority will acquire a leasehold interest in the Facility, and lease the Facility back to the Company, which will operate the Facility during the term of the lease. The Authority contemplates that it will provide financial assistance (the "Financial Assistance") to the Company in the form of (i) sales and use tax exemptions with respect to the Improvements and the Equipment; (ii) mortgage recording tax exemption(s) related to the Company's financing of the Project; and (iii) a partial real property tax abatement provided through a negotiated Payment-in-lieu-of Taxes Agreement ("PILOT Agreement"). The Authority will at said time and place provide a reasonable opportunity to all interested persons to present their views, either orally or in writing, on the location and nature of the Facility, and the proposed tax benefits to be afforded the Company in connection with the Project.

Dated: May 14, 2019

By: **TROY INDUSTRIAL  
DEVELOPMENT AUTHORITY**

RECEIPT

Digital First Media - NY cluster  
PO Box 65220  
Colorado Springs, CO 80962

05/14/19

Ad sample

Phone: 1-855- 664-5860 Fax:(518) 584-2645

**NOTICE OF PUBLIC  
HEARING**

NOTICE IS HEREBY GIVEN that a public hearing pursuant to Title 11 of Article 8 of the Public Authorities Law of the State of New York, as amended, and Chapter 759 of the Laws of 1967 of the State of New York, as amended (hereinafter collectively called the "Act"), the TROY INDUSTRIAL DEVELOPMENT AUTHORITY (the "Authority") will be held on May 29, 2019 at 10:00 a.m., local time, at the Troy City Hall, located at 433 River Street, 5th Floor, Troy, New York 12180 in connection with the following matter:

**R & M HOLDINGS OF TROY LLC**, for itself and/or on behalf of an entity to be formed (collectively, the "Company"), has requested the Authority's assistance with a certain project (the "Project") consisting of (i) the acquisition by the Authority of a leasehold interest in an approximately .20 acre parcel of land located at 214-216 Fourth Street, Troy, New York 12180 (the "Land", being more particularly identified as TMID No. 101.69-11-2) and the existing improvements located thereon consisting of approximately 13,648 sf of building spaces (the "Existing Improvements"), (ii) the renovation of the Existing Improvements and the planning, design, engineering, construction and operation of a commercial restaurant facility to be leased by the Company to **DEFAZIO & SONS INC.**, including building improvements, modifications, upgrades, and related site and exterior improvements (collectively, the "Improvements"), (iii) the acquisition and installation by the Company in and around the Land,

Account: <b>19765</b>	Date: <b>05/14/19</b>
Name: <b>LIBERTY</b>	Ad Date: <b>05/15/19</b>
Company: <b>Harris Beach Attorneys</b>	Class: <b>1201</b>
Address: <b>677 BROADWAY SUITE 1101 ALBANY, NY 12207</b>	Ad ID: <b>1805113</b>
Telephone: <b>(518) 427-9700</b>	Ad Taker: <b>CRBLACH</b>
Description: <b>NOTICE OF PUBLIC HEARING NOTICE IS H</b>	Sales Person: <b>Bethany Lach</b> <b>(LFC309)</b>
	Words: <b>454</b>
	Lines: <b>136</b>
	Agate Lines: <b>136</b>
	Depth: <b>15.111</b>
	Inserts: <b>2</b>

Gross:	<b>\$98.42</b>
Paid Amount:	<b>\$0.00</b>
Amount Due:	<b>\$98.42</b>

Publication
The Record, troyrecord.com

**Existing Improvements and Improvements of certain items of equipment and other tangible personal property necessary and incidental in connection with the Company's development of the Project in and around the Land, Existing Improvements and Improvements (the "Equipment", and collectively with the Land, the Existing Improvements and the Improvements, the "Facility"), and (iv) the lease of the Facility to the Company.**

The Authority will acquire a leasehold interest in the Facility, and lease the Facility back to the Company, which will operate the Facility during the term of the lease. The Authority contemplates that it will provide financial assistance (the "Financial Assistance") to the Company in the form of (i) sales and use tax exemptions with respect to the Improvements and the Equipment; (ii) mortgage recording tax exemption(s) related to the Company's financing of the Project; and (iii) a partial real property tax abatement provided through a negotiated Payment-in-lieu-of Taxes Agreement ("PILOT Agreement"). The Authority will at said time and place provide a reasonable opportunity to all interested persons to present their views, either orally or in writing, on the location and nature of the Facility, and the proposed tax benefits to be afforded the Company in connection with the Project.

Dated: May 14, 2019 By:  
**TROY INDUSTRIAL DEVELOPMENT AUTHORITY**

5/15 1x 1805113

## **TROY INDUSTRIAL DEVELOPMENT AUTHORITY**

Troy City Hall  
433 River Street, 5<sup>th</sup> Floor  
Troy, New York 12180

### **NOTICE OF PUBLIC HEARING**

May 14, 2019

#### ***VIA CERTIFIED MAIL***

To: The Attached List of Affected Tax Jurisdictions  
Re: **Troy Industrial Development Authority (the “Authority”)**  
**R&M Holdings of Troy LLC Project (DeFazio & Sons Inc.)**  
**Notice of Public Hearing**

Ladies and Gentlemen:

On May 29, 2019, at 10:00 a.m., local time, at the Troy City Hall, located at 433 River Street, 5<sup>th</sup> Floor, Troy, New York 12180, the Troy Industrial Development Authority (the “Authority”) will conduct a public hearing regarding the above-referenced project. Please find enclosed a copy of the Notice of Public Hearing describing the project and the financial assistance contemplated by the Authority. The Notice has been submitted to *The Record* for publication.

The public hearing is being conducted pursuant to Title 11 of Article 8 of the Public Authorities Law of the State of New York, as amended, and Chapter 759 of the Laws of 1967 of the State of New York, as amended. We are providing this notice to you as the chief executive officer of an affected tax jurisdiction within which the project is located. You are welcome to attend such hearing at which time you will have an opportunity to review the project application and present your views, both orally and in writing, with respect to the project.

**TROY INDUSTRIAL  
DEVELOPMENT AUTHORITY**

Steven Strichman  
Executive Director

List of Affected Taxing Jurisdictions  
Troy Industrial Development Authority  
R&M Holdings of Troy LLC Project (DeFazio & Sons Inc.)

**County of Rensselaer**

Hon. Steven F. McLaughlin, County Executive  
County of Rensselaer  
Rensselaer County Office Building  
1600 7<sup>th</sup> Avenue, 5<sup>th</sup> Floor  
Troy, New York 12180-3409

Mr. William Film, Director  
County of Rensselaer  
Bureau of Tax Services  
Rensselaer County Office Building  
1600 7<sup>th</sup> Avenue, 5<sup>th</sup> Floor  
Troy, New York 12180-3409

**City of Troy**

Hon. Wm. Patrick Madden, Mayor  
City of Troy  
Troy City Hall  
433 River Street, 5<sup>th</sup> Floor  
Troy, New York 12180

Mr. Mike Slawson, Chief Financial Officer  
County of Rensselaer  
Rensselaer County Office Building  
1600 7<sup>th</sup> Avenue, 5<sup>th</sup> Floor  
Troy, New York 12180-3409

Ms. Sharon L. Martin, Assessor  
City of Troy  
Troy City Hall  
433 River Street, 5th Floor  
Troy, New York 12180

**Enlarged City School District of Troy**

John Carmello, Superintendent of Schools  
Enlarged City School District of Troy  
475 First Street  
Troy, New York 12180

Thomas Mayo, Board President  
Enlarged City School District of Troy  
475 First Street  
Troy, New York 12180

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\$ **207 USPS**

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Adult Signature Required

Adult Signature Restricted Delivery

Postage **309101**

To: Hon. Steven F. McLaughlin  
Rensselaer County Executive  
Rensselaer County Office Building, 5th Floor  
1600 7th Avenue  
Troy, New York 12180

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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\$ **207 USPS**

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Return Receipt (electronic)

Certified Mail Restricted Delivery **MAY 14 2019**

Adult Signature Required

Adult Signature Restricted Delivery

Postage **309101**

To: Mr. Mike Slawson  
County of Rensselaer  
Rensselaer County Office Building  
1600 7th Avenue, 5th Floor  
Troy, New York 12180-3409

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

3549 4157 0003 0040 7015 0003 4157 3556

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Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) **MAY 14 2019 Postmark Here**

Return Receipt (electronic)

Certified Mail Restricted Delivery

Adult Signature Required

Adult Signature Restricted Delivery

Postage **309101**

To: Mr. William Film, Director  
Bureau of Tax Services  
Rensselaer County Office Building  
1600 7th Avenue, 5th Floor  
Troy, New York 12180-3409

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

*PL Notice*

## SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

## 1. Article Addressed to:

Hon. Steven F. McLaughlin  
Rensselaer County Executive  
Rensselaer County Office Building, 5<sup>th</sup> Floor  
1600 7<sup>th</sup> Avenue  
Troy, New York 12180



9590 9402 4278 8121 6415 89

## 2. Article Number (Transfer from service label)

7015 0640 0003 4157 3549

## COMPLETE THIS SECTION ON DELIVERY

## A. Signature

X *Col*

Agent  
 Addressee

## B. Received by (Printed Name)

*Col*

## C. Date of Delivery

5/6/19

D. Is delivery address different from item 1?  Yes  
If YES, enter delivery address below:  No

## 3. Service Type

Adult Signature  
 Adult Signature Restricted Delivery  
 Certified Mail®  
 Certified Mail Restricted Delivery  
 Collect on Delivery  
 Collect on Delivery Restricted Delivery  
 Restricted Delivery

Priority Mail Express®  
 Registered Mail™  
 Registered Mail Restricted Delivery  
 Return Receipt for Merchandise  
 Signature Confirmation™  
 Signature Confirmation Restricted Delivery

PS Form 3811, July 2015 PSN 7530-02-000-9053

Domestic Return Receipt

## SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

Mr. Mike Slawson, CFO  
County of Rensselaer  
Rensselaer County Office Building  
1600 7<sup>th</sup> Avenue, 5<sup>th</sup> Floor  
Troy, New York 12180-3409



9590 9402 4278 8121 6415 96

## 2. Article Number (Transfer from service label)

7015 0640 0003 4157 3556

## COMPLETE THIS SECTION ON DELIVERY

## A. Signature

X *Col*

Agent  
 Addressee

## B. Received by (Printed Name)

*Col*

## C. Date of Delivery

5/6/19

D. Is delivery address different from item 1?  Yes  
If YES, enter delivery address below:  No

## 3. Service Type

Adult Signature  
 Adult Signature Restricted Delivery  
 Certified Mail®  
 Certified Mail Restricted Delivery  
 Collect on Delivery  
 Collect on Delivery Restricted Delivery  
 Restricted Delivery

Priority Mail Express®  
 Registered Mail™  
 Registered Mail Restricted Delivery  
 Return Receipt for Merchandise  
 Signature Confirmation™  
 Signature Confirmation Restricted Delivery

PS Form 3811, July 2015 PSN 7530-02-000-9053

Domestic Return Receipt

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- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

## 1. Article Addressed to:

Mr. William Film, Director  
Bureau of Tax Services  
Rensselaer County Office Building  
1600 7<sup>th</sup> Avenue, 5<sup>th</sup> Floor  
Troy, New York 12180-3409



9590 9402 4278 8121 6416 02

## 2. Article Number (Transfer from service label)

7015 0640 0003 4157 3563

## COMPLETE THIS SECTION ON DELIVERY

## A. Signature

X *Col*

Agent  
 Addressee

## B. Received by (Printed Name)

*Col*

## C. Date of Delivery

5/6/19

D. Is delivery address different from item 1?  Yes  
If YES, enter delivery address below:  No

## 3. Service Type

Adult Signature  
 Adult Signature Restricted Delivery  
 Certified Mail®  
 Certified Mail Restricted Delivery  
 Collect on Delivery  
 Collect on Delivery Restricted Delivery  
 Restricted Delivery

Priority Mail Express®  
 Registered Mail™  
 Registered Mail Restricted Delivery  
 Return Receipt for Merchandise  
 Signature Confirmation™  
 Signature Confirmation Restricted Delivery

PS Form 3811, July 2015 PSN 7530-02-000-9053

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**ALBANY MAIN OFFICE**

**Postmark Here**

**MAY 14 2019**

**309101**

**Certified Mail Fee**  
\$

**Extra Services & Fees (check box, add fee as appropriate)**

Return Receipt (hardcopy) \$  
 Return Receipt (electronic) \$  
 Certified Mail Restricted Delivery \$  
 Adult Signature Required \$  
 Adult Signature Restricted Delivery \$

**Postage**

Hon. Wm Patrick Madden, Mayor  
City of Troy  
Troy City Hall  
433 River Street, 5<sup>th</sup> Floor  
Troy, New York 12180

PS Form 3800, April 2015 PSN 7530-02-000-9017 See Reverse for Instructions

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**MAY 14 2019**

**309101**

**Certified Mail Fee**  
\$

**Extra Services & Fees (check box, add fee as appropriate)**

Return Receipt (hardcopy) \$  
 Return Receipt (electronic) \$  
 Certified Mail Restricted Delivery \$  
 Adult Signature Required \$  
 Adult Signature Restricted Delivery \$

**Postage**

Ms. Sharon L. Martin, Assessor  
City of Troy  
Troy City Hall  
433 River Street, 5th Floor  
Troy, New York 12180

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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**MAY 14 2019**

**309101**

**Certified Mail Fee**  
\$

**Extra Services & Fees (check box, add fee as appropriate)**

Return Receipt (hardcopy) \$  
 Return Receipt (electronic) \$  
 Certified Mail Restricted Delivery \$  
 Adult Signature Required \$  
 Adult Signature Restricted Delivery \$

**Postage**

Thomas Mayo, Board President  
Enlarged City School District of Troy  
475 First Street  
Troy, New York 12180

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
<ul style="list-style-type: none"> <li>■ Complete items 1, 2, and 3.</li> <li>■ Print your name and address on the reverse so that we can return the card to you.</li> <li>■ Attach this card to the back of the mailpiece, or on the front if space permits.</li> </ul>		<p>A. Signature</p> <p><b>X</b> </p> <p>B. Received by (Printed Name) <b>M. R. Lucci</b></p> <p>C. Date of Delivery</p> <p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No</p>	
<p>1. Article Addressed to:</p> <p>Hon. Wm Patrick Madden, Mayor City of Troy Troy City Hall 433 River Street, 5<sup>th</sup> Floor Troy, New York 12180</p>		<p>3. Service Type</p> <p><input type="checkbox"/> Adult Signature <input type="checkbox"/> Adult Signature Restricted Delivery <input checked="" type="checkbox"/> Certified Mail® <input type="checkbox"/> Certified Mail Restricted Delivery <input type="checkbox"/> Collect on Delivery <input type="checkbox"/> Collect on Delivery Restricted Delivery <input type="checkbox"/> Mail Restricted Delivery</p> <p><input type="checkbox"/> Priority Mail Express® <input type="checkbox"/> Registered Mail™ <input type="checkbox"/> Registered Mail Restricted Delivery <input checked="" type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Signature Confirmation™ <input type="checkbox"/> Signature Confirmation Restricted Delivery</p>	
<p>2. Article Number (Transfer from service label)</p> <p>9590 9402 4278 8121 6413 50</p>		<p>7015 0640 0003 4157 3570</p>	

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
<ul style="list-style-type: none"> <li><input checked="" type="checkbox"/> Complete Items 1, 2, and 3.</li> <li><input checked="" type="checkbox"/> Print your name and address on the reverse so that we can return the card to you.</li> <li><input checked="" type="checkbox"/> Attach this card to the back of the mailpiece, or on the front if space permits.</li> </ul>		<p>A. Signature </p> <p><input type="checkbox"/> Agent <input type="checkbox"/> Addressee</p> <p>B. Received by (Printed Name) <b>M. B. LUCIS</b></p> <p>C. Date of Delivery</p> <p>D. Is delivery address different from Item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No</p> <p>1. Article Addressed to:  <b>Ms. Sharon L. Martin, Assessor City of Troy Troy City Hall 433 River Street, 5th Floor Troy, New York 12180</b> </p> <p>3. Service Type  <input type="checkbox"/> Adult Signature  <input type="checkbox"/> Adult Signature Restricted Delivery  <input checked="" type="checkbox"/> Certified Mail®  <input type="checkbox"/> Certified Mail Restricted Delivery  <input type="checkbox"/> Collect on Delivery  <input type="checkbox"/> Collect on Delivery Restricted Delivery  <input type="checkbox"/> Priority Mail Express®  <input type="checkbox"/> Registered Mail™  <input type="checkbox"/> Registered Mail Restricted Delivery  <input checked="" type="checkbox"/> Return Receipt for Merchandise  <input type="checkbox"/> Signature Confirmation™  <input type="checkbox"/> Signature Confirmation Restricted Delivery </p> <p>2. Article Number (Transfer from service label)  <b>7015 0640 0003 4157 3587</b> </p> <p><input type="checkbox"/> Restricted Delivery</p>	

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
<ul style="list-style-type: none"> <li><input checked="" type="checkbox"/> Complete Items 1, 2, and 3.</li> <li><input checked="" type="checkbox"/> Print your name and address on the reverse so that we can return the card to you.</li> <li><input checked="" type="checkbox"/> Attach this card to the back of the mailpiece, or on the front if space permits.</li> </ul>		<p>A. Signature  <input checked="" type="checkbox"/> <i>M. Mayo</i> <input type="checkbox"/> Agent  <input type="checkbox"/> Addressee</p> <p>B. Received by (Printed Name)  <i>M. Mayo</i> <input type="checkbox"/> C. Date of Delivery</p> <p>D. Is delivery address different from Item 1? <input type="checkbox"/> Yes    If YES, enter delivery address below: <input type="checkbox"/> No</p>	
<p>1. Article Addressed to:</p> <p>Thomas Mayo, Board President            Enlarged City School District of Troy            475 First Street            Troy, New York 12180</p>		<p>3. Service Type</p> <p><input type="checkbox"/> Adult Signature  <input type="checkbox"/> Adult Signature Restricted Delivery  <input checked="" type="checkbox"/> Certified Mail®  <input type="checkbox"/> Certified Mail Restricted Delivery  <input type="checkbox"/> Collect on Delivery  <input type="checkbox"/> Collect on Delivery Restricted Delivery</p> <p><input type="checkbox"/> Priority Mail Express®  <input type="checkbox"/> Registered Mail™  <input type="checkbox"/> Registered Mail Restricted Delivery  <input checked="" type="checkbox"/> Return Receipt for Merchandise  <input type="checkbox"/> Signature Confirmation™  <input type="checkbox"/> Signature Confirmation Restricted Delivery</p>	
<p>2. Article Number (Transfer from service label)</p> <p>9590 9402 4278 8121 6415 58</p>		<p>7015 0640 0003 4157 3600</p> <p>Restricted Delivery</p>	

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\$  **Postage**  
\$

**Extra Services & Fees (check box, add fee as appropriate)**

Return Receipt (hardcopy) \$   
 Return Receipt (electronic) \$   
 Certified Mail Restricted Delivery \$   
 Adult Signature Required \$   
 Adult Signature Restricted Delivery \$

MAY 14 2019 Postmark  
Postmark  
Here

Mr. John Carmello  
Superintendent of Schools  
Enlarged City School District of Troy  
475 First Street  
Troy, New York 12180

309101

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

<b>SENDER: COMPLETE THIS SECTION</b>		<b>COMPLETE THIS SECTION ON DELIVERY</b>	
<ul style="list-style-type: none"> <li>■ Complete items 1, 2, and 3.</li> <li>■ Print your name and address on the reverse so that we can return the card to you.</li> <li>■ Attach this card to the back of the mailpiece, or on the front if space permits.</li> </ul>		<p><b>A. Signature</b>  <input checked="" type="checkbox"/> <i>Mr. John Carmello</i> <input type="checkbox"/> Agent  <input type="checkbox"/> Addressee</p> <p><b>B. Received by (Printed Name)</b> <i>Mr. John Carmello</i> <b>C. Date of Delivery</b> <input type="text"/> 309101</p> <p><b>D. Is delivery address different from item 1? <input type="checkbox"/> Yes</b>  <b>If YES, enter delivery address below: <input type="checkbox"/> No</b></p>	
<p><b>1. Article Addressed to:</b></p> <p>Mr. John Carmello Superintendent of Schools Enlarged City School District of Troy 475 First Street Troy, New York 12180</p>		<p><b>3. Service Type</b></p> <p><input type="checkbox"/> Adult Signature  <input type="checkbox"/> Adult Signature Restricted Delivery  <input checked="" type="checkbox"/> Certified Mail®  <input type="checkbox"/> Certified Mail Restricted Delivery  <input type="checkbox"/> Collect on Delivery  <input type="checkbox"/> Collect on Delivery Restricted Delivery  <input type="checkbox"/> Insured Mail</p> <p><input type="checkbox"/> Priority Mail Express®  <input type="checkbox"/> Registered Mail™  <input type="checkbox"/> Registered Mail Restricted Delivery  <input checked="" type="checkbox"/> Return Receipt for Merchandise  <input type="checkbox"/> Signature Confirmation™  <input type="checkbox"/> Signature Confirmation Restricted Delivery</p>	
<p><b>2. Article Number (Transfer from service label)</b></p> <p>9590 9402 4278 8121 6415 65</p>		<p>PSN 7530-02-000-9053</p>	

Domestic Return Receipt

# **TROY NY**

INDUSTRIAL DEVELOPMENT  
A U T H O R I T Y

May 29, 2019

10:00 AM

Regular Board  
Meeting Minutes

**Present:** Heidi Knoblauch, Steve Strichman, Bill Strang, Tina Urzan, Paul Carroll, Elbert Watson, Rich Nolan and Hon. Coleen Paratore

**Absent:** Hon. Anasha Cummings and Sue Farrell

**Also in attendance:** Justin Miller, Esq., MaryEllen Flores, Diana Cretella, Luis Gonzalez, Matthew DeFazio, Rosemary McKenna, Deanna Dal Pos, Luke Nathan and Denee Zeigler.

The meeting was called to order at 10:00 a.m. The board took a minute to do introductions for the new members.

I. Public Hearing – Troy Riverwalk, LLC

See attached Public Hearing Agenda

II. Public Hearing – R & M Holdings of Troy, LLC – DeFazio & Sons Inc.

See attached Public Hearing Agenda

III. Public Hearing – First Columbia 433 River Street, LLC

See attached Public Hearing Agenda

IV. Minutes

The board reviewed the minutes from the April 19, 2019 board meeting. The chair asked that they be amended to show the job number for DeFazio's of 30-38 FTE's.

**Tina Urzan made a motion to approve the April 19, 2019 minutes.  
Rich Nolan and Hon. Coleen Paratore abstained.  
Bill Strang seconded the motion, motion carried.**

V. Authorizing Resolution - Troy Riverwalk, LLC

Mr. Nolan asked about the improvements of the building. Mr. Rodriguez explained that the building was essentially vacant when they started and everything will be new, including elevators. Ms. Paratore asked about the location. Ms. Cretella advised it is located by the Congress Street Bridge on River Street with the back on Front Street. Mr. Nolan asked if they have heard from any other potential restaurants asking to move into

the space. Ms. Cretella advised no because they have been working so close with SUNY. (See attached Resolution 05/19 #1)

**Hon. Coleen Paratore made a motion to approve the Authorizing Resolution for Troy Riverwalk, LLC.  
Bill Strang seconded the motion, motion carried.**

**VI. Authorizing Resolution - R & M Holdings of Troy LLC - DeFazio & Sons Inc.**

Rich Nolan asked if the space will accommodate them as they continue to grow. Mr. DeFazio ensured the board that there will be enough space to include the import store, restaurant and eventually banquet space. They would also like to become more involved with the festivals held in Troy and include indoor/outdoor seating. (See attached Resolution 05/19 #2)

**Tina Urzan made a motion to approve the Authorizing Resolution for R&M Holdings of Troy LLC – DeFazio & Sons Inc.  
Bill Strang seconded the motion, motion carried.**

**VII. Authorizing Resolution - First Columbia 433 River Street, LLC -**

Mr. Strichman noted that 433 River Street has been a transformative project for this area and the updates made to the sea wall and trails will help to make it even more of a destination. (See attached Resolution 05/19 #3)

**Tina Urzan made a motion to approve the Authorizing Resolution for First Columbia 433 River Street, LLC.  
Elbert Watson seconded the motion, motion carried.**

**VIII. Financials**

Mary Ellen Flores went over the balance sheet with the board members and advised that there is \$960,000 in assets, \$6,000 in liabilities and \$953,000 in equity. She advised that the largest change to the income on the balance sheet is due to the PILOT late fees and annual fees being received from projects. Ms. Flores advised a deficit in the amount of \$4,000; \$3,600 in income and \$7,700 in expenses under other reimbursement for conferences attended this month.

**Susan Farrell made a motion to approve the financials as presented to the board.  
Bill Strang seconded the motion, motion carried.**

**IX. Old Business**

**King Fuels** - Mr. Strichman noted that a bid was sent out for the remediation of the King Fuels site. He will have updates to present at the June meeting.

**X. New Business**

**Meeting Date Change for June** - Mr. Strichman advised that he will be out of town during the next scheduled meeting as advised the date may have to be changed to the 28<sup>th</sup>.

**Financial Assistance Application** – The Chair advised that the application for financial assistance has been cleaned up and made a fillable document. She advised that all of the wording is the same.

XI. Adjournment

With no new or old business to discuss, the regular board meeting was adjourned at 11:03 a.m.

**Susan Farrell made a motion to adjourn the IDA meeting at 10:36 a.m.  
Tina Urzan seconded the motion, motion carried.**

EXHIBIT B  
SEQRA MATERIALS

State Environmental Quality Review  
**NEGATIVE DECLARATION**  
Notice of Determination of Non-Significance

Project Number PL2016-0070

Date: January 4, 2017

This notice is issued pursuant to Part 617 of the implementing regulations pertaining to Article 8 (State Environmental Quality Review Act) of the Environmental Conservation Law.

The City of Troy Planning Commission, as lead agency, has determined that the proposed action described below will not have a significant adverse environmental impact and a Draft Impact Statement will not be prepared.

**Name of Action:**

214-216 Fourth Street

**SEQR Status:** Type 1   
Unlisted

**Conditioned Negative Declaration:**  Yes  
 No

**Description of Action:**

SEQRA and Site Plan Review of a proposal to occupy a vacant commercial building with a restaurant.

**Location:** (Include street address and the name of the municipality/county. A location map of appropriate scale is also recommended.)

214-216 Fourth Street, Troy, New York

**Reasons Supporting This Determination:**

(See 617.7(a)-(c) for requirements of this determination ; see 617.7(d) for Conditioned Negative Declaration)

1. There is little or no impact on land.
2. There will be no impact on Geological Features.
3. There will be no impact on Surface Water.
4. There will be no impact on Groundwater.
5. There will be no impact on Flooding.
6. There will be no impact on Air.
7. There will be no impact on Plants and Animals.
8. There will be no impact on Agricultural Resources.
9. There will be little to no impact on Open Space and Recreation.
10. There will be little to no impact on Historical or Archaeological Resources.
11. There will be little or no impact on Critical Environmental Areas.
12. There will be little or no impact on Transportation.
13. There will be little or no impact on Energy.
14. There will be little to no impact on Noise, Odor or Light.
15. There will be no impact on Human Health.
16. There will be little to no impact on Community Plans.
17. There will be little to no impact on Community Character.

**If Conditioned Negative Declaration,** provide on attachment the specific mitigation measures imposed, and identify comment period (not less than 30 days from date of publication in the ENB)

**For Further Information:**

Contact Person: Chris Brown

Address: 433 River Street, Troy, NY 12180

Telephone Number: 518 279 7155

**For Type 1 Actions and Conditioned Negative Declarations, a Copy of this Notice is sent to:**

Chief Executive Officer , Town / City / Village of

Other involved agencies (If any)

Applicant (If any)

Environmental Notice Bulletin, 625 Broadway, Albany NY, 12233-1750 (Type One Actions only)