I. Call to Order

A Regular Meeting of the Bethlehem Industrial Development Agency of the Town of Bethlehem was held on the above date at the Town Hall Auditorium, 445 Delaware Avenue, Delmar, NY. The Meeting was called to order at 8:00 AM.

<table>
<thead>
<tr>
<th>Attendee Name</th>
<th>Title</th>
<th>Status</th>
<th>Arrived</th>
</tr>
</thead>
<tbody>
<tr>
<td>Frank S. Venezia</td>
<td>Board Member/Chairman</td>
<td>Present</td>
<td></td>
</tr>
<tr>
<td>Joseph P. Richardson</td>
<td>Board Member/Vice Chairman</td>
<td>Present</td>
<td></td>
</tr>
<tr>
<td>Victoria Stanton Sweeney</td>
<td>Member</td>
<td>Present</td>
<td></td>
</tr>
<tr>
<td>Tim McCann</td>
<td>Board Member/Assistant Secretary</td>
<td>Present</td>
<td></td>
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<tr>
<td>Victoria Storrs</td>
<td>Board Member</td>
<td>Present</td>
<td></td>
</tr>
<tr>
<td>Pat Bulgaro</td>
<td>Board Member</td>
<td>Present</td>
<td></td>
</tr>
<tr>
<td>Sandra Shapard</td>
<td>Board Member</td>
<td>Present</td>
<td></td>
</tr>
<tr>
<td>Thomas P. Connolly</td>
<td>Executive Director/Agency Counsel</td>
<td>Present</td>
<td></td>
</tr>
<tr>
<td>Allen F. Maikels</td>
<td>CFO and Contracting Officer</td>
<td>Present</td>
<td></td>
</tr>
<tr>
<td>Elizabeth Staubach</td>
<td>Senior Planner/ED Coordinator</td>
<td>Present</td>
<td></td>
</tr>
<tr>
<td>Robin Nagengast</td>
<td>Assistant to the Executive Director</td>
<td>Present</td>
<td></td>
</tr>
</tbody>
</table>

II. Minutes Approval

1. Friday, October 24, 2014

RESULT: ACCEPTED [UNANIMOUS]
MOVER: Sandra Shapard, Board Member
SECONDER: Pat Bulgaro, Board Member
AYES: Venezia, Richardson, Stanton Sweeney, McCann, Storrs, Bulgaro, Shapard

III. Reports of Committees

None.
IV. Communications

None.

V. Old Business

- PLANNING BOARD UPDATE (LESLIE)

Three previously approved Vista projects and two new Vista projects have submitted applications to the Planning Board.

15 Vista has resubmitted for a one story, 8,250 square foot medical office building (smaller than what was previously approved).

65 Vista submitted plans for a 54,000 square foot building.

85 Vista has been submitted as a technology headquarters building and a two megawatt solar field.

105 Vista is a new 70,000 square foot 2 story office building.

126 Vista is looking for re-approval for a 40,000 square foot, 2 story office space.

Applications are considered as to whether they are in substantial conformance within the approved master plan for the Vista Park. All the building projects are, but the solar field is in an area that was specified to remain undeveloped and therefore the project needs to go before the town board to get an amendment to the master plan.

- REPORT OF ED COORDINATOR (STAUBACH)

Ms. Staubach and Mr. Richardson have been meeting with some people who were unable to go on the town tour in June. She continues to attend the Bethlehem Chamber Leads Group meetings, making good connections. The announcement on the Microenterprise Grant Award will be at the Regional Economic Development Council ceremony on December 10.

VI. New Business

- F. MICHAEL TUCKER, PRESIDENT & CEO, CENTER FOR ECONOMIC GROWTH

Mike Tucker presented an overview of CEG’s Strategic Plan and Global Marketing efforts. The town tour was a great idea and very helpful for raising awareness. He commended the IDA on its economic development efforts.

- APPLICATION SAE SUN & EARTH ENERGY INC. (MONOLITH SOLAR) (MARK FOBARE/JOE NICOLLA)

Joe Nicolla presented the proposed Monolith project which includes a 26,000 square foot facility to house their technology headquarters and a solar farm. The project is expected to retain 49 jobs and add 76 new jobs over five years. The benefits requested are sales tax relief at $320,000, mortgage tax exemption of $48,000 and an enhanced PILOT $313,000.

There was a discussion of the application as it pertains to the parcels for the building and the solar field. It was determined that more information was needed to proceed. If that information is provided within sufficient time to review in detail, the public hearing can be
scheduled at the December 18 meeting. After the public hearing, the Agency will meet to discuss. Then at the next meeting, the IDA will make a decision.

- **COLUMBIA 15 (CONNOLLY)**

  Columbia 15 is ready to start construction. The proposed medical office building project is now 50% smaller than what was previously approved. The resolution that was passed to approve the standard abatement didn't include a sunset clause and therefore, never expired. Mr. Scott confirmed that the project can legally go forward. Since the abatement will be smaller, another public hearing isn't required. The cost to the public is smaller and all the benefits are reduced. The members agreed that no one is opposed to Columbia 15 going forward.

- **STATUS/AMERICAN HOUSING FOUNDATION (VAN ALLEN) BOND FINANCING MODIFICATION (SCOTT)**

  The project refinance closed on October 28, 2014 and administrative fees and paper work are finalized.

- **FINANCIAL STATEMENTS 10/31/14 (MAIKELS)**

  Mr. Maikels presented the financial statements as of October 31, 2014. Unless a project closes by year end, there will be a deficit in the budget to reflect the shortfall in project fees received.

- **REGULAR MEETING - THURSDAY, DECEMBER 18, 2014 8:00 AM AUDITORIUM**

  The December Regular Meeting is scheduled for Thursday, December 18 at 8am. It is expected to run at least an hour and a half.

**VII. Adjournment**

**Motion To:** Motion

**RESULT:** ADJOURN [UNANIMOUS]

**MOVER:** Pat Bulgaro, Board Member

**SECONDER:** Sandra Shapard, Board Member

**AYES:** Venezia, Richardson, Stanton Sweeney, McCann, Storrs, Bulgaro, Shapard