

**Minutes of the
Finance Meeting
Troy City Council
September 18, 2014**

The meeting was called to order at 6:09 PM by City Council President Wiltshire. Pledge of allegiance was led by Council President Wiltshire. The roll being called the following answered to their names Council Members, Doherty, Zalewski, Galuski, Kopka, Gordon, Bodnar, Teta, Robertson and Wiltshire. Also present were Mayor Lou Rosamilia, Emily Rossier, Sharon Martin, Bill Dunne, Kelly Cramer Esq., and Counsel to the Council, Joe Liccardi. The meeting was attended by approximately 15 members of the public.

Consideration of Ordinance:

**58. ORDINANCE AMENDING THE CODE OF THE CITY OF TROY, CHAPTER 270
VEHICLES AND TRAFFIC, § 270-22 PARKING FACILITIES**

Ordinance passed by unanimous vote

**59. ORDINANCE AUTHORIZING THE EXECUTION AND DELIVERY OF A LAND
DEVELOPMENT AGREEMENT WITH ONE MONUMENT SQUARE, LLC WITH RESPECT
TO THE "ONE MONUMENT SQUARE SITE"**

Bodnar spoke about his planning committee meeting on Tuesday and the presentation Jeff Buel gave of the future plans for the site.

Buel spoke about the redevelopment plans for the site.

Mayor stated this is an important piece to finish this area and it will transform downtown Troy. He said they are happy with the company chosen and they are very highly regarded in their field.

Zalewski asked about the 50 feet of waterfront that the City will still own and how this plays into the Comprehensive Plan that will be starting up soon.

Buel stated they hope to be in the ground before the 1st of the year. He stated their plan will not hinder the comprehensive plan whatsoever.

Dunne spoke about the terms of the comprehensive plan.

Ordinance passed by unanimous vote

**60. ORDINANCE APPROVING SETTLEMENT OF CERTIORARI PROCEEDINGS
INSTITUTED BY 360 ASSET LLC ON THE ASSESSMENT ROLL OF THE CITY OF TROY**

Ordinance passed by unanimous vote

61. ORDINANCE AMENDING THE CODE OF TROY, CHAPTER 195 “LOITERING CURFEW” ARTICLE II CURFEW SECTIONS 195-6 “RESTRICTIONS” AND 195-9 “AFFIRMATIVE DEFENSES”

Zalewski stated from what he saw we were just changing the hours of the curfew. Gordon stated he was correct.

Silverman spoke about the changes in the ordinance in that it was done to strengthen it based on other court cases.

Gordon spoke about the parent exemption; he asked Ian what happens if the child commits a crime after curfew but had the parent’s permission to be out. He wanted to know if the parent could be held responsible.

Silverman stated they could not.

Ordinance passed by unanimous vote

62. ORDINANCE AUTHORIZING AND DIRECTING SALES BY THE PRIVATE SALE METHOD OF CITY-OWNED REAL PROPERTIES

Bodnar spoke about the reason council members were not involved this time with the property decisions, that’s why he had questions regarding property # 1, 2, and 7 for Sharon to explain.

Sharon Martin explained the bidder on property #1 stated he would apply for a home equity loan but did not have a letter from the bank. Property #2 did provide proof of enough funds and # 7 also supplied proof he had the funds.

Galuski stated he could vouch for Mr. Lewis, he had done great work with other properties in his district.

Doherty spoke about understanding the finance concerns that Bodnar has but he feels if the administration has done their job,; leaving a property empty as apposed to selling to some one who wants to invest in Troy does not seem right.

Kopka spoke about property 669 River St. and the proposed bidder plans not being accurate with his figures. She spoke in support of the bidder that was not accepted and vouched for his work. She had spoken with others who support him as well.

Sharon Martin spoke about the current bidder’s qualifications and his proof of finances to do the work.

Galuski asked if code had been in the building yet prior to this sale. Sharon stated yes and Carlos agreed it would take close to 1 million.

Bodnar stated he was in favor of pulling property #3 but not replacing it with another bidder.

Gordon asked what the other bid for the property was. Sharon stated 25,000.00. Gordon asked Kopka how she knew this gentleman and how she had all this information that the other members did not have. Kopka stated she does a lot of research on her own.

Doherty stated he is not comfortable with pulling this, he feels if people are willing to invest in Troy, we should let them. He would like to go with the proposal as it is.

Council President Wiltshire discussed tabling the legislation since there were so many issues. Gordon 2nd the motion. Kopka asked that he not because others on this ordinance are waiting to start there projects right away.

Robertson stated she was confused as to why they should table the entire ordinance she felt there is no reason to. Doherty stated he would like to proceed, Wiltshire agreed he withdrew the motion to table.

Bodnar withdrew his amendment to strike properties #1 and #3. His new amendment was 2nd by Zalewski to remove property #1 which passed by a vote of 6 yes to 3 no.

Sharon Martin and Kopka spoke briefly on a property not on the agenda, 616 2nd Ave.

Bodnar motioned to a 2nd amendment to exclude property 669 River St. 2nd by Galuski, amendment was defeated by a vote of 5 no to 4 yes.

1st amendment by Bodnar to remove property 42 Glen Ave. and 669 River St. withdrawn

Amendment by Bodnar to remove 42 Glen Ave. only, 2nd by Zalewski passed by a vote of 6 yes to 3 no (Gordon, Robertson, and Wiltshire)

2nd amendment by Bodnar to exclude 669 River St., 2nd by Galuski was defeated by a vote of 4 yes to 5 no (Gordon, Robertson, Doherty, Zalewski, Wiltshire)

Ordinance passed by a vote of 8 yes to 1 no (Gordon)

63. ORDINANCE AMENDING THE 2014 CITY BUDGET TO TRANSFER FUNDS WITHIN THE GENERAL, WATER AND SEWER FUND BUDGET LINES

Gordon asked for some explanation of these transfers.

Whalen gave his explanation on why these transfers were needed.

Galuski asked Joe Mazzariello to explain the council budget transfers.

Mazzariello stated they were to pay for the stenograph bills that the council used for the public hearings.

Ordinance passed by unanimous vote

64. ORDINANCE AUTHORIZING THE EXECUTION AND DELIVERY OF AN EASEMENT AGREEMENT RELATING TO A PORTION OF RENNELAER STREET FOR THE BENEFIT OF HUDSON ART HOUSE, L.P., ALONG WITH THE EXECUTION OF A HOST COMMUNITY AGREEMENT

Bodnar stated this was also discussed at the planning meeting he had on Tuesday.

Dunne explained the plans for the property and stated it they will maintain it. He also stated it would not affect the City's access to the area.

Dunne reminded council members of the comprehensive plan meetings scheduled and that a few of them have not yet set up times to meet.

Ordinance passed by unanimous vote

Consideration of Resolutions:

68. RESOLUTION PROCLAIMING OCTOBER AS ANTI-BULLYING AWARENESS MONTH

Resolution passed by unanimous vote

69. RESOLUTION AUTHORIZING THE MAYOR TO EXECUTE AN AGREEMENT WITH THE TOWN OF BRUNSWICK FOR THE SUPPLY OF WATER TO THE TOWN AT THE CITY RATE FOR FIFTEEN (15) YEARS

Galuski asked Chris Whalen about the water rate.

Whalen told him what the rate was. Galuski thanked him for negotiating the rate for the same as the citizens of Troy are paying. He also discussed the extension of the contract for another 10 years.

Bodnar spoke about the past agreements and the rates being paid then were lower; he stated it is nice to see the rates now being paid will be the same as the residents.

Resolution passed by unanimous vote

70. RESOLUTION AUTHORIZING THE MAYOR TO EXECUTE AN AGREEMENT WITH RENSSELAER COUNTY ON THE ALLOCATION OF SALES AND USE TAX REVENUE

Robertson asked for an overview of this resolution.

Mazzariello explained the agreement with Rensselaer County and the City of Rensselaer in that it's just to continue our current contract. He stated other wise we go back to the old sales tax which would cut our share down drastically. Most of the sales revenue is not in the City of Troy, the bigger box store generates more sales which are located outside the City.

Zalewski stated it's good for the City considering all the big stores are not in our City, we make out.

Resolution passed by unanimous vote

71. RESOLUTION AUTHORIZING THE MAYOR TO EXECUTE A REAL PROPERTY TAX AGREEMENT WITH RENSSELAER COUNTY

Resolution passed by unanimous vote

72. RESOLUTION AUTHORIZING THE MAYOR TO ENTER INTO AN AGREEMENT WITH COMSTAR, INC. FOR AMBULANCE BILLING AND COLLECTION SERVICES FOR DECEMBER 1, 2014 THROUGH DECEMBER 31, 2016

Resolution passed by unanimous vote

Mazzariello spoke about this new company and why they decided to use them. He spoke about how the company will help analyze the process in collecting the new and aged delinquent accounts.

He stated Comstar is a billing service only not collection agency. We will still have to contract a collection agency which our current one does not expire until next year.

Bodnar asked then Comstar is going to clean up and turn the information over to the collection agency.

Mazzariello stated yes and they will not charge us for fees not collected.

Zalewski asked if we looked locally or in NY State for a company to do this.

Mazzariello explained that they only had 4 RFP's to choose from and he did not feel paying a fixed fee was right; this company will not charge us if fees are not collected.

ADJOURNMENT

Council Member Zalewski moved for adjournment, 2nd by Gordon.

And the meeting was adjourned at approximately 8 pm.

A complete record of the Troy City Council Meeting Minutes is on audio tape filed in the Clerk's Office.

Troy City Clerk

Cheryl Christiansen