

**City of Albany
Common Council**

CALL FOR APPLICATIONS

City of Albany Industrial Development Agency (IDA) & Capital Resource Corporation

The Albany Common Council is seeking nominations of qualified residents of the City of Albany for the following position:

Title of Position:

Member, City of Albany Industrial Development Agency (IDA) & Capital Resource Corporation (CRC); two vacancies

Term of Appointment:

Serves at the pleasure of the Common Council

Position Responsibilities/Duties:

Members of the IDA & CRC must be residents of the City of Albany and whenever possible should have a general background or expertise in industry, business, economic development, urban planning or banking, and possess a commitment to the revitalization of the City. Such members may include representatives of local government, school boards or organized labor. Members serve without compensation for their services but are entitled to the necessary expenses incurred in the discharge of their duties. The IDA/CRC meets on the third Thursday of the month at 12 noon at the Department of Development and Planning, 21 Lodge Street.

IDAs are independent public benefit corporations created through State legislation. The powers and duties of IDAs are set forth in Article 18-A of the NYS General Municipal Law. The purpose of IDAs is to promote, develop, encourage and assist industrial, manufacturing, warehousing, commercial, research and recreation facilities to advance job opportunities, health, general prosperity and economic welfare of the people of the State. The Capital Resource Corporation is a Local Development Corporation formed by the IDA under the NYS Not-For-Profit Corporations Law. The governing board of the Albany IDA also serves as the governing board of the CRC. CRCs are able to provide financial assistance, consistent with the goals and objectives of an IDA, for entities which are not otherwise eligible for assistance from IDAs (i.e., civic facilities).

To accomplish these purposes, IDAs and CRCs offer financial incentives to attract, retain and expand businesses within their jurisdictions. Businesses wishing to obtain financial assistance apply to an IDA or CRC. The assistance granted to these businesses generally includes the issuance of low interest Industrial Development Revenue Bonds and/or exemptions from real property, mortgage recording and sales and use taxes. The bonds issued are not obligations of the municipality or the State. An IDA or CRC receives application and administrative fees for providing financial assistance to projects. As part of the transaction, the IDA or CRC generally would take title to the project real property. In doing so, the IDA or CRC is not required to pay taxes or assessments on any property acquired by it under its jurisdiction or control or supervision, or upon its activities. Usually, this benefit is, in effect, passed through to the assisted business. The business typically would also agree to make payments in lieu of

taxes (PILOTS), which generally are significantly less than the real property taxes which are abated. In certain so-called “straight lease” transactions, there will not be any financial assistance in the form of a bond issuance, and the pass-through of tax exemptions may be the only benefit to the assisted business.

Financing of an IDA or CRC sponsored project is generally in the form of a lease-purchase agreement with a private company. The IDA or CRC sells its bonds and uses the proceeds to acquire or construct the project for the private company. When the project is completed, it is leased to the company for a term equal to the term of the bonds issued. The annual payments from the company are set at an amount sufficient to pay the annual principal and interest on the IDA or CRC bonds. Since IDAs and CRCs are considered governmental agencies, property acquired by them or under their control has tax-exempt status. In many cases, the IDAs or CRCs contract with other economic development entities for the performance and administration of IDA or CRC activities or for marketing services.

Statutory Authority:

IDAs: NYS General Municipal Law, Article 18-A, Title I and Section 903-a of Title II
Code of the City of Albany, Chapter 42, Section 42-288

CRCs: NYS Not-For-Profit Corporation Law, Article 14, Section 1411

Application Requirement:

Applicants are requested to submit a letter of intent describing qualifications and include a current resume to:

Cashawna Parker
Senior Legislative Aide
Albany Common Council – Room 206
City Hall
Albany, NY 12207

Tel: 434-5087
Fax: 434-5081
e-mail: parkerc@ci.albany.ny.us

Applicants will be interviewed by a selected committee of the Common Council prior to appointment.

Deadline for Applications: Wednesday, August 31, 2011

Policy Statement

The Common Council is committed to assuring that its appointments to city boards, authorities, commissions or committees is representative of the diversity of Albany’s population. Consistent with the City of Albany Human Rights Law, it is the policy of the Common Council to prohibit discrimination because of race, color, religion, sex, national origin, sexual orientation, gender, age, disability, marital or domestic partner status in all aspects of its personnel policies, programs, practices and operations.