

**COHOES LOCAL
DEVELOPMENT CORPORATION**
97 Mohawk Street
Cohoes, New York
12047

Deborah Jacques
Executive Director
(518)495-7598
cohoesldc@gmail.com

**Barbara Hildreth
Karen Miscavage
Stephen Napier
Jeffrey Bradt
Sandy Bonkoski**

**CLDC November MEETING
WEDNESDAY, November 9, 2022
@8:00 A.M.
Agenda**

1. Call to Order
2. Review of October minutes - table
3. Review of Financial and Loan Report
4. Façade/Sign Grants:
 - A. Cohoes Carpet – 205 Remsen Street
 - B. Dennis Klapija – 20-22 White Street

Discussion of Holiday Market and Soup Stroll – Steve Napier
Discussion regarding new date for Whitehall property public meeting – Steve Napier

Next Monthly Meeting – December 14, 2022 @ 8:00 a.m.

1:58 PM

11/07/22

Accrual Basis

The Cohoes Local Development Corp.

Balance Sheet

As of November 7, 2022

	Nov 7, 22
ASSETS	
Current Assets	
Checking/Savings	
Pioneer operating	183,602.34
Total Checking/Savings	183,602.34
Accounts Receivable	
Accounts Receivable	9,623.39
Total Accounts Receivable	9,623.39
Total Current Assets	193,225.73
Fixed Assets	
Property Held For Investment	171,674.55
Total Fixed Assets	171,674.55
Other Assets	
Allowance for Uncollectibles	-74,931.36
Small Business Loan Program	
Babes Diner	32,640.16
Bye-I Brewing	9,582.49
Cafe Monocle	23,403.40
Casey Heslin	7,306.22
Caskade	6,489.18
Dennis Holtzman	2,442.18
Diaz Enterprise NY	6,790.74
Donald Russell	3,812.28
Foundry for Art Design	20,823.51
Fur-Ever Friends	6,627.10
Sweet Happy Days, LLC	16,567.84
Thomas Durrant	14,510.81
Trudeau	1,384.85
Total Small Business Loan Program	152,380.76
Total Other Assets	77,449.40
TOTAL ASSETS	442,349.68
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
Accounts Payable	280.00
Total Accounts Payable	280.00
Total Current Liabilities	280.00
Total Liabilities	280.00
Equity	
Remsen St. Co-Development	55,020.50
Retained Earnings	436,570.83
Net Income	-49,521.65
Total Equity	442,069.68
TOTAL LIABILITIES & EQUITY	442,349.68

The Cohoes Local Development Corp.

Profit & Loss

January through December 2022

	<u>Jan - Dec 22</u>
Ordinary Income/Expense	
Income	
Concerts/Beautification	22,800.00
Gain from sale of property	18,171.00
Interest on Loans	
Late Charges on loans	811.21
Interest on Loans - Other	3,364.42
Total Interest on Loans	<u>4,175.63</u>
Total Income	<u>45,146.63</u>
Expense	
Concerts	32,100.00
Dues and Subscriptions	1,014.90
Grant Expense	
CED grant Expense	3,965.76
Comprehensive/Facade Grants	500.00
Total Grant Expense	<u>4,465.76</u>
Holiday Market	8,949.07
Insurance	
Liability Insurance	1,610.00
Worker's Compensation	280.72
Total Insurance	<u>1,890.72</u>
Marketing Expenses	17,759.67
Miscellaneous	302.40
Miscellaneous Expense	19.88
Network Support	722.20
Office Supplies	184.98
Oper Cost for Prop Held	181.70
Postage and Delivery	182.00
Professional Fees	
Accounting	5,500.00
Accounting-HUD	5,000.00
Executive Director	6,000.00
Legal Fees	2,695.00
Professional Fees	4,700.00
Professional Fees - Other	3,000.00
Total Professional Fees	<u>26,895.00</u>
Total Expense	<u>94,668.28</u>
Net Ordinary Income	<u>-49,521.65</u>
Net Income	<u><u>-49,521.65</u></u>

CLDC LOAN REPORT
BUSINESS LOANS

AS OF 11/1/2022

BORROWER	LOAN DATE	Original Loan	PRINCIPAL BALANCE	PAID THRU	LAST PYMT	MONTHS DEL	PYMTS REMAINING	ACCUM INTEREST	MONTHLY PAYMENT
JAMES TRUDEAU-APPLIED LABEL	4/15/2013	\$ 30,000.00	\$ 3,580.74	March	8/29/2022	7	15	\$ 36.27	\$ 279.41
THE FOUNDRY-LYNN ALLARD/ JESSE MATULIS	1/10/2010	\$ 25,000.00	\$ 21,017.30	October	10/27/2022		100		\$ 232.84
DENNIS HOLTZMAN ANTIQUES	8/16/2012	\$ 25,000.00	\$ 2,661.64	October	10/27/2022		10		\$ 224.46
CASEY HESLIN-ELATIONS SALON	7/3/2014	\$ 40,000.00	\$ 7,664.40	August	9/22/2022		18		\$ 372.55
DONALD RUSSELL- SPINDLES	8/7/2014	\$ 15,000.00	\$ 4,208.49	August	8/1/2022	2	30		\$ 139.71
PHIL PHILLIPS- BABES DINER	12/2/2015	\$ 50,000.00	\$ 31,251.24	October	10/31/2022		71		\$ 465.69
CASKADE KITCHEN & BAR	8/1/2018	\$ 10,000.00	\$ 6,711.46	October	10/1/2022		78		\$ 93.00
BABES DINER- CONSTRUCTION LOAN	12/3/2018	\$ 5,200.00	\$ 1,974.44	October	10/27/2022		22		\$ 91.71
CAFÉ MONOCLE, LLC- KELSEY KNUITSEN	6/27/2019	\$ 23,403.40	\$ 23,403.40	PAYMENTS BEGIN ON 12/1/2022			72		\$ 347.79
SIGNAL 30- THOMAS DURRANT	2/4/2020	\$ 25,000.00	\$ 15,335.94	September	10/1/2022	1	36	\$ 28.75	\$ 440.93
BYE-I BREWING	7/27/2020	\$ 17,000.00	\$ 9,863.82	October	10/31/2022		35		\$ 299.83
FUR-EVER FRIENDS- HANCOCKS	1/26/2021	\$ 10,000.00	\$ 7,927.68	May	10/21/2022	5	44	\$ 71.34	\$ 176.37
SWEET HAPPY DAYS	1/28/2021	\$ 25,000.00	\$ 17,792.84	August	8/1/2022	2	39	\$ 65.96	\$ 440.93
DIAZ ENTERPRISES- CAFÉ CON MEL	2/8/2021	\$ 10,000.00	\$ 8,570.70	January	10/27/2022	9	51	\$ 131.00	\$ 176.37
TOTAL		\$ 310,603.40	\$ 161,964.09					\$ 65.02	\$ 3,781.59

Application

Name: Denis Klapija

Address: 638 Clifton Park

Center Road Clifton Park NY

Phone: (518) 225 - 3744

Email: denisklapija@gmail.com

Project Address: _____

20-22 White St. Cohoes NY

Project Estimate: _____

\$4,200.00

Please attach a budget and a copy of estimates with this application.

Paid invoices will be required prior to disbursement of funds.



CLDC

CLDC
97 Mohawk Street
Cohoes, NY 12047

Phone: 518-233-2121 ext 218
Fax: 518-233-2168
E-mail: DJacques@ci.cohoes.ny.us

CLDC

Façade Improvement Program



Sponsored by the
Cohoes Local Development
Corporation

Business Development Façade Program

The Cohoes Local Development Corporation in an effort to support the City's Revitalization Program has allocated funds to be used towards specific exterior improvements to buildings in the City of Cohoes.

Program

This program will be a reimbursement based program. All projects are subject to inspection by a representative of the CLDC. The maximum amount of the grant is \$5,000 per parcel.

Eligible Projects

This grant is designed to assist commercial properties that are located throughout the City of Cohoes.

Eligible Locations

The project area is focused on the business corridors of Remsen Street, Ontario Street and Saratoga Streets. Other Commercial properties outside the target area will be reviewed for appropriateness.

If funds are available the Board has the right to extend the boundaries.

Approved work

- Replacement of windows and doors
- Exterior painting
- Awnings
- Trim, Fascia and Soffit repair
- Masonry Work
- Signage
- Sidewalk repairs
- Power Washing

Disclaimer

All projects will be subject to approval by the CLDC Executive Director and the Director of Economic & Community Development. Any property in the historic district will require having Historic Architectural Preservation Review Board Approval. Reimbursement will be made after a project is completed and copies of receipts are reviewed.

There is limited funds available. They will be disbursed in a first come first served manner.

CLDC

97 Mohawk Street
Cohoes, NY 12047

Phone: 518-233-2121 ext 218
Fax: 518-233-2168
E-mail: DJacques@ci.cohoes.ny.us

Alan H. Walsh

Walsh's Flooring, Walsh's Construction,
Walsh's Tree Removal, Walsh's Blacktopping & Paving
189 Meehan Road Mechanicville, NY 12118
(O) 518-664-4416 (C) 518-378-1334
Awalsh7772@yahoo.com

Estimate

Date: _____

Oct 6/22

Customer:

Cohoes Carpet
205 Ramsen St
Cohoes NY

DESCRIPTION	ESTIMATE COST
① Replace Window and Door Trim on 8 Windows and 1 Door and corner Trim	2,200.00
② Replace approx 2 square cedar siding	1,600.00
③ Scrap + paint 2200 sqft (2 coats)	\$4,400.00
④ Rental of Lift for 1 week	860.00
SUB Total	\$9,060.00
10% over head \$900.00	900.00
	\$9,960.00
Tax	\$697.20
total =	\$10,657.20

Eligible Projects

The following improvements will be considered by the Cohoes Local Development Board for the facade improvement grant program. Please mark each type of improvement that is part of your project and indicate the estimated cost of that portion of the project.

Exterior Painting & Cleaning
Estimated Cost \$ 10,657.20

Window & Door Replacement
Estimated Cost \$ _____

Awnings
Estimated Cost \$ _____

Trim, Fascia, Soffits, Masonry
Estimated Cost \$ _____

Please attach contractor estimates to support the figures listed above.

If the overall project includes work which is not part of the facade grant program, but which you would like for the board to consider as part of your commitment to the building, please include a separate summary.

Property Information

Address:

205 Rensselaer St.

Current Use: (Occupancy rate, and name of commercial tenant)

Cohoes Carpet Center
(4) second floor Rental Apts

Future Use: (expected occupancy and future commercial tenants)

Same

Property Ownership Structure (if property owned by a corporate entity please list all members):

MARK A. COLOZZA

Applicant Information

Name:

MARK A. COLOZZA

Phone:

518-237-5027

E-Mail:

Cohoes carpet @ AOL.COM

Home Address:

123 Linda Ave.

Cohoes, N.Y. 12047

Mailing Address: (if different)