

**RESOLUTION 2025-10-02  
OF THE  
ALBANY COUNTY STAGE ACT COMMITTEE**

A meeting of the STAGE ACT Committee (“STAGE Committee”) was convened in public session at the offices of Advance Albany County Alliance Local Development Corporation located at 111 Washington Avenue (Suite 100), Albany, New York, 12210 on Friday, October 3, 2025 at 11:00am.

The meeting was convened by the Director of the Albany County Department of Economic Development on not less than 72 hours’ notice, with the following STAGE Committee members present:

1. Commissioner of the Division of Management and Budget Dave Reilly (or Designee);
2. Albany County Comptroller Susan Rizzo (or Designee);
3. Albany County Executive (or Designee);
4. Chairperson of the Conservation, Sustainability & Green Initiatives Committee of the Albany County Legislature; and
5. Chairperson of the Economic Development Committee of the Albany County Legislature.

The STAGE Committee meeting was convened pursuant to and in accordance with the Sustainable Technology and Green Energy Plan (“STAGE Plan”) for the Committee to review, evaluate, consider for approval certain economic development projects and if approved, determine funding amounts for such approved economic development projects all in accordance with the STAGE Plan.

Other individuals present included:

1. Kevin O’Connor, Advance Albany County Alliance LDC (“AACAA”) CEO
2. Kevin Catalano, AACAA SVP
3. Antionette Hedge, AACAA, Economic Development Coordinator
4. Thomas M. Owens, AACAA Counsel

The following resolution was offered by Committee Member William Reinhardt, seconded by Committee Member Susan Rizzo, and voted on by the Committee:

**Resolution No. 2025-10-02**

*RESOLUTION APPROVING AND DETERMINING FUNDING FOR AN  
ECONOMIC DEVELOPMENT PROJECT APPLICATION SUBMITTED BY  
Shelter Enterprises, Inc.  
IN ACCORDANCE WITH AND PURSUANT TO THE STAGE PLAN*

**WHEREAS**, on June 13, 2022 the Albany County Legislature enacted Local Law 1 for 2022 “ESTABLISHING THE SUSTAINABLE TECHNOLOGY AND GREEN ENERGY ACT (STAGE ACT)”; and

**WHEREAS**, the findings of the Albany County Legislative contained within the STAGE ACT include:

- In 2019, the State of New York enacted the Climate Leadership and Community Protection Act (“CLCPA”), thereby creating one of the most ambitious and comprehensive climate and energy laws in the country. The CLCPA calls for nothing less than the decarbonization of the NYS economy and calls on each and every municipality in the state to collaboratively work to significantly increase the green energy business infrastructure in their municipalities to the greatest extent possible. New York has set aggressive goals through the CLCPA, and has established a target of reaching a point where no less than 70% of the state’s electricity consumption will be derived from renewable power generation by the year 2030; and
- Local municipalities are uniquely situated to address the climate goals noted in the CLCPA through local economic development efforts, which prioritize the shift towards clean renewable energy systems and green business that will fuel our economy in the next century. Through collaborative efforts amongst neighboring municipalities, and local economic development agencies, Albany County intends to provide the resources through which business can find a partner in the fight for a healthier environment that brings long term job investment and employment to our community; and
- As national, state, and local governments emerged from the COVID-19 pandemic, the need for an economy driven by green economic development has become more apparent than ever. Only through sustainable investment in long-term clean energy businesses can we hope to stem the tide of decades of environmental devastation brought on by a much-prolonged dependence on petroleum-based economies. The County Albany County Legislature determines that the County of Albany and its arms of municipal government can act as a promoter of this type of economic development and intends to commit significant resources to the development of green economic development projects across the County; and

**WHEREAS**, the stated intention of the Albany County Legislature in the STAGE ACT is “to establish a Sustainable Technology and Green Energy Plan, which will invigorate and diversify the green business industry in the County of Albany for years to come and contribute to significant economic development, job retention, and development”; and

**WHEREAS**, pursuant to, and in accordance with the STAGE ACT, the Sustainable Technology & Green Energy Plan Rules and Regulations (“STAGE Plan”) was developed to: (1) address the climate protection goals codified by CLCPA; and (2) address the dual goals of creating economic opportunity and jobs for the residents of Albany County while decarbonizing the economy; and (3) further support Albany County’s Economic Development Strategy commissioned in 2019; and

**WHEREAS**, as part of the STAGE Plan, Advance Albany County Alliance Local Development Corporation (“AACA”) was identified by Albany County to administer and

manage a grant program (“STAGE Act Grant Program”) with funds from Albany County to foster the development of green businesses in Albany County; and

**WHEREAS**, as part of administering the STAGE Act Grant Program, AACA has developed and promulgated an application which can be completed/submitted by eligible green business applicants to AACA for review and potential approval by the AACA Board, and if such applications are approved by the AACA Board, such AACA approved applications are forwarded to the STAGE Committee for final review, approval and funding determination; and

**WHEREAS**, an application (the “Application”) was submitted to AACA by Catemer, Inc., and following AACA’s review of the applicant, Application, and the applicant’s project (“Project”) against the STAGE Plan’s eligibility requirements, the projected economic impact of such Project, eligible uses of STAGE Act Grant Program funds and the STAGE Plan’s awarding criteria, the AACA Board has approved the Application/Project be advanced to the STAGE Act Committee for final review, approval and funding determination:

1. Applicant:	Shelter Enterprises, Inc.
Grant Funds Requested:	\$1,000,000
Project:	Acquisition and Fit-up of a new facility for the applicant’s operations
Eligibility Category:	Industrial and Manufacturing
Jobs Created:	9 jobs (1 skilled, 7 semi-skilled, 1 unskilled)
Jobs Retained:	47 jobs (5 professional, 5 skilled, 37 semi-skilled)
Investment in County:	≥\$4,100,000
Reviewing Criteria Score:	16 points (out of 22 max)
Recommended Funding Level:	\$350,000

**WHEREAS**, AACA recommends that the STAGE Committee approve and award STAGE Act Grant Program funding for the Project at the “AACA Recommended Funding Level” identified above; and

**WHEREAS**, the STAGE Committee has received a presentation from the AACA CEO on (1) the eligibility of the applicant and the Project under the STAGE Plan; (2) AACA’s evaluation of the Project against the STAGE Plan’s scoring criteria (attached hereto as Exhibit 2); and (3) AACA’s recommended funding level for the Project; and

**WHEREAS**, pursuant to Article 8 of the Environmental Conservation Law, Chapter 43-B of the Consolidated Laws of New York, as amended (the “SEQR Act”), and the regulations adopted pursuant thereto by the Department of Environmental Conservation of the State of New York, being 6 NYCRR Part 617, as amended (the “Regulations” and collectively with the SEQR Act, “SEQRA”), the STAGE Committee must satisfy the requirements contained in SEQRA and the Regulations prior to making a final determination whether to undertake the Project; and

**WHEREAS**, to aid the STAGE Committee in making a final determination as to whether the Project may have a significant effect upon the environment, the Applicant has prepared and submitted an environmental assessment form (the “EAF”) with respect to the Project, a copy of which EAF was presented to and reviewed by both AACA and the STAGE Committee and a copy of which is on file at the office of the AACA; and

**WHEREAS**, pursuant to SEQRA, AACA and the STAGE Committee have examined the EAF and completed Parts II and III in order to make a determination as to the potential environmental significance of the Project; and

**NOW, THEREFORE BE IT RESOLVED, BY THE MEMBERS OF THE STAGE COMMITTEE:**

**SEQRA DETERMINATION**

(1) Based upon an examination of the Application, the EAF and all information submitted and based further upon the STAGE Committee’s knowledge of the area surrounding the location of Project and such further investigation of the Project and its environmental effects as the STAGE Committee has deemed appropriate, the STAGE Committee makes the following findings with respect to the Project:

(A) The Project consists of the (i) acquisition, fitup and development (including machinery and FF&E) of a building located at 461 Saratoga Street, Cohoes for a manufacturing facility. The intended use is allowed under existing zoning, and fitup and installation and operation of the installed machinery/FF&E will be pursuant to a building permit and any other required regulatory permits.

(B) No potentially significant adverse impacts on the environment are noted in the EAF or Application and none are known to the STAGE Committee.

(2) Based upon the foregoing investigation of the potential environmental impacts of the Project and considering both the magnitude and importance of each environmental impact therein indicated, the STAGE Committee makes the following findings and determinations with respect to the Project:

(A) The Project constitutes an “Unlisted Action” (as said quoted term is defined in the Regulations) and therefore coordinated review and notification of other involved agencies is strictly optional. The STAGE Committee hereby determines not to undertake a coordinated review of the Project.

(B) The Project will result in no significant adverse environmental impacts and, therefore, the STAGE Committee hereby determines that the Project will not have a significant adverse impact on the environment, and the STAGE Committee will not require the preparation of an environmental impact statement with respect to the Project.

(C) As a consequence of the foregoing, the STAGE Committee hereby adopts a negative declaration with respect to the Project, which is attached hereto as Exhibit A.

**STAGE PLAN PROJECT APPROVAL AND FUNDING DETERMINATION**

(1) The STAGE Committee approves the Project.

(2) Based on the Project’s demonstrated ability to show deliverables on job creation/retention, level of investment, project viability, and consistency with the County Economic Development Priorities, the STAGE Committee determines that \$350,000 of the STAGE Act funding be awarded to the applicant for the Project pursuant to and in accordance with the STAGE Plan, with such STAGE Act Grant Program funding to be administered by AACA in accordance with and pursuant to the STAGE Plan.

Dated: October 3, 2025

Motion made by: William Reinhardt

Seconded by: Susan Rizzo

**Voting Results**

<b>Committee Member</b>	<b>Vote (Yes/No)</b>
Commissioner of the Division of Management and Budget (or Designee)	Yes
Albany County Comptroller (or Designee)	Yes
Albany County Executive (or Designee)	Yes
Chairperson of the Conservation, Sustainability & Green Initiatives Committee of the Albany County Legislature	Yes
Chairperson of the Economic Development Committee of the Albany County Legislature	Excused