

UCIDA

Ulster County Industrial Development Agency

ULSTER COUNTY INDUSTRIAL DEVELOPMENT AGENCY MINUTES JUNE 13, 2018

A regular monthly meeting of the Ulster County Industrial Development Agency was held on Wednesday, June 13, 2018, at 8:00 A.M. in the Legislative Chambers, 6th Floor, Ulster County Office Building, 244 Fair Street, Kingston, NY.

Roll Call:

The following agency members were present:

John R. Morrow	Chair
Randall Leverette	Vice-Chair
James Malcolm	
Paul Andreassen	
Michael Ham	
Richard Jones	
Daniel Savona	

Office of Economic Development Staff:

Suzanne Holt
Evelyn Heinbach

UCIDA Attorney and Bond Counsel:

A. Joseph Scott Hodgson Russ LLP

Chief Financial Officer:

Christopher J. Rioux

Additional Attendees:

John Livermore	Former IDA member, Saugerties Resident
Faye Storms	Town of Shandaken
James Quigley III	Supervisor, Town of Ulster
Hector Rodriguez	Legislator

P.O. Box 4265, Kingston, NY 12402-4265

Terrence Ward
James Maloney
Geddy Sveikauskas
William Kemble

New Paltz Times
Ulster County Legislator
Ulster Publishing
Daily Freeman

The meeting was called to order at 8:00 A.M.

PLEDGE OF ALLEGIANCE

The members of the Agency participated in the Pledge of Allegiance to the flag.

Appointments

County Clerk, Nina Postupack, administered the Oath of Office of the following members:

Paul Andreassen

Michael J. Ham

Richard O. Jones

Daniel Savona

Randall Leverette

James Malcolm

John R. Morrow

READING OF THE UCIDA MISSION STATEMENT

The mission of the Ulster County Industrial Development Agency is to advance the job opportunities, general prosperity and long-term economic vitality of Ulster County residents by targeting tax incentives, bonding and other assistance to foster creation and attraction of new business and the retention and expansion of existing business.

INTRODUCTIONS

Introductions were exchanged among the public attendees, the Board members and staff who were present.

PUBLIC COMMENT ON AGENDA ITEMS ONLY

John Livermore, former UCIDA Board Member, wished to speak in support of the UCIDA proposed project, Wildberry Lodge. He expressed his "shock" upon viewing a YouTube video of the Public Hearing wherein an Ulster County Legislator stated that new appointments were made to the UCIDA Board so that they would vote "no" on this project. Mr. Livermore thought it would be poignant to re-read the mission statement aloud and to point out that the Wildberry Lodge project exemplifies the mission of the IDA in that it is their intention to create the equivalent of 145 FTE new jobs while the applicants already having a successful existing business in Ulster County thereby propelling more growth, retention, and attraction to Ulster County. He urged the Board to follow the guideline already in place.

Supervisor of the Town of Ulster, James E Quigley, III, was next to speak in favor of the proposed Wildberry Lodge project. Supervisor Quigley stated that he also watched the video and as a local government official of a town he was appalled that a Legislator from the other side of the County would speak negatively on a project where the local officials have already expressed their support of that project. Supervisor Quigley believes this project lends an opportunity to move Ulster County forward with the way the citizens want it, and he would like to see the project go forward.

Minority Leader of the Ulster County Legislator, Hector Rodriguez, expressed his belief that it is appropriate and worthwhile to question. Legislator Rodriguez continued by stating he is hopeful that the project is induced; however, he would like to see the Board be thoughtful and thorough with their decision process.

Having no other requests for the privilege of the floor, the Public Comment on the "agenda items only" section of the agenda was closed.

MINUTES

Motion: James Malcolm, seconded by Randall Leverette, moved to approve the Minutes of the May 9, 2018 meeting. A copy of said Minutes is on file.

Vote: The motion was adopted.

FINANCIALS

CFO, Christopher J. Rioux reviewed the financial report with the Members. Mr. Rioux stated that the ending balance for May was \$352,000.00 in cash. Accounts receivable for the Greenhouses will begin next month.

Motion: Randall Leverette, seconded by James Malcolm, moved to accept the Financials for the period ending May 31, 2018, as presented. (A copy of the said financial report is on file.)

Vote: The motion was adopted.

COMMITTEE REPORTS

Audit Committee

Chair Morrow stated that the change in the new membership resulted in a vacancy of an Audit Committee Chairman and asked if Richard Jones would be interested in assuming the position. Mr. Jones agreed to act as Chair of the Audit Committee going forward.

Governance Committee

Governance Committee Chair Malcolm stated that was no report. New Board Members, Paul Andreassen, and Mike Ham volunteered to join the Governance Committee.

OLD BUSINESS

Wildberry Lodge, LLC Proposed Project

Suzanne Holt gave the following report relative to the project:

- The Public Hearing was held and some written comments which have been received since that time are contained in the Board packets.
- The transcript from the Hearing has not been received as of this date.
- The Town of New Paltz is still working on the SEQR; therefore the Board cannot take final action until it has been concluded.

A discussion among the Board Members ensued with regard to a review of the numbers and representations contained in the application with input and advice of counsel.

Ms. Holt explained that the application form used for this project is an older version. Since that time, a new application form was drafted by the Governance Committee and approved by the Board. Going forward, all project applicants will be utilizing the new form.

Meeting with Ulster County Municipal Leaders and School Supervisors Draft Letter for Approval

Ms. Holt explained that as a result of numerous questions raised regarding the work of the IDA, the Board decided at prior meetings to host a workshop for municipal leaders and School Supervisors. A draft letter inviting the leaders and supervisors was before the Board for consideration. A discussion followed debating the pros and cons of scheduling the workshops during the summertime and also before the newly-appointed members had a chance to acclimate.

Motion: James Malcolm, seconded by Richard Jones moved to hold the informational workshops and address the UTEP at a time in early Fall.

Vote: The motion was adopted.

UCIDA Informational Video

In an effort to have something ever-green and on the internet which would assist Ulster County residents with obtaining information about the IDA and the benefits available, a draft RFP for this service was before the Board for the consideration.

Motion: Richard Jones, seconded by Paul Andreassen, moved to approve to proceed with an RFP for the creation of an informational video for UCIDA's website. (A copy of said RFP is on file.)

Vote: The motion was adopted.

NEW BUSINESS

Authorities Budget Office (ABO) Letter dated 5/25/18 and Proposed Response

Motion: Paul Andreassen, seconded by Randall Leverette, moved to authorize Chair Morrow to sign the letter to the Authorities Budget Office in response to their letter dated May 25, 2018. (A copy of said letter is on file.)

Discussion: Attorney Scott and Paul Andreassen noted that the discrepancies noted in the letter from the ABO were minor in nature.

Vote: The motion was adopted.

Discuss Possible Dates in July for Board Retreat

Suzanne Holt informed the Board that an invitation was made by the Greenhouses as a possible site for the Board Retreat and orientation. It was further suggested to hold a July meeting there and then follow with the workshop.

After some discussion, it was the consent of all the members present to reschedule the July 10th meeting to July 25, 2018 at 8:00 AM at The Greenhouses in Wallkill, New York, with the Board Retreat to follow immediately thereafter.

ECONOMIC DEVELOPMENT UPDATE

Suzanne Holt gave the following updates:

- June 19, 2018 (AM) – Ms. Holt will be speaking at the Ulster County Chamber of Commerce Breakfast together with a representative from Grand Central Tech and the Hudson Valley Film Commission.
- June 21, 2018 (PM) – Ms. Holt and Ms. Heinbach will be conducting a community Economic Development Presentation in the Town Shandaken for the residents of Shandaken, Denning, Hardenburgh and Olive.
- June 27, 2018 (AM) – Building Ulster County Together / Green Business Challenge Launch. The Office of Economic Development is partnering with other organizations in an effort to encourage businesses, municipalities and non-profits to go green.

PUBLIC COMMENT

Bill Kemble, of The Daily Freeman expressed a concern that during the Board Retreat changes in policies may be entertained and if so, the meeting should be opened to the public.

Attorney Scott stated that he certainly would not promote any discussion wherein the Board would reach any conclusions.

James Malcolm agreed that the Board Retreat will not conduct any official business and no votes will be taken. It is characterized as a workshop for the purpose of educating the members.

Legislator Maloney noted that the last time a substantive change was proposed for UTEP, 325 certified letters were sent to every town and school district with five people showing up at the Public Hearing.

In closing, Chair Morrow stated that the offices of Treasurer, Assistant Treasurer, and Secretary are now vacant due to the new appointments; and if anyone is interested in filling those offices, to please contact with him.

John Livermore wished to express his disappointment in the lack of the County Legislators' consideration of a transition period from the old members to the new members, which has, in turn, caused some delays in getting vendors and accounts paid due to the vacancies created.

Legislator Rodriguez stated he was not aware of any delays and he hopes to see the new members settle in. He then thanked the Board for having him.

Legislator Maloney stated that he would like to reiterate the comments made by Legislator Rodriguez.

The Public Comment section of the Agenda was closed.

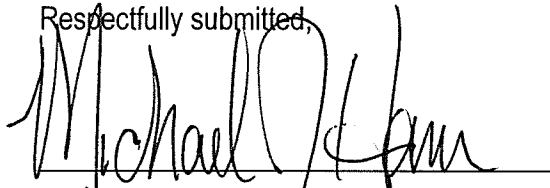
ADJOURNMENT

Motion: James Malcolm, seconded by Richard Jones, moved to adjourn the meeting.

Vote: The motion was adopted.

The meeting was adjourned at 10:17 A.M.

Respectfully submitted,



Michael Ham, Secretary