

UCIDA

Ulster County Industrial Development Agency

ULSTER COUNTY INDUSTRIAL DEVELOPMENT AGENCY SPECIAL MEETING MINUTES November 22, 2017

A special meeting of the Ulster County Industrial Development Agency was held at 8:00 a.m., Wednesday, November 22, 2017, Karen Binder Library, 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
John Livermore	Assistant Treasurer
James Malcolm	Member

The following agency members were absent (with notice):

Robert Kinnin	Secretary
Michael Bernholz	Treasurer

Office of Economic Development Staff:

Evelyn Heinbach
Timothy Weidemann

UCIDA Attorney and Bond Counsel:

A. Joseph Scott Hodgson Russ LLP

Chief Financial Officer:

Christopher Rioux

Additional Attendees:

James E. Quigley III	Town of Ulster Supervisor
James Maloney	Assessor, Town of Ulster
Lorraine Salmon	

Jeffrey Levitin Attorney for Northeast Center

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

Efraim Steif
Seth Rinn
Michelle Gramoglia

Owner: Northeast Center and 300 Grant Street
Administrator, Northeast Center
CEO/President of Woodland Pond at New Paltz

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.

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.

PUBLIC COMMENT ON AGENDA ITEMS ONLY

Lorraine Salmon, who developed the Northeast Center in 1996 and negotiated the first tax PILOT, extended her support in any tax PILOT that would keep the center operational and stable. She believes the center's services are very important to the community.

Jim Quigley, Supervisor for the Town of Ulster, expressed his appreciation to the IDA for their efforts. He stated that the Town Board has passed a Resolution in support of the PILOT assumption. He feels that due to the jobs it has created and the tax base, maintaining the facility in the Town of Ulster is critical to the Town's future.

James Maloney, Assessor for the Town of Ulster, stated that he was involved with the initial project and he is confident that it is working well and hopes it will continue. He also believes the facility provides a great service.

The floor was closed for public comments on agenda items only.

PROJECTS

Hudson River Valley LLC (Head Trauma Center)

Attorney Joseph A. Scott gave a summary of the proposed project. An initial request was made by a representative of the purchaser of the project to provide for an assignment to them of the existing IDA transaction in connection with the conveyance of the project. Thereafter, an application was submitted. Said application is on file.

Mr. Scott pointed out that Resolutions have been passed by the School District and the Town with respect to the approval of the assignment. Copies of said Resolutions are on file.

Efrain Steif introduced himself as one of the principals of both the nursing home as well as real estate entity which is purchasing the property. Mr. Steif gave a presentation which included but was not limited to the following:

- The Northeast Center has been in operation over seventeen years.
- Initially, at the direction of the Department of Health, Mr. Steif became a temporary receiver to operate the facility; and after the issuance of a CON (Certificate of Needs), he became the permanent operator of the entity.
- The center provides a service that he believes is like nowhere else in the world; nothing equal to their level.
- The facility is the largest center for brain injury.
- It employs over 400 employees - all locally.
- There are 280 residents.
- He is looking to expand and provide additional services relating to brain injuries. These services are also being encouraged by the State. Expansion was never possible before because they were unable to own the land and restrictions prevented that use.
- No changes in PILOT are being requested. The PILOT currently in place will continue under the new entity's name.
- Under their management, revenue was raised and stabilized. The facility was behind for years. Vendors were owed. Additionally, the State was owed over 25 million dollars, much of which has now been paid down through grants with DOH. Since 2011 under their operation, taxes have never been late.
- More services would include a short term rehab to expedite recovery and to get patients back into community, therefore opening new beds.
- Assisted living may prove to be a new project pending anticipated new regulations by Legislature
- Mr. Steif believes this project to be a good investment for the County of Ulster.

Mr. Scott reviewed the Resolution before the Board and offered comment from the members. (A copy of said Resolution is on file.)

John Morrow suggested that due to the need to expedite this project, the administrative fee in "Section 2" of the Resolution should be increased to \$5,000.00.

Motion: James Malcolm, seconded by Randall Leverette, moved to set the amount of the administrative fee under "Section 2" of the "Resolution Authorizing Assignment and Assumption- Hudson River Valley, LLC – d/b/a 300 Grant Ave LLC" to FiveThousand Dollars (\$5,000.00).

Discussion: Evelyn Heinbach commented that although approvals from the Town of Ulster and the School District have been received, approval from the Legislature of the County of Ulster is still pending. Approval is anticipated by December 6, 2017.

Randall Leverette added that he would like Governance to discuss a standard closing fee schedule.

Amended Motion: James Malcolm, seconded by John Livermore, moved to set the amount of the administrative fee under "Section 2" of the "Resolution Authorizing Assignment and Assumption- Hudson River Valley, LLC – d/b/a 300 Grant Ave LLC" to Five Thousand Dollars (\$5,000.00), and contingent upon receipt of the anticipated approval by the County Legislature.

Vote: The motion was adopted.

RESOLUTION AUTHORIZING ASSIGNMENT AND ASSUMPTION, HUDSON RIVER VALLEY LLC- d/b/a 300 GRANT AVE LLC.

Motion: Randall Leverette, seconded by John Livermore, moved to approve the Resolution Authorizing Assignment and Assumption, Hudson River Valley LLC – d/b/a 300 Grant Ave LLC. (A copy of said Resolution is on file.)

Vote: The motion was adopted.

PUBLIC COMMENT

There were no additional comments by the public at this time.

ADJOURNMENT

Motion: Randall Leverette, seconded by John Livermore, moved to adjourn the meeting.

Vote: The motion was adopted.

The meeting was adjourned at 8:23 A.M.

Respectfully submitted,

Assistant Secretary