



NAME

1-20-21 Board of Directors Meeting [https://www.youtube.com/watch?v=EBXHJ\\_XFnXQ](https://www.youtube.com/watch?v=EBXHJ_XFnXQ)

DATE

April 26, 2021

DURATION

1h 37m 40s

13 SPEAKERS

James Malcolm

All

Rose Woodworth

Diane Eynon

Michael J. Ham

Orlando Reece

Daniel Savona

Richard Jones

Joe Scott

Faye Storms

Cathy Hobbs

Speaker3

Tim Rogers

START OF TRANSCRIPT

**[00:00:03] James Malcolm**

Ok, I'm going to call to order the meeting of the Ulster County Industrial Development Agency. Please. Pledge of Allegiance.

**[00:00:13] All**

I pledge allegiance to the flag of the United States of America and to the republic for which it stands. One nation under God, indivisible, with liberty and justice for all.

**[00:00:28] James Malcolm**

If you don't mind, before we get started with Roll Call, I'd like just to have a moment of silence for everyone who has been lost, whether it's overseas or at home the last few weeks. Hopefully we'll get to start the healing today. All right. So if you don't mind, please. Thank you very much for your consideration, I appreciate it. Roll call,

**[00:00:59] Rose Woodworth**

James Malcolm.

**[00:01:01] James Malcolm**

Here

**[00:01:02] Rose Woodworth**

Faye Storms. Diane Eynon.

**[00:01:10] Diane Eynon**

Here

**[00:01:10] Rose Woodworth**

Michael Ham.

**[00:01:12] Michael J. Ham**

Here

**[00:01:13] Rose Woodworth**

Orlando Reece.

**[00:01:15] Orlando Reece**

Present

**[00:01:15] Rose Woodworth**

Daniel Savona.

**[00:01:18] Daniel Savona**

Here

**[00:01:19] Rose Woodworth**

And Richard Jones.

**[00:01:21] Richard Jones**

Here

**[00:01:22] James Malcolm**

All right, mission statement, the mission of the Ulster County IDA 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. In front of you, you should have the regular the minutes from the December 16th meeting, if you would all please take a minute or so to review. And at that point I'll accept the motion to accept the minutes as presented or if there are any additions or deletions.

**[00:02:14] Orlando Reece**

Chair, I make a motion that we accept the minutes.

**[00:02:16] James Malcolm**

I have a motion to accept the minutes is presented do I have a second?

**[00:02:20] Diane Eynon**

Second.

**[00:02:21] James Malcolm**

Anything on the question? All those in favor.

**[00:02:27] All**

Aye.

**[00:02:28] James Malcolm**

Opposed. The ayes have it. I don't believe county council do we have anything for executive session today?

**[00:02:44] James Malcolm**

Mute himself?

**[00:02:45] Rose Woodworth**

Yeah, I got him.

**[00:02:53] Joe Scott**

All right chair. Not to my knowledge, unless there is something that the board wants to go into executive session to have a discussion with Council on for advice of counsel, but I'm not aware of anything that needs to go into executive session. And Rose is nodding your head in agreement.

**[00:03:08] James Malcolm**

Typically, we would not. So clearly we don't. So we will move on. Can we take a look at the financials, please? Good morning. Faye.

**[00:03:21] Richard Jones**

Rose, would you mind doing the financials,

**[00:03:23] Rose Woodworth**

Sure no problem Rick. Hold on one second. So the bulk of what's in here for December, the project admin fees pass through, most of that is the one hundred dollars charged to our projects for the CPA review of their payroll documents for twenty twenty. So even though we might not have collected the money in twenty twenty, that's the year or so that's the year it's counts in. And then corresponding with that you'll see the project admin expense pass through down at the bottom so that that washes itself out. The reason administrative staff fees is negative for December is because the CRC reimbursed the IDA for the fourth quarter administration as well as in adjusting entry in there, which I discussed at length with our CFO about what the best way to show it was on the financials. And we agreed the best thing to do was to do it this way and then to just put it out there so that it's on record and everybody knows what happened. Any administrative staff fees that were for running the PPE grant then got moved out of administrative staff and into the PPE grants line. And we had discussed that, I think, last board meeting, because that would come out of the three hundred thousand dollar allotment that we put towards that entire grant program. So that was a year end entry for the staff time. Because of that, our administrative staff time came in under budget for the year by twenty four thousand dollars. Well, which shocked me. But then you can see down at the bottom the PPE grants that came out of the IDA so far through 2020, including the staff time is one hundred and fifty nine thousand dollars. So that money will roll over towards grants for today and or if the board chooses to continue the program for a short amount of time or at all. But we can discuss that later. There's a couple of things that will be adjusted in here. I have to get bills from any vendors that did work in twenty twenty that haven't yet sent us their invoices, which I

expect to get shortly. And this is the same thing that happened last year. It's normal in the course of things. Other than that, you can see on page 13, our bank accounts and our receivables, the bulk of the receivable is the seventy five thousand dollars that's due January 1st from Golden Hill or Ulster NH Realty. So as of December 31st, we didn't have that payment, obviously.

**[00:06:38] Richard Jones**

Did we get the payment on January 1st?

**[00:06:42] Daniel Savona**

When was that due?

**[00:06:42] Rose Woodworth**

So we did not the address that we had on file is no longer valid, and I've spoken with the owner about that and we've emailed it to him as well as sent it to a new address. And that's it for me on the financials, unless...

**[00:06:58] Daniel Savona**

It was due when? December, by December 31st.

**[00:07:01] Rose Woodworth**

No, it was due January 1st.

**[00:07:05] Richard Jones**

Has he acknowledged that he owes it and are we getting it?

**[00:07:09] Rose Woodworth**

Yes, he's acknowledged it.

**[00:07:12] James Malcolm**

Ok, I haven't gone through the financials. Can I get a motion to accept the premise presented.

**[00:07:19] Diane Eynon**

Motion to accept financials as presented?

**[00:07:21] James Malcolm**

Thank you, Dr. D. Do I have a second?

**[00:07:24] Daniel Savona**

I will second that.

**[00:07:25] James Malcolm**

Thank you, Daniel. Anyone on the question? All those in favor.

**[00:07:32] All**

Aye.

**[00:07:32] James Malcolm**

Opposed. Carried. Thank you very much. Brings us to the Chair's Report, we got a lot going on today. We've done a lot in the past month with potential new applicants. And we should we'll get into that more during the course of the meeting, I assume so. That's my report. Committee reports, audit.

**[00:07:55] Diane Eynon**

Thank you, Chair. The construction labor monitoring report you can find on page 14 and you'll see Inness for the month of December. Five hundred and sixty three workers, their monthly compliance rate is at 90 percent. So this particular project we have had last quarter, September through, we've had a high of seven hundred and eighteen workers to 563 this month. But the monthly compliance rate has ranged from ninety five to ninety percent over the course of those those months as well. Rick, I think you had a question about how workers are counted and the criteria that's used. I don't know if you wanted to ask that now.

**[00:08:48] Richard Jones**

If you had the answer, we could discuss it, but I'm not to. I was amazed at the number of people in one month at a project that's coming to the end. And so I was just questioning Diane about the method of counting and maybe one of, Mike, maybe you're more familiar with how they might count, given your involvement in these kinds of projects. Do they count every day? How many people are present on the site each and every day of the work week? And that represents the 505. These are not discrete, different people. These are presumably the same people who were just there multiple days during the month because again, five hundred five people in one month. That project is coming to the end. It's not it wasn't any different any other month. In fact, it was higher. So I just it might be something Diane would just need to sit with Loewke Brill and ask them what methodology they're using to do the count. The point being, you just want to make sure that they're in compliance with seventy five percent of the workforce coming from Ulster or contiguous counties. So. I'm not questioning that number is not correct. I just want to know the methodology seems a little hard to define. But.

**[00:10:03] Diane Eynon**

I do know last month the percentage of local labor for the project was 82 percent.

**[00:10:09] Richard Jones**

All right.

**[00:10:10] Diane Eynon**

Yeah, OK.

**[00:10:12] James Malcolm**

That's a good question, Rick, Rick, it's a good observation. You know, it sounds to me that it's a cumulative count, just the amount of bodies on site every day. That way you can track hours, but that doesn't necessarily make it easier to make sure who's local residents and excuse that number a little bit. But like anything else, you know, I mean, it's garbage in, garbage out. We could tell people exactly what we're looking for and how we'd like to out there. So please anybody, we don't have to debate it here today.

**[00:10:12] Richard Jones**

I think we have an Audit Committee coming up. Diane maybe we should ask Loewke Brill to be on the phone to,

**[00:10:54] James Malcolm**

You know, just what how they arrived at it and what it is that you need to give you a clearer picture, OK?

**[00:11:00] Richard Jones**

Yeah, that's a good.

**[00:11:02] James Malcolm**

Good observation.

**[00:11:03] Diane Eynon**

Thank you, Rick. The only other thing for audit is that we will be meeting tentatively scheduled for February 2nd. And we have a lot of year end reports to to put together at that time. That concludes my report chair.

**[00:11:16] James Malcolm**

Thank you. Do I have any questions for audit? Can I get a motion to accept them as presented.

**[00:11:23] Richard Jones**

So motioned.

**[00:11:24] James Malcolm**

I have a motion. Do I have a second?

**[00:11:26] Orlando Reece**

Second.

**[00:11:27] James Malcolm**

I have a second. Nothing on the question. All those in favor.

**[00:11:32] All**

Aye

**[00:11:32] James Malcolm**

Carry. Thank you. Brings us to Faye with finance.

**[00:11:37] Faye Storms**

Chair. There's no finance meeting or any information this month.

**[00:11:41] James Malcolm**

Thank you Faye. I appreciate it. Mike Ham with Governance.

**[00:11:47] Michael J. Ham**

Thank you chair. So the Governance Committee held a meeting on January 13th. At 9:00 a.m. The board entered into executive session for the purpose of recommendations for legal counsel to represent the UCIDA and UCCRC as agency bond counsel. The following proposals were presented to the committee by Brian Rabbino LLP, Harris Beach LLP, Hodgson Russ LLP area law firm did not reply to emails or calls in regards to his proposals. The board exited executive session with a recommendation to the entire Board to accept Hodgson Russ as a sole counsel o the UCIDA and UCCRC. And there were no other items on the agenda that day chair.

**[00:12:36] James Malcolm**

Do you want to put in a form of emotion the findings and a recommendation for council? The governing board here now.

**[00:12:47] Michael J. Ham**

Yes, the governance committee would like to recommend to the entire board to accept the recommendation of using Hodgson Russ as the sole agency bond counsel for both the IDA and the UCCRC.

**[00:13:02] James Malcolm**

Do I have a second?

**[00:13:03] Faye Storms**

I'll second.

**[00:13:04] James Malcolm**

All those in favor.

**[00:13:09] All**

Aye

**[00:13:09] James Malcolm**

All those opposed. Carried. Thank you, Joe Scott. Thank you. Anything else, Mike?

**[00:13:09] Joe Scott**

Thank you.

**[00:13:13] Michael J. Ham**

No there were no other items on the agenda.

**[00:13:16] James Malcolm**

OK, I need emotional accept the governance report as presented.

**[00:13:20] Daniel Savona**

I make a motion.

**[00:13:21] James Malcolm**

Can I have a second.

**[00:13:23] Richard Jones**

Second.

**[00:13:24] James Malcolm**

Anyone on the question? All those in favor.

**[00:13:29] All**

Aye

**[00:13:29] James Malcolm**

Opposed? Rose, Tim Rogers, I know he put it out there, he wants to know how to sign up for comment. I got on the chat, so yep,

**[00:13:41] Rose Woodworth**

Yep, I see it here, yeah.

**[00:13:43] James Malcolm**

So you are seeing if anybody puts a chat request in, it's going to you. You're seeing it.

**[00:13:48] Rose Woodworth**

Yep, I see it. And that's fine. I've got you on here. You could, you can message the chat or you could send an email to the info email. The best way is probably the chat because sometimes the email takes a bit to come through, but we'll certainly get to it during the public comment section. Thank you.

**[00:13:48] James Malcolm**

All right. Thank you. OK, the CEO report.

**[00:14:12] Rose Woodworth**

I'm going to apologize ahead of time. It's probably the longest one yet, but I will try to move quickly. So the M&T bank transfer a quick update. Everything is set up. They sent, unfortunately, the wrong type of checks. They sent checks for handwriting as opposed to printing from Quickbooks. So we're just waiting for them to send the correct checks so that we can just go smoothly instead of having some kind of match punch in between. The open meetings law as you can tell, since we're sitting here on Zoom, the governor passed an executive order which includes the extension for public meetings and hearings to be held remotely for another 30 days until January twenty ninth, as COVID positives are remaining alarmingly high in the county. The meetings will remain on Zoom until further notice. And then, although our next meeting is scheduled after the executive order runs out, I think it's reasonable to believe that we will still be on Zoom for our next meeting. Of course. Either way, I will keep you all posted and it will be on our website as well. For anybody that's not on the board. As Diane mentioned, we're looking to schedule a meeting on February 2nd at 10:30a.m. for the audit committee. The only challenge will be I'm just waiting to hear back from Jay Mahler about using the legislative chambers should the executive order not be continued. That kind of makes the scheduling right now a little bit difficult. But again, I will keep the audit committee members posted and the rest of you as well, if you want to attend that meeting. We received a FOIL request last month that I'm working with Joe Eriole on to finish out, and he and I have gone over what may or may not need to be included in that. And so hopefully we'll get that finished by the end of the month. Project closeouts, as you know, I've been working with Joe Scott and Meredith Malark in Joe's office on the project closeouts, Jim Lee or Elna Ferrite Laboratories or Elna Magnetics was recorded on December twenty eight by Company Council, and we should have copies this week. Therefore, they don't have an annual fee for

twenty twenty one and they will no longer have to report after twenty twenty. And I think I mentioned it last time, but I do just want to say that it was very much a pleasure to work with Joe at Elna, and I think he offered some great insight about ideas for the IDA to help with workforce development in manufacturing going through. Spotted dog ventures. This was to be recorded by company council as of yesterday, but it has not yet been recorded. So we're just waiting on that final paperwork and on spotted dogs or the Emerson's council to do so. Kingston Hospitality was recorded on January 5th, twenty twenty one by the county clerk simulates was recorded on January 7th with the county clerk. T Bar, Rocking Horse Ranch was recorded on January 7th with the county clerk and Lloyd Park mailed for recording to the county clerk on January 13. Although some of these things were sent out before year end, the county clerk, for whatever reason, I don't know if it was COVID, I don't know if they were just packed up. It didn't get done before year end, which then brings me to the next part of this, which is when I met with T Bar, aka rocking horse ranch, they were inquiring about their annual fee for twenty twenty one because even though everything was filled out and it was sent in before December thirty, first they're still on our books through twenty twenty one, which means we have to do reporting again in twenty twenty one on their projects. And technically we could decide whether or not we want to do the annual site visit because our policy says that we can do it every other year as opposed to every year, although we've typically done them every year. So I told them that I would bring it to the board for you all to decide what you thought was the best course of action.

**[00:18:48] Richard Jones**

Rose, we missed the end of twenty twenty because of paperwork. It was their intent to get everything done, it was our intent. But I believe the county clerk's office was closed there for a period of time for COVID reasons. So my suggestion would be just to waive the fee and also waive the visit. They're no longer an active project. It's just the paperwork and the requirement of the part of the state that we still have to report. So you'll still have to do that. But there was no failure on their part.

**[00:19:25] James Malcolm**

Want to put that in the form of a motion Rick.

**[00:19:28] Richard Jones**

I'll make a motion that we resolve the matter of the project mentioned by waiving the fee that you would normally collect in the month of January, waive the visit the annual visit that we normally do, and we just lay it all on the table that. They were prompt in responding, we attempted to get it done by 2020, end of 2020, and because of COVID, it didn't happen.

**[00:19:58] James Malcolm**

Ok, can I get a second on that?

**[00:20:01] Faye Storms**

I'll second.

**[00:20:03] James Malcolm**

Thank you. Faye appreciate that. Anything on the question? No. All those in favor.

**[00:20:08] All**

Aye.

**[00:20:09] James Malcolm**

Opposed, carried. Thank you.

**[00:20:11] Rose Woodworth**

The last one on the closeout list was Gardner Library. There was some real confusion as to whether or not the bonds for the library had been erroneously refinanced without IDA approval. I've now been able to confirm that this did not happen as such, Gardner Library sent us the annual fee for last year and for this year. They still owe us the late fee, from last year. But I wanted to appeal to the board on the projects behalf to ask that the late fee be waived. It's very clear when looking at the annual reporting documents that we did get last March from them that it was a copy of the original that they had sent earlier and likely on time, as they have said that they did. And it got lost in the mail. Although the matter was previously brought up, it was not brought to the full board last year. So I wanted to do that. They've been compliant with their site visits for both years. And now the confusion about whether or not the project is still actually a project is cleared up and they've paid their annual fees.

**[00:21:12] James Malcolm**

Ok, so just oversight. What passed what in the mail everything else. I would recommend, Like to put a motion forward kind of echoing what Rick did on the prior one. As far as that goes, you know, we've got to have a little common sense when we're dealing with some of these things. Can I get a second Rick Jones?

**[00:21:33] Richard Jones**

Second.

**[00:21:35] James Malcolm**

All those in favor.

**[00:21:38] All**

Aye.

**[00:21:38] James Malcolm**

Opposed, carried. Thank you.

**[00:21:40] Rose Woodworth**

Thank you. And I know the library will be very happy to hear that as well. I reached out to SUNY Ulster and SUNY New Paltz again about the internships in the spring semester. I am no longer hopeful about getting an intern to be able to use to catalog and digitize our files and possibly update our website because of COVIDS. SUNY Ulster is interviewing students right now for the spring semester, so maybe there's a chance, but if not, we'll revisit this again for the fall semester. The issue is that the person would have to be in our office and people just really don't want to go to another place right now while trying to quarantine as much as possible for COVID.

**[00:22:20] James Malcolm**

How about we try? And, you know, you leave it up to them, but how about we run it through SUNY itself? Because, you know, and see if you'll get somebody wants to, you know, you go over the mountain in Ellenville and you're in Orange County, so maybe somebody wants that or come over from Duchesse. But we do projects and we talk about contiguous counties in that, so. And we've made a lot of effort.

**[00:22:50] Rose Woodworth**

Yeah, I'll try that, too. Yeah, and we certainly did try the ones here first. I spoke with another potential project over the last month. There was a prescreen for a potential applicant from Wallkill last week. I believe there's one business in the town of Ulster that is currently working on filling out their application to start the prescreen process. And on Friday, I have an appointment to touch base with a business in Ellenville again about potential IDA incentives. Deputy Director Kate Highdecker and I are meeting on Friday to start a conversation about the mentoring program idea. I also intend to circle back on a few items of the deliverables that Lisa and I had agreed on before she changed positions as far as files that we needed to get from them. Later today and on Friday, I'll be speaking with Deputy County Executive Evelyn Wright about plans for the county's Green New Deal in twenty twenty one and how we might be able to be part of that vision. Today and tomorrow, I'll be virtually attending the New York State Economic Development Council's Economic Development Conference. The topics for the general and breakout sessions that I plan to include attend include workforce development during an active COVID economy, the innovation, economy, strategic investments and partnerships, feeling New York's recovery efforts, incentivizing solar energy projects at the local level, and building a pipeline of clean energy projects with IDA support trends and economic development from across the country and what to expect in twenty twenty one. An overview of New York State finances and the impact of the COVID pandemic by Comptroller DiNapoli PILOTS 101 maximizing the tools and your economic development tool chest. State of New York State Economy and Budget Priorities. Smart Growth. How communities across New York State are building a Brighter Future and the state of the economy in Post Pandemic, New York and the Future of Economic Development. Annual Site Visits. I have finished up site visits with all but one project. I will try one more time to meet with the project and then I'll then compile a report, as I did last year, for the Governance Committee to review. Grants, the board set a hard deadline of December, thirty first twenty twenty for applications for the PPE grants. However, we had a few that came in incomplete, so we allowed them to submit, passed the deadlines, letting them know that there was a chance it may not be accepted. When I met with our projects during the annual site visits, it also became very clear that there was confusion or a lack of knowledge of the grant program. Rick and I have discussed the idea of extending the PPE grants for our projects only through January 31, 2021 to allow us to support them a little bit further. I also had two other local businesses reach out past the deadline and one more yesterday. So as much as I dragging my feet, I would like to ask the board to give one last extension of this program through January 31st to allow our projects and other local businesses to take advantage of the program, especially since we still have some money left and what we had originally set aside.

**[00:26:13] James Malcolm**

I'm not against that. But what I would say is I think we should reserve the right to reopen the program because nobody has a crystal ball here. We don't know if next waves of anything are coming. So the first round, fine if we find ourselves inundated with requests because things have changed. But putting this out to the board, I think we should reserve the right to to reopen it. So...

**[00:26:40] Faye Storms**

We would always have that right away, but we would always have that right to reopen.

**[00:26:49] James Malcolm**

Yeah, but I want to memorialize it here on the public record. And so people understand that. It's amazing to me how a lot of people don't know because it was such a hot button issue. I even got a call from a former board member and had no idea about it, so.

**[00:27:10] Richard Jones**

I'd like to extend what what the chairman has said, and I'd prefer not to set a date of January 31st. That's right around the corner. Let's extend it to to the end of March. And this is....

**[00:27:24] James Malcolm**

Going to put that I'll resigned. Then you put it in the form of a motion will extend to the 1st, the end of the first quarter of the year. That OK Rick?

**[00:27:32] Richard Jones**

I'll make, sure I'll make a motion that we extend a program for both the CRC and for the IDA to the end of March 31st and that we extend it not only to our own projects, but as we did before, to any business within Ulster county.

**[00:27:49] James Malcolm**

All right. That's that's fair. That's using our head. Can I get a second on that motion?

**[00:27:56] Diane Eynon**

Second.

**[00:27:58] James Malcolm**

OK, anything on the question? All those in favor?

**[00:28:04] All**

Aye

**[00:28:04] James Malcolm**

Opposed. Carried. Rose a quickquestion, I'm sorry, what are we doing with the extra expense? We still tracking that. OK. All right. Thank you.

**[00:28:21] Rose Woodworth**

Ok. And last but not least, we have housekeeping resolutions as today is the first meeting of the New Year. The first one and Jimmy, I'm obviously going to look to you on this because you are the expert on this part, is the chairman the election of the chairman, and I know how to do this way faster than anybody else.

**[00:28:45] James Malcolm**

Faye, did you have something you wanted to say prior to getting into this now?

**[00:28:48] Faye Storms**

Yeah. Thank you, Jack. Do the fact that I was just recently elected vice president of the Ulster County Board of Realtors, I would like it. OK, thank you. I would like to open our education. Thank you. Thank you. But I feel at this time I need to have a little bit more of a cleaner plate to work from. So I'm going to be stepping down from vice chair and vice president. I keep getting these confused. Vice chair, I say vice president all the time. Vice chair.

**[00:29:25] James Malcolm**

Vice president is a good job.

**[00:29:27] Faye Storms**

Well, that's my other one that I'm getting and then president. But in any event, in any event, Jimmy has done a wonderful choice of who he wants to replace me with. So he will be talking about that in a few minutes.

**[00:29:40] James Malcolm**

I'll put it this way. You you did a tremendous job after the former chair left, and it was that that break in it. And we're in kind of wearing two hats. So I think everyone here would like to take a just take a second to thank you for the time and effort you put in for it. I know. I do. I appreciate it.

**[00:30:01] Faye Storms**

Thank you.

**[00:30:02] All**

Thank you Faye.

**[00:30:03] James Malcolm**

That being said, and for the sake of expediency. I'd kind of like to combine this both with the election, a chair and the election of balance of officers. It's going to be worth we're going to run a slate. And basically everyone who was there, their current position still maintain, with the exception of I've asked Dr. Diane Eynon to serve as vice chair, she brings a good perspective and she's clearly one that will tell me when I'm getting out of line. And I like that as well. So I'd like to put a motion on the floor to keep all current everything status quo, with the exception of Dr. Diane Eynon as vice chair. Can I have a second?

**[00:30:53] Michael J. Ham**

Second.

**[00:30:53] James Malcolm**

And are there any other slates? Anyone know anyone? I'm going to close the floors for slates. I'll open it up for individual nominations, for election to chair anyone, anyone, anyone there not being any. I would direct the CEO to file one white ballot election for the balance of officers are instead of going through anything. Is there is there any activity? Anyone who wants to run for a particular office outside of where they're at, anyone? No? I'd like to get a motion to close nominations.

**[00:31:34] Michael J. Ham**

I motion to close the nominations.

**[00:31:35] James Malcolm**

Do I have a second.

**[00:31:36] Richard Jones**

Second.

**[00:31:36] James Malcolm**

All those in favor.

**[00:31:38] All**

Aye.

**[00:31:38] James Malcolm**

And again, please file another blank ballot. I would just like to say something. I've been on these boards, for a while, Rose kind of reminds me of it from time to time and by far and away, this is the most progressive, hard working, group of people that I and that that doesn't shine badly on anybody that I work with in the past, it's just this group has lobbied to take responsibility, whether it's through governance, audit. And the chair would not be such a smart guy if you didn't have the people that chair these committees. So on a personal note, I applaud and I thank each and every one of you. So what else do we have under that Rose.

**[00:32:33] Rose Woodworth**

The last couple housekeeping resolutions here? Hold on one second. To page 23 is again, something we do every year just to reaffirm all of the policies that we already have in place, as well as to reaffirm there is an error on page twenty six, just on schedule A, the CEO is not James Malcolm. That could be Rose woodwork. So to reaffirm that except the policy, I'm sorry to reaffirm all of the policies and the appointments I've listed on schedule, A one with the exception that I just named. And I think we just need a roll call, vote

**[00:33:24] James Malcolm**

Before we take the vote you and Council gone through this?

**[00:33:32] Rose Woodworth**

Yep council prepared it.

**[00:33:34] James Malcolm**

You need to keep an eye on me, it's a one man show you know. OK, Rose, please, with the roll call vote.

**[00:33:46] Rose Woodworth**

James Malcolm.

**[00:33:48] James Malcolm**

Yes.

**[00:33:49] Rose Woodworth**

Fay Storms.

**[00:33:51] Faye Storms**

Yes.

**[00:33:52] Rose Woodworth**

Diane Enyon.

**[00:33:53] Diane Enyon**

Yes.

**[00:33:54] Rose Woodworth**

Michael Ham.

**[00:33:56] Michael J. Ham**

Yes.

**[00:33:56] Rose Woodworth**

Orlando Reece.

**[00:33:58] Orlando Reece**

Yes.

**[00:33:58] Rose Woodworth**

Daniel Savona. Oh, he's muted. I got it. There you go.

**[00:34:08] Daniel Savona**

Yes.

**[00:34:09] Rose Woodworth**

And Richard Jones.

**[00:34:12] Richard Jones**

Yup.

**[00:34:12] Rose Woodworth**

Great. Thank you. And then the last one I'm going to let Joe discuss. It's an amendment to our housing policy based on council's recommendation.

**[00:34:32] Joe Scott**

Thank you, Rose. The material is on page twenty eight of the handout and distributed to you all in advance of the meeting as part of the package that went out last week. What I'll do is I'll go right to the heart of the resolution, which is Schedule A, which is on page thirty one of the handout. There's been a lot of discussion about our housing policy over the past number of meetings based on council's review of our policies in general and the housing policy in particular. I noted that there was an inconsistency between the housing policy and the IDA's UTEP policy with respect to exemptions. And the purpose of this of this resolution is to make the housing policy consistent with the IDA's UTEP policy, which requires the IDA to obtain the consent of the local affected taxing jurisdictions, but provides an opportunity for the IDA to move forward if the IDA determines to move to do so. So the purpose of the resolution is to make some consistency in our in our policies that's outlined in the finding section and the whereas clauses of the resolution and the new language is Schedule A, which is adding paragraph F to the policy. And I'll thank Mr. Jones for the additions of that language to make it clear that it refers both to housing projects in mixed use development projects that have a housing component, which is what the reference is in our existing housing policy. So he assisted me in the process of making our language more consistent

**[00:36:28] Richard Jones**

So that took me two hours, Joe. I need for you to share some of your fee for this,

**[00:36:38] James Malcolm**

What's that CBS News, give us 10 minutes. We'll give you the world.

**[00:36:43] Joe Scott**

And with that, I'll open it up for any comments or questions.

**[00:36:46] Richard Jones**

So Joe I want to make it clear, have it clear in my mind the current UTEPO policy when it comes to a deviation requires certain steps, one of which is to reach out to the affected municipalities. However, the existing UTEP allows for discretion on the part of the board if we can't secure the affected municipalities. We still have the ability. It's not a flat out you must get it's a desire to get. And if we find that it's still in the best interest of the county, that we can move forward the housing policy that we implemented some months ago with the change the housing policy and schedule in Section E. Made it and have a half to get, which is what's inconsistent with the current UTEP, and that's what you're recommending that we correct.

**[00:37:46] Joe Scott**

That's correct. The language, in fact, if you open up the the UTEP policy of the IDA and read that paragraph against the paragraph F, the language is very similar. The intent is to make it consistent.

**[00:38:07] Diane Eynon**

And Joe may ask the timing of this, so if we were when this would come into effect, if we were to pass this today.

**[00:38:21] Joe Scott**

Well, it would become effective today Diane, the date of adoption. I don't have a in some instances with respect to policies, you can certainly set forth a grandfather clause. You can set forth. It goes into effect in the future. This is relatively, at least the approach I took was that this was relatively straightforward, and so there's no there's no special provision with respect to when it goes into effect. So the general interpretation would be that it would go into effect today, assuming that assuming that the resolution is adopted.

**[00:39:01] Diane Eynon**

Thank you, Joe.

**[00:39:03] James Malcolm**

Any other questions from board members? No. We need a roll call vote, Rose.

**[00:39:14] Rose Woodworth**

Yes, that's what it says on the resolution.

**[00:39:16] James Malcolm**

Ok, we'll have the roll call vote then.

**[00:39:19] Rose Woodworth**

Do we need a motion first? Joe. Yes.

**[00:39:23] Joe Scott**

Yes.

**[00:39:23] Daniel Savona**

I'll make a motion.

**[00:39:27] Rose Woodworth**

OK.

**[00:39:28] James Malcolm**

We have a second?

**[00:39:31] Michael J. Ham**

I'll second it chair.

**[00:39:31] James Malcolm**

OK. Although, Oh, you're going to do a roll call.

**[00:39:38] Rose Woodworth**

Yep.

**[00:39:38] Rose Woodworth**

James Malcolm,

**[00:39:40] James Malcolm**

Yes.

**[00:39:42] Rose Woodworth**

Faye Storms.

**[00:39:43] Faye Storms**

Yes.

**[00:39:45] Rose Woodworth**

Diane Eynon,

**[00:39:47] Diane Eynon**

I believe that we should have consistency in our policies, but I don't agree with the timing of this policy change, given that we have decisions to make today and there's rules of engagement were stated otherwise. So I believe that the timing of this is for me is the issue. So I'm voting no.

**[00:40:08] Rose Woodworth**

Ok, Michael Ham.

**[00:40:14] Michael J. Ham**

Yes.

**[00:40:16] Rose Woodworth**

Orlando Reece.

**[00:40:16] Orlando Reece**

Yes.

**[00:40:17] Rose Woodworth**

Daniel Savona.

**[00:40:19] Daniel Savona**

Yes.

**[00:40:20] Rose Woodworth**

Richard Jones.

**[00:40:21] Richard Jones**

Yes.

**[00:40:21] Rose Woodworth**

OK the I's have it. Thank you. That concludes my report, Chair.

**[00:40:29] James Malcolm**

Ok, can I get a motion to accept the report as presented?

**[00:40:34] Orlando Reece**

I you accept, go ahead, go ahead.

**[00:40:35] Faye Storms**

I'll make the motion to accept the report as presented.

**[00:40:40] James Malcolm**

Thank you. Orlando, I assume your seconding it.

**[00:40:45] Orlando Reece**

I will second with Faye.

**[00:40:46] James Malcolm**

And nothing else on the question. All those in favor.

**[00:40:51] All**

Aye.

**[00:40:53] James Malcolm**

Opposed, OK. All right, that brings us to old business status of pending projects.

**[00:41:01] Rose Woodworth**

So do you want to take this one?

**[00:41:04] Joe Scott**

Sure. The report, the written report is on page thirty one of your materials.

**[00:41:13] Rose Woodworth**

Twenty seven of the latest one, I'm sorry. Oh, I have it, yeah, that might be the page numbers got messed up at the bottom.

**[00:41:24] Joe Scott**

I'm sorry, you're right, so it's page number 27 at the bottom, it's PDF, thirty one. We have two pending projects, the wild berry, where there's been no change, and the Kingstonian in where there's some potential or proposed action items at today's meeting. And with that, that's my report on pending projects.

**[00:41:47] James Malcolm**

All right, that brings us to the Kingstonian L.L.C..

**[00:41:58] Rose Woodworth**

Joe, do you want to explain the resolutions, because I know there are a number of them.

**[00:42:03] Joe Scott**

I would be happy to. There are three resolutions for consideration by the IDA this morning regarding the Kingstonian Project. I'll summarize them and then we can go through them in detail. It's at the pleasure of the board. The summary description is the SEQR resolution. As a governmental entity, the IDA can't take final action with respect to a project without first considering the potential environmental impacts of a proposed project. This project has received secret clearance by the city planning department. And as part of that process, the I'm sorry, the planning board excuse me, as part of that process, the planning board was appointed the lead agency of the project and we are among other entities and involved agency. So we basically follow the lead of the lead agency with respect to the SEQR review. Because there was what is called a coordinated review, they provided a notice as they went along the process of the environmental consideration of the project. So our resolution confirms and accepts the the SEQR findings done by the the lead agency. So that's a summary of the SEQR resolution. The second resolution is a commercial findings resolution because of the retail elements of the project and the housing elements of the project. It's our view, and this is the view that we take with all our clients, that the IDA should consider a commercial findings resolution which makes certain findings with respect to the retail issues and the housing issues. Those are all outlined in the resolution. And the purpose of that resolution is to touch the bases, if you will, of the IDA statute with respect to a project qualification. The third resolution is the approving resolution. That's the meat of the three resolutions that resolution approves the project, approved the PIOLET deviation, approves the project for purposes of our housing policy, and authorizes the chair to enter into the various documents relating to the straight lease transaction. There's a number of findings in the approving resolution. They're all outlined in Section three and in and in sorry, exhibit A of the approving resolution. And when we when we get to that resolution, I would recommend that council review them in detail with the CEO to make sure that the board understands those various findings. So that's a fifty thousand foot explanation of the three resolutions. They should in order to move forward, there needs to be a motion a second, and I would recommend a roll-call vote. And with that (inaudible).

**[00:45:06] James Malcolm**

A motion to move forward.

**[00:45:09] Joe Scott**

Back to you Chair,

**[00:45:10] Daniel Savona**

I'll make the motion to move forward.

**[00:45:13] James Malcolm**

Do I have a second, I have a motion from Dan Savona do I have a Second?

**[00:45:19] Orlando Reece**

Second.

**[00:45:19] James Malcolm**

From Orlando race. Please proceed with the roll call vote.

**[00:45:24] Rose Woodworth**

Ok, and just be clear, this is for the the first one in the packet. That's the commercial retail findings resolution. Right?

**[00:45:34] Joe Scott**

The SEQR.

**[00:45:35] Rose Woodworth**

The SEQR was the first one. OK, so SEQR. Thank you.

**[00:45:40] Richard Jones**

Chair. If I may I just have a question about the SEQR. May I.

**[00:45:45] James Malcolm**

Go ahead.

**[00:45:45] Richard Jones**

So, Joe, we were involved, Agency planning board of Kingston was the lead agency. As a, do we, would it involved the Agency ever have the opportunity or the procedural basis to challenge anything that the lead agency has said and question mark and has that time frame to challenge it passed or not.

**[00:46:16] Joe Scott**

Well, typically, Mr. Jones, the the contesting of those issues take place upon the appointment of the lead agency. My experience is, is that once the lead agency is agreed upon, things typically go fairly smoothly. Sometimes there's a there's some controversy at the beginning about who is going to be the lead agency. Once a lead agency is appointed where notice, where notified of the public of the of all the hearings, we receive copies of the draft materials and we have the ability to communicate our concerns during the process. So that's that's the way the SEQR review works. We could certainly voice objections to findings during the process. And it's up to the planning in this case, the planning board, to react to those objections. And if our objections are strong enough, we could, in theory, commence an action challenging the actions by the planning by the planning board.

**[00:47:23] Richard Jones**

Has that period of time for challenging question mark past due and typically that challenges in the form of an article seventy eight in the period, as I understand it, for article seventy eight passes in 60 days.

**[00:47:38] Joe Scott**

Now it's four months.

**[00:47:39] Richard Jones**

Four months. Ok, so that time period has passed for anybody to challenge the findings to the lead agency, is that correct?

**[00:47:47] Joe Scott**

Yes, I don't know off the top of my head. Let's see the the date that, yes, December 16th, twenty nineteen was when they made their next declaration, so it's well beyond the statute of limitations for contesting that.

**[00:48:08] Richard Jones**

Ok, I just want to clarify that.

**[00:48:11] James Malcolm**

It's a good question. Good question. Rose, would you like to move forward with the roll call vote?

**[00:48:17] Rose Woodworth**

Thank you, James. Malcolm.

**[00:48:19] James Malcolm**

Yes.

**[00:48:19] Rose Woodworth**

Faye Storms.

**[00:48:21] Faye Storms**

Yes.

**[00:48:22] Rose Woodworth**

Diane Eynon.

**[00:48:22] Diane Eynon**

Yes.

**[00:48:25] Rose Woodworth**

Michael Ham.

**[00:48:27] Michael J. Ham**

Yes.

**[00:48:29] Rose Woodworth**

Orlando Reece.

**[00:48:30] Orlando Reece**

Yes.

**[00:48:31] Rose Woodworth**

Daniel Savona.

**[00:48:33] Daniel Savona**

Yes.

**[00:48:34] Rose Woodworth**

And Richard Jones.

**[00:48:35] Richard Jones**

Yes.

**[00:48:37] Rose Woodworth**

Thank you. So then the next one is the commercial retail findings resolution.

**[00:48:49] James Malcolm**

Any questions on that for counsel prior to the vote? Dr. D.

**[00:48:56] Diane Eynon**

Joe. Question I have for you. So in this resolution, we're stating the full scope of the project that's under consideration for the deviated PIOLET.

**[00:49:06] Joe Scott**

Yes.

**[00:49:08] Diane Eynon**

Ok, we're I'm.....

**[00:49:10] Joe Scott**

Hope we're looking at the whole project in all three resolutions all the components.

**[00:49:14] Diane Eynon**

So in the application and presentation by the developers, they presented this that for consideration for PIOLET that was specifically related in response to the parking garage. So I guess my question is it looks like this in this resolution, if I'm understanding so I'm trying to ask the question. It seems inclusive of the hotels, the housing, the plaza, the full scope of the project, whereas my understanding was they came to the IDA for the PIOLET, specifically for the garage. That was the but for.

**[00:50:05] Joe Scott**

No, I that's not my understanding Ms. Eynon the PIOLET is intended to cover the whole project and the financial assistance being considered by the IDA is, for instance, you know, the other three elements of mortgage recording tax and the sales tax is for all components of the project. So the financial assistance being considered by the IDA here and the numbers that are that appear in Exhibit A of the approving resolution with respect to the amount of the benefits, covers the complete project.

**[00:50:44] Diane Eynon**

Thank you.

**[00:50:44] Joe Scott**

You're welcome.

**[00:50:46] James Malcolm**

Any other questions for council, please, Rose move forward the roll call.

**[00:50:52] Joe Scott**

I'm sorry. I think we need...

**[00:50:55] Rose Woodworth**

A motion.

**[00:50:55] Joe Scott**

A motion.

**[00:50:55] James Malcolm**

Mike Ham you want to give us a motion?

**[00:50:55] Michael J. Ham**

Yeah, I'll motion chair.

**[00:51:02] Daniel Savona**

And I'll second.

**[00:51:03] James Malcolm**

David Savona will second that.

**[00:51:05] James Malcolm**

Thank you. Roll call, please.

**[00:51:10] Rose Woodworth**

Yup. James. Malcolm.

**[00:51:11] James Malcolm**

Yes.

**[00:51:11] Rose Woodworth**

Faye Storms.

**[00:51:13] Faye Storms**

Yes.

**[00:51:15] Rose Woodworth**

Diane Eynon.

**[00:51:17] Diane Eynon**

No.

**[00:51:21] Rose Woodworth**

Michael J. Ham.

**[00:51:23] Michael J. Ham**

Yes.

**[00:51:26] Rose Woodworth**

Orlando Reece.

**[00:51:27] Orlando Reece**

Yes.

**[00:51:28] Rose Woodworth**

Daniel Savona,

**[00:51:30] Daniel Savona**

Yes.

**[00:51:31] Rose Woodworth**

And Richard Jones.

**[00:51:32] Richard Jones**

Yes.

**[00:51:36] Rose Woodworth**

And now the last one by a lot of pages here guys, the resolution, the approving resolution for the Kingstonian Development Project. So we would need if there's questions and then I...

**[00:51:51] James Malcolm**

Need a motion to go to a roll-Call, vote for the Kingstone and project such a motion.

**[00:51:58] Orlando Reece**

I make a motion, we go to vote on the Kingstonian Project.

**[00:52:00] James Malcolm**

Do I have a second.

**[00:52:02] Daniel Savona**

I second that.

**[00:52:04] James Malcolm**

OK, anything on the question? Anyone have questions or counsel? You want to weigh in?

**[00:52:08] Joe Scott**

Yes, please. If I may chair if we could just for a couple of minutes go to page forty eight of the handout, both PDF page forty eight and printed page forty eight at the bottom there is a number of findings that start J I'm sorry it start in Section three. Some of the findings are typical of what we've done with other projects, namely there's no pirating going on here. There's, this is a retail project, but it qualifies for IDA assistance because of its location. And then as we've discussed a number of times at meetings, if you look at paragraph J at the bottom and paragraph K on the next page, page forty nine, we have specific findings with respect to addressing the issues of our UTEP policy and our housing and our housing policy with respect to local approvals. Lastly, I'd like to go to Page, page 53, where we address and review the uniform criteria that the IDA has developed in connection with the review and consideration of projects. You'll see that with council's work and the CEOs work, we reviewed the background material of the IDA of the project applicant. We have listed notate, information regarding the creation of permanent new jobs, private sector investment, the estimated value of tax exemptions, the likelihood of the project being accomplished, the extent of new revenue being generated locally, any additional public benefits, a local labor construction jobs. A regional wealth creation. The fact that it's located in a distressed census track. It's alignment with local planning and development efforts. It promotes walkable community areas, there's elimination of blight. Proximity and support of regional tourism, attraction facilities, local and county support, and that obviously is in the form of the city and the county. And then I guess I'd finish up with there's no brownfield remediation and then I note that there was compliance with IDA policies with respect to our consideration of the actions by both the city and the county in our review of our other policies. So with that, Chair, I will open it up for any comments or questions.

**[00:55:12] James Malcolm**

I have a motion and I have a second council's has filled us in on some pertinent information. Are there any questions from the board members? OK, I'll move...

**[00:55:26] Richard Jones**

Chair, sorry, just you know, I just want to make a general statement that the board has certainly reviewed this project on for many, many months and at many, many meetings, discussions with the applicant, discussions amongst ourselves, discussions of public meetings. We've had a public hearing. And it's my view that this project will be a boom to the city of Kingston and to the larger community of Ulster, notwithstanding the tax inducements and that many some of the objections to it, a totally understand. Some of the objections, in my view, are based upon items that we don't control, for example, the impact of tax caps that impacts. And I, I don't deny that's the case in tax the school district. That's not anything any IDA in New York state can fix that has to be fixed by Albany. The comments that sales tax exemption would in some way disenfranchise a particular city within Ulster County. That, again, is not something the IDA can deal with in terms of fixing. That's something that the legislature of the county of Ulster needs to deal with. And I'm aware of, at least in reading past record that they have, they are at this point in time, fine with the distribution of sales tax and who gets what what portion goes to either the city of Kingston or other cities. So I just want to not dispel, not discount, but just make a comment around that. And I think the all the members of the board have gone back and forth many times with being in support, not being in support, asking many, many, many different questions. And I just want to state for the record that. I'm comfortable with the claim, the claims and the real fact that this will positively impact the city of Kingston and I also just what I also want to caution is that there are some items, particularly around the tax cap, that this board and other entities should be advocating, be fixed by Albany, by the state legislature. We've heard in the past, James, Goofus decry certain elements of of IDA's, and I don't disagree with them. But here's an opportunity to be positive and fix some of the things that are wrong with it for the betterment of the entire New York state and certainly the county of Ulster.

**[00:58:11] James Malcolm**

Rick, just just a moment before we go in, because there's been some conversation and not so much reaching out to Senator Skoufis, but more so to our own senator up in that area, newly elected Michel Hinchey. And I think this board as a whole will craft a letter to both assembly people and state senators that are in our Ulster County area and asking them to look into it and certainly try to change the wording, make it more beneficial for the communities because everybody understands the school's position. But unfortunately, they're hamstrung and development would stop, but we are certainly advocating that that government take a look at it. So if you're done with your statement.

**[00:59:09] Richard Jones**

I just, I just you know, I've long in the tooth and I just...

**[00:59:13] James Malcolm**

I know. I know. I know. That's fine. No one has...

**[00:59:17] Orlando Reece**

Let him go.

**[00:59:18] James Malcolm**

No one gets muffled.

**[00:59:20] Richard Jones**

And I am somewhat disappointed in the personal vitriol that has erupted in some ways not against anybody in the board that rolls kind of rolls off my back a little bit. But personal vitriol between certain people and members of the Kingstonian team, the actual developer that has no place in civil discourse. So I just urge everybody to, as we go forward, to lay that aside and work for solutions. And that's about it. I mean, I'm not going to go through every point of this project and do an analysis of how it would be.

**[01:00:03] James Malcolm**

I'd have you muted.

**[01:00:03] Richard Jones**

You would mute me.

**[01:00:04] James Malcolm**

I would never do that. I would never do that. You know better than that.

**[01:00:09] Richard Jones**

One final thing is we need to be cautious about we always need to be cautious about the projects that we induce. And there are some projects that are clearly out of our scope, given the war in New York state law section, whatever. And there are others that are the kind of projects that we should get involved in and discussion. And we have the ability to make some exceptions. But in any case, I just want to reassure the board that I will work with anybody who comes forward with a project. If it fits the statute, we move forward, make the adjustments that are necessary and get what's good for the for the county. If it meets the statutes, if it doesn't meet the statutes, then it shouldn't go anywhere. Period I'm finished. Thank you Chair.

**[01:01:03] James Malcolm**

Are you sure.

**[01:01:06] Faye Storms**

You said it well. Thank you. Rick.

**[01:01:09] Richard Jones**

Thank you.

**[01:01:09] Daniel Savona**

Thank you, Rick.

**[01:01:10] James Malcolm**

OK, with nothing else we'll move the roll call.

**[01:01:14] Rose Woodworth**

James. Malcolm.

**[01:01:15] James Malcolm**

Yes.

**[01:01:16] Rose Woodworth**

Fay storms.

**[01:01:16] Faye Storms**

Yes.

**[01:01:19] Rose Woodworth**

Diane Eynon.

**[01:01:22] Diane Eynon**

I would just like to make a comment before voting, I think that this is a really important project for Kingston. I think it's totality. It's a very good project. And I have been honestly back and forth on my vote. And for me, when it comes down to is in the application and in the presentation to the developers, to this board in July, they came to us. Seeking the PIOLET based on a parking garage, responding to an RFQ that went out by the city to help solve a really stubborn issue and problem that we have in Kingston around parking. And so this project, the way it was framed, the way it was presented to us and we applied was around a parking garage. And when I look at the parking garage and the but for and the developer standing in front of us at our July meeting and saying but for was related to the parking garage, this project will go on. Even if the parking garage is not approved. And so for me, the decision comes down to a 17 million dollar parking garage to construct. For a 26 million dollar inducement. Four may be a net of two hundred additional parking spaces in the city of Kingston. And for those reasons, I can't I don't support the project.

**[01:02:46] James Malcolm**

OK. Your voting no then.

**[01:02:47] Diane Eynon**

I'm voting no.

**[01:02:47] James Malcolm**

For the record. Let's move forward with the roll call. The rest of it.

**[01:02:54] Rose Woodworth**

Michael J. Ham.

**[01:02:56] Michael J. Ham**

Yes.

**[01:02:59] Rose Woodworth**

Orlando Reece.

**[01:03:00] Orlando Reece**

Yes.

**[01:03:02] Rose Woodworth**

Daniel Savona,

**[01:03:03] Daniel Savona**

Yes.

**[01:03:05] Rose Woodworth**

And Richard Jones.

**[01:03:07] Richard Jones**

Yes.

**[01:03:08] Rose Woodworth**

Ok, thank you.

**[01:03:12] Richard Jones**

Joe, could you outline, Chair, if you permit me, just outline the next steps, because I know we're still along. We have a lot to do.

**[01:03:21] James Malcolm**

You said a lot today. You had your three or four questions today.

**[01:03:23] Orlando Reece**

I yield my time back to the gentleman in orange.

**[01:03:25] James Malcolm**

OK, Rick you got a friend in square number five. Please go ahead, Rick.

**[01:03:33] Richard Jones**

Yeah, I just what? It's important to know what the next steps are. And as the CFO, I want to you and I have chatted about I want to make sure that the whole thing is agreed to by the applicant and they are many and they require different documents. So I'm not going to play lawyer. That's what you do. But I want to be all over the final documentation.

**[01:03:57] James Malcolm**

Well, I would expect you to be all over final documentation for any project. I don't know why this would be any different. Right. Yes or no?

**[01:04:08] Richard Jones**

Right.

**[01:04:09] James Malcolm**

There you go, because we wouldn't want to we wouldn't want to appear to be one side or the other. We do things, as you asked before, with what's available out there, what we're supposed to do so that the applicant has to bring us and for us to review. Status quo, right.

**[01:04:31] Richard Jones**

So Joe next steps are?

**[01:04:34] Joe Scott**

What I will do, Mr. Jones, is I'll reach out to the project applicant, advise them of the action taken this morning, and then get a timetable for a potential closing date for this IDA, straight lease transaction. And then based on that timetable, I'll report that information back to the CEO and then I'll start working on documents. And obviously, you and I have had some conversations. We can certainly and I'm very happy to include you in the distribution list for purposes of review of materials to make sure that the various conditions and terms that are a condition to the integrity of this financial assistance are fully reflective in the actual documents.

**[01:05:27] Richard Jones**

Thank you, Joe.

**[01:05:33] Faye Storms**

Will that be the next meeting? Will that be the next meeting?

**[01:05:42] Joe Scott**

I'll certainly have I'm going to reach out to them this afternoon or tomorrow to get a timetable and then I'll communicate that to Rose. And then she can she could send it out to you electronically. Sure.

**[01:05:56] Rose Woodworth**

And typically, they're not the closing documents aren't passed around at meetings, but it's all it's all done (inaudible).

**[01:06:04] Faye Storms**

Right.

**[01:06:05] Joe Scott**

Yeah, maybe I misunderstood the question. I'm certainly going to get it. I'm going to get information about the timetable Ms. Storm so that we know what you know, what the closing schedule is for the matter.

**[01:06:23] Faye Storms**

Thank you, Joe.

**[01:06:27] Rose Woodworth**

It looks like the chair got booted here.

**[01:06:34] Orlando Reece**

We don't need a chair. It's a coup. (inaudible)

**[01:06:42] Richard Jones**

You get kidnapped?

**[01:06:45] Rose Woodworth**

Yeah, probably. My God. So the next thing on the agenda now is a Apherea Inc. And we have Cathy Hobbs here. That's her project. And Cathy, I'm going to meet you and ask you to just give you know, obviously the board has had a chance to review your application, but also to just give you a minute to give a brief overview of the project.

**[01:07:19] Cathy Hobbs**

Thanks, Rose Hi,everyone, I'm Cathy Hobs and I own Apherea Inc, which is a home staging company, we are building a passive warehouse, the first of its kind passive warehouse. We're actually aiming for net zero, a sustainable building in Highland, New York. It will be a twelve thousand square foot building that will house the furniture that we use for staging. For all of you who may not be familiar with what staging is, we essentially go into homes and we furnish them. So they sell. So the warehouse will house our furniture and our accessories. Our artwork will also be an office for my company. There will be a charitable component where once we are not able to use furniture that's generally used as a result of staging, we will be able to donate that furniture to people who are transitioning from homelessness to permit shelters, as well as foster care agencies to help furnish children's rooms and be able to donate some of our furniture that we're no longer able to use. The project is in the stage where we have selected a contractor, but we haven't been able to start yet. So that's where we are.

**[01:08:48] Faye Storms**

Can I ask a question.

**[01:08:50] Cathy Hobbs**

Yeah.

**[01:08:51] Faye Storms**

Oh, OK. My screen says darling, but that's not right it's Faye, just incase anyone's wondering. How long have you been doing this and what's your market? What's your demographic?

**[01:09:07] Cathy Hobbs**

So I started my company in 2004, and so that's, gosh, 17 years ago, the so my background as actually in television news. I was a newscaster for more than 20 years, mostly at Channel 11 in New York. And so basically I was able to parlay a blend of television and design into my company. And so the majority of our clients are Manhattan based. But I have been a full time resident of Ulster County since 2012, raising a child in Ulster County since 2012, a little girl who's now 10 and she was two and three months. We moved full time to Ulster County. So I know the area and decided that I wanted to move my business here. And so about three years ago, we moved our business from the city to Ulster County because that's where we were living and I purchased the land. We're currently in a temporary location and I decided to invest in the community by buying four acre parcel of land to build to build my warehouse. So since that, we have seen and, you know, an explosion of the market here in the area. And so we've expanded as far as being a rental source for people who are looking to rent furniture, maybe it's for a vacation rental, maybe they're doing an Airbnb. And then we've also seen a lot of developers who are looking to build homes forward to being active and productive part of the community and helping the dollars in the Hudson Valley.

**[01:10:59] Rose Woodworth**

Faye you're mute is on. I had to meet it because the noise was...

**[01:11:03] Faye Storms**

Yeah, thank you. Yeah. So will you continue to be doing business in Manhattan a lot? I mean, because the staging business, you have to have a huge amount of inventory. Oh, yes, we will. We yes, we will be able to do both. We will be able to do both. And one of the reasons why the location is desirable is because it's nearer eighty seven. So we're able to go to a lot of different areas. We currently (inaudible) feedback. But our team what's exciting about it is that with the warehouse, all of our installers are creative looks people will all be employed locally and living locally because that's the need essentially that's kind of the hub is the warehouse. And then what we have in the city currently are designers. But we're also going to be having some design team people in our in our offices and all of that kind of infrastructure. The installers, the movers, the people who are pulling the creative look specialist are all actually currently upstate and will remain upstate.

**[01:12:23] Richard Jones**

So, Kathy, I have I just have two quick questions, and we met before the prescreen, and I think you address them and I honestly forgot all of your sales or at least trends. Whatever you are doing with what's in that warehouse will be conducted with sales tax charged and sales tax coming to Ulster. So I know you're going to be doing work in Connecticut, Manhattan, but the sales are not taking place there. They're taking place here in Ulster. And we'll gain the advantage of, Ulster will gain the advantage of a sales tax charged for those transactions. Was that what you had informed us last night?

**[01:13:10] Cathy Hobbs**

Well, what's interesting about that is so the my services are subject to sales tax. So the services that I that I charge for staging are subject to sales tax. So when the base when the offices is located and essentially what we charge someone for our services, we will charge the tax and the business will be located Ulster County so that we will have that trickle down to the sales tax going to the to the county. The home staging services design services are taxable. So, so that's how that would work as well.

**[01:13:48] Richard Jones**

So your tax. Your tax address, if you would, is Ulster County.

**[01:13:54] Cathy Hobbs**

It will be once we open the office, yes.

**[01:13:57] Richard Jones**

Right.

**[01:13:57] Rose Woodworth**

But the only issue with that would be a depends on where the furniture is delivered to, right. So if, you...

**[01:14:04] Cathy Hobbs**

No. We haven't been impacted, at least the way we've always done it, it's based on our location. It hasn't been where the furniture is delivered to.

**[01:14:18] Faye Storms**

The other thing is, do you, I know that when you stage, you initially charge for the staging and for the trucking, for everything and putting it in. And then you charge your rental fee. Correct, for however long that furniture is in that house for.

**[01:14:35] Cathy Hobbs**

Faye I love that you understand the staging business.

**[01:14:37] Faye Storms**

Well, I'm a broker, so,

**[01:14:39] Cathy Hobbs**

There you go. That's why.

**[01:14:41] Faye Storms**

I was an interior decorator for 20 years. I get it.

**[01:14:44] Cathy Hobbs**

All right.

**[01:14:46] Faye Storms**

So but do you get do you charge tax on that to the rental fee or is that a separate? Do. how do you handle that?

**[01:14:53] Cathy Hobbs**

No, the whole transactions taxed.

**[01:14:55] Faye Storms**

Right.

**[01:14:55] Cathy Hobbs**

I thought Rick was asking specifically about the services. So the whole so the compensation structure is the services that go into it as far as our creating of a design, our installation set up that service to pull impact. And then on top of that is a rental fee. So what someone gets is a bundled price on my contracts, we break it down, the services X, the furniture is X and then there's tax.

**[01:15:28] Richard Jones**

My question, Faye and Cathy, was I want to make sure that it's Ulster that's getting the benefit of all of your efforts and need help on the tax inducement and the sales tax being charged is all coming to Ulster. That's that was the nature of my contract. I'm sure you can understand that. The second question I had was you had talked extensively about the staff and you might just want to let the board know about the salaries that you're paying, which is important to the fashion in which we give you credit for in three different categories for the size of your staff and also for the salaries you pay. So you might want to just describe that and maybe even follow along on the application. But would you just share a little bit about that?

**[01:16:21] Cathy Hobbs**

Sure, let me. You to go, essentially. Job by job.

**[01:16:31] Richard Jones**

Well, yeah, you've got on one page, I might have the old one Rose, but you page sixty five of eighty for the board. It's the area that shows the what's(inaudible).

**[01:16:46] Rose Woodworth**

What's the letter or section.

**[01:16:48] Richard Jones**

Oh.

**[01:16:51] Rose Woodworth**

It's not that page anymore.

**[01:16:53] Richard Jones**

It floated plan FTE employment plan and an administrator, medium skilled designer.

**[01:16:59] Rose Woodworth**

So page sixty six of the board packet of the packet that was sent out, the final one that was sent out last night.

**[01:17:07] Cathy Hobbs**

I also broke out in what page is it again. I'm sorry.

**[01:17:14] Rose Woodworth**

Well for our board packet it's page sixty six but it's the section of the application where you lay out in the graph the number of full time equivalents that you're going to be adding for each year. If that helps you.

**[01:17:29] Cathy Hobbs**

I have there I could work it out in a separate document for further clarity. What jobs would be. I don't know if you guys see that it's a word document. I want to know if you want me to refer.

**[01:17:45] Rose Woodworth**

It's not it's not in this packet.

**[01:17:45] Cathy Hobbs**

OK. Ok, so essentially we are looking to immediately in year one, bring on an admin. Who will be doing a variety of tasks and needs, I mean, essentially you have tons of things that are always needed at a warehouse and then we have the medium skilled and that will be our one of our installers. We need to bring on another mover installer. We currently have everything in-house and we need another person who can drive a truck. So that is an immediate need. In year one and then the other is that we have a internship program in which we train someone for a year in their senior year of college. And then we look to to to bring them on as a designer. And so we currently have someone who started in September and will be graduating in May, will be transitioning that person into a full time position so that those are the three there. As we move to year two, we probably need, and especially as we are expanding into areas where we're currently not servicing another person who can also be an installer for us as we will. That's a we typically would work with two to three people on a job and then also bring on a another designer as well.

**[01:19:39] Faye Storms**

So I'm sorry. So currently, how many employees do you have currently and how many designers and how many truck drivers and how many trucks and all that?

**[01:19:39] Faye Storms**

OK, so currently we have two employees, myself and one designer. And so we would be looking to expand with five full time jobs over the next three years. We do not have trucks. We're currently renting trucks because I don't have a warehouse. We have a temporary location. So that's a big part of this, that once we're able to have a building in a warehouse, we will be able to expand and have our own trucks. We're currently renting vehicles.

**[01:20:27] Cathy Hobbs**

I was thinking it might be helpful, Cathy, if we could go through page 70 of our packet also, just to be clear, with the points that you're pulling from the matrix, so for you, that's the one where you want you added up your number of points.

**[01:20:46] Cathy Hobbs**

OK.

**[01:20:46] Rose Woodworth**

OK, so the first one you have, one point is you're going to be adding five jobs. Then for the retimed jobs, that doesn't apply the projected wages, you have three points because of the amount that you'll be paying, you're committing to paying the employees as well as having benefits. The construction workforce you're committing to seventy five percent of the regional workforce, which is Ulster County in the contiguous counties, so there's one point for that. Environmental sustainability, I think it's clear a passive warehouse is going to qualify for the two points on our matrix. And then there's no points for that community investment just because of the proximity for the bus stop. And it's not in an economically distressed area. And in the last one would be the educational and workforce investment. You have two point for at least 50 percent of the workforce having advanced educational credentials. So I just wanted to call the board's attention to that, just to see if there were any questions or clarifications on that important section. So I did have a couple of comments on a few things that were off on the application that just need to be corrected. On the page, that you break out the PIOLET schedule, which is page seventy one for us. You have I think you put it up and composed isn't the right word, but you have a typo I think starting in year three is one hundred, one thousand nine hundred and fifty two point two-eight. All the other years were years above it were one nine five three. So it just creates a math problem when you're adding up the total amount with the PIOLET. Do you see what I'm saying?

**[01:23:02] Daniel Savona**

The dollar difference.

**[01:23:04] Speaker3**

(inaudible)

**[01:23:06] Cathy Hobbs**

You're talking about where it says project cost or...

**[01:23:10] Rose Woodworth**

No, I'm sorry for you. Is this paper with the property tax exemption? So it's the chart where you literally calculate out what the...

**[01:23:18] Cathy Hobbs**

Alright. I'm there on that page.

**[01:23:20] Rose Woodworth**

So in column A, the first two years or one nine five three point two eight after that you have a typo where it changed one nine five two. So you just need to change that. I know it's small, but it then creates just a math error that's all.

**[01:23:37] Cathy Hobbs**

(inaudible) apologize for that. I have to do a CPA husband for...

**[01:23:42] Rose Woodworth**

I actually chuckled because I said he's in for it.

**[01:23:45] Cathy Hobbs**

He's in for it.

**[01:23:47] Rose Woodworth**

That's what thought when I saw it. The other section is section B and E need to be filled out all the way. Those are the sections following that chart, so the amount of the sales tax benefit that you would get, which would be eight percent of the materials that you're using for construction as well as anything else, any other equipment or whatever you would be using the exemption for. So and then in part E, you just have to that's basically a summary of all of those other sections. So that just needs to be filled in as well.

**[01:24:24] Cathy Hobbs**

Just so that I'm clear. So basically and in B, is it three point five times eight percent is what you're asking for in the line below it?

**[01:24:35] Rose Woodworth**

The if I think you might have the wrong number of three point five million there, what should be there would be the amount that you're asking for the sales tax exemption on. So, like, if the new building materials are I'm making it up a million dollars, then you're asking for exemption on the million dollars of materials. This is not for the benefit of sales. This is just for like your sales. It's literally for the materials, your purchasing or your contractors purchasing. So then it's eight percent of whatever that is, that would be the benefit that you're asking for.

**[01:25:15] Cathy Hobbs**

OK. So I put down a project total as opposed to an estimation of materials.

**[01:25:19] Rose Woodworth**

Yeah, it's materials. And then I'm making it up because I don't really like if it was for a forklift or anything else like that that you were using the benefit for, that you were asking for, that would go there in that total and then the eight percent would be what you're asking for. And that number is important because that'll be if the board approves it, that would be what's on the documents that you were approved up to that amount of money. No more than that. So that number is important. Then section E, like I said, is a summary of those sections above. So that just needs to be filled out as well. And it's just like a nice way to summarize everything that you're asking for so that you can see so that it's clear what the total project cost is versus the total project incentives.

**[01:26:14] James Malcolm**

Ok. can I suggest that we move forward contingent on the changes being made and you can do this because we do have a lot of stuff today.

**[01:26:31] Faye Storms**

So you want me to make a motion for that?

**[01:26:34] Rose Woodworth**

Well, the there's a resolution in here, and that's what you mean, Jimmy, right. Is to...

**[01:26:39] James Malcolm**

I need to not that this should all be taken care of prior to. But that that's fine.

**[01:26:44] Rose Woodworth**

Yep. Yeah, we did go through it at the prescreen as well. So then the next step for Ms. Hobbs's project, assuming these changes are done, would be to move for a public hearing. For the project and all this does is authorize the staff to set up the public hearing at least 10 days, etc., out to get public comment.

**[01:27:10] James Malcolm**

So do we have a resolution for that?

**[01:27:12] Rose Woodworth**

Yes, that's on page eighty one. So we just need a motion and a second and a vocal.

**[01:27:19] James Malcolm**

Can I get a motion.

**[01:27:22] Faye Storms**

I'll make a motion to move for a public hearing for Apherea Inc.

**[01:27:26] James Malcolm**

Ok.

**[01:27:27] Orlando Reece**

I'll make a second on that. Second.

**[01:27:30] James Malcolm**

Second. Anything else on the question? All those in favor I oh, I'm sorry. Roll call. I apologize.

**[01:27:38] Rose Woodworth**

James Malcolm.

**[01:27:40] James Malcolm**

Yeah.

**[01:27:41] Rose Woodworth**

Fase Storms.

**[01:27:42] Faye Storms**

Yes.

**[01:27:43] Rose Woodworth**

Diane Eynon.

**[01:27:44] Diane Eynon**

Yes.

**[01:27:45] Rose Woodworth**

Michael J. Ham.

**[01:27:47] Michael J. Ham**

Yes.

**[01:27:48] Rose Woodworth**

Orlando Reece.

**[01:27:48] Orlando Reece**

Yes.

**[01:27:50] Rose Woodworth**

Daniel Savona.

**[01:27:52] Daniel Savona**

Yes.

**[01:27:53] Rose Woodworth**

And Richard Jones.

**[01:27:54] Richard Jones**

Yep.

**[01:27:55] Rose Woodworth**

OK, thank you.

**[01:28:05] James Malcolm**

That it for Miss Hobbs's project?

**[01:28:09] Rose Woodworth**

So that's it for me.

**[01:28:10] James Malcolm**

If you don't want to hang around and look at as you can go, it's up to you.

**[01:28:13] Cathy Hobbs**

Thank you.

**[01:28:15] Daniel Savona**

Thank you.

**[01:28:15] Diane Eynon**

Thank you. Take care.

**[01:28:18] Cathy Hobbs**

All right. Thank you.

**[01:28:23] James Malcolm**

Ok, PPE grants.

**[01:28:27] Rose Woodworth**

The list is on page eighty five.

**[01:28:30] James Malcolm**

Let me ask a quick question of the board as a whole. Have you all had a chance to review these grants?

**[01:28:37] Faye Storms**

No.

**[01:28:40] Richard Jones**

I did share and I have a question around one of them.

**[01:28:43] James Malcolm**

Let me just, let me OK. So, Rick, before you get into it, everyone's had a chance to review. And if there's any questions on specific ones, find this council suggests we go through and vote on them individually or as a cumulative.

**[01:29:00] Rose Woodworth**

We always do cumulatively.

**[01:29:02] James Malcolm**

Ok, Rick, you're on it.

**[01:29:04] Richard Jones**

Just on in that package. In that separate package, page eight of thirty seven.

**[01:29:12] Rose Woodworth**

Ok, that's a confidential packet.

**[01:29:14] Richard Jones**

Yeah.

**[01:29:15] Rose Woodworth**

OK.

**[01:29:17] Richard Jones**

That's why I'm not mentioning the name of the company.

**[01:29:19] Rose Woodworth**

OK.

**[01:29:20] Richard Jones**

But page eight of thirty seven, it's, there's a big number there. Four thousand. Four thousand seventy dollars for construction. Do you see it there? For what, Rick, for construction, it says Galaxie Construction.

**[01:29:41] Rose Woodworth**

Yeah, so Rick, we went through that. So that's their listing. We went through the receipts and made sure the construction was for something legitimate.

**[01:29:48] Richard Jones**

And is it.

**[01:29:49] Rose Woodworth**

Yes.

**[01:29:50] Richard Jones**

OK.

**[01:29:54] Rose Woodworth**

The only thing I just have to say quickly that I have that they both Fisher Security and Simon Lodging Group are clients of our firm, but obviously, as always, they were treated the same as everybody else that came to us for the grants.

**[01:30:14] James Malcolm**

Good. It's good stuff. Any other questions on on any of these grant applications?

**[01:30:22] Faye Storms**

I'm glad to see people are using it. It's a very good thing.

**[01:30:28] Orlando Reece**

But it's also sad to keep hearing the stories that people haven't learned or heard about it after all these months.

**[01:30:33] Faye Storms**

You know, it's without really good publicity. You know, you don't get a paper, a real paper anymore. How do you find out unless you're online? I mean, it's very word of mouth.

**[01:30:46] Rose Woodworth**

Yeah. I mean, like, you know, we've done Facebook, we've done the chamber, we've done email blasts. I've emailed our projects. I've we've tried. And so certainly we'll try again as a final push between now and March thirty first.

**[01:31:03] Faye Storms**

Right. Right now we, oh I'm sorry.

**[01:31:06] Diane Eynon**

Have we sent it out to just a local towns. You know, each of the towns and just sent out a press release to all the towns?

**[01:31:14] Rose Woodworth**

So no, no, I guess we've not sent it directly to the towns, but I do know that I've shared it like, for example, the town of Shandaken, the Joyce Grant there, saw the Facebook post. I know she shared it with her town. So I know.

**[01:31:29] Faye Storms**

I've announced on the public TV also whenever we have a board meeting. So, you know, that helps. But it is...

**[01:31:38] Diane Eynon**

Maybe send, maybe sending it out to the towns.

**[01:31:41] Rose Woodworth**

Ok, we could do that. I have the email addresses.

**[01:31:43] James Malcolm**

Or the legislators or whatever. You know,

**[01:31:46] Faye Storms**

It's even though when we were interviewing some of the reviewing some of our projects, they didn't even know.

**[01:31:54] Rose Woodworth**

I said they all got emails. But a lot of people don't read emails. Right?

**[01:31:54] Faye Storms**

They don't right.

**[01:32:04] Rose Woodworth**

OK, so there is enough money left in the budget for the IDA to approve these these grants here.

**[01:32:13] Faye Storms**

Now, Rose can I just ask you a question? I know it's taking a lot of your time and effort, and it's costing us quite a bit of extra money to do this, because you have a lot of phone calls, a lot of people calling you up. Do we have enough money to keep pursuing this and paying you to do it? And the fund that we put aside for this.

**[01:32:35] Rose Woodworth**

They're going to run out of money shortly, out of the IDA. But there is still money left in the CRC for what you would put aside. Yup.

**[01:32:43] Faye Storms**

All right. Because now we're going into March, which means...

**[01:32:49] James Malcolm**

When and when we're out of it, we're out of it. Right. We did the best we could.

**[01:32:52] Faye Storms**

Right.

**[01:32:53] Rose Woodworth**

If there's no more money by the time February comes around, then that is what it is.

**[01:32:57] Faye Storms**

Yeah, right. Right.

**[01:32:59] Richard Jones**

Rose can be moved from the extra money from the CRC to the IDA?

**[01:33:03] Rose Woodworth**

Well, there's no reason that the CRC couldn't be the one that does the grants for the IDA projects.

**[01:33:09] Richard Jones**

OK.

**[01:33:10] Rose Woodworth**

Ones that would have normally fallen under the IDA.

**[01:33:11] Richard Jones**

So so we could to shift it over to the what we allocated for the CRC. And it's quite a bit of money left there.

**[01:33:17] Rose Woodworth**

Yes.

**[01:33:19] James Malcolm**

All right.

**[01:33:19] Richard Jones**

We could check what we allocated. We went through this a few months ago, and again, I'm repeating myself, this is not ending any time soon. And companies and small businesses certainly still being stretched.

**[01:33:33] Faye Storms**

Oh, yeah. Yeah.

**[01:33:35] James Malcolm**

It's a good point. We're going over and above. I think we're the first agency in the area to take this step, so we're not going to fall off. So thank you. I'd like to move forward with a vote on the on the applications. You need a roll call.

**[01:33:55] Faye Storms**

(inaudible) We need a motion to move forward with the oh, yes, OK, a motion to move forward with approving the applications to the PPE.

**[01:34:05] James Malcolm**

I'll second that anything on the question. All those in favor?

**[01:34:14] All**

Aye.

**[01:34:14] James Malcolm**

Or is it a roll call?

**[01:34:16] Rose Woodworth**

No, that's it.

**[01:34:16] James Malcolm**

OK, good stuff. OK, that brings us to the public comment. Agenda items only. How many people got in the queue?

**[01:34:25] Rose Woodworth**

So I only although people have been chatting, I only know that Tim is coming here, so I'm going to unmute Tim. If anybody else has a question, if you kind of put it the chat or do the raise your hands feature and I'll be happy to unmute you. But Tim, you're on the hot seat first.

**[01:34:41] Tim Rogers**

Ok, great. I put this earlier in the chat and I just wanted to make sure it was said publicly as economic development folk. Do you have any suggestions for local governments and school districts if you're expanding IDA policy to grant PILOTS to for profit housing and mixed use, where do you do not need approvals for local governments or school districts who may object? In our village, we rely on property tax revenue to fund things like snowplowing, fire trucks and health insurance for our staff. What will we do? And then I'd also like to respond to Mr. Jones. You are not handcuffed to capitulating when PIOLETS harm your taxpaying neighbors. When I was on my town's planning board in 14, we denied a project precisely because the for profit housing applicant sought a PIOLET. The applicant sued and the judge sided with New Paltz. I can share with you are planning boards finding statement identifying the harm the PIOLET would create.

**[01:35:47] James Malcolm**

Thank you for your comments sir. Anyone else?

**[01:35:52] Richard Jones**

Yeah, I just...

**[01:35:53] James Malcolm**

No we're not going to debate it. Rick. This is not for debate. It's public comment on agenda items. Tim, thank you very much for your time. Anyone else?

**[01:36:11] Rose Woodworth**

Nobody is raising their hands and nobody's doing the chat.

**[01:36:15] James Malcolm**

That's the case, we'll give it just to be fair and equitable because it's tough to maneuver through the zone. We'll give it a minute and then I will entertain a motion for adjournment. OK. At this time, I'll entertain a motion to adjourn the meeting of the Ulster County IDA.

**[01:37:06] Diane Eynon**

Make a motion to adjourn.

**[01:37:09] James Malcolm**

And do I have a second?

**[01:37:11] Faye Storms**

I'll second.

**[01:37:13] Daniel Savona**

I will second that.

**[01:37:15] James Malcolm**

All those in favor.

**[01:37:15] All**

Aye.

**[01:37:16] James Malcolm**

Opposed, carried. Thank you. Does anybody need a minute prior to going into the CRC meeting?

**[01:37:24] Richard Jones**

Yes.

**[01:37:24] Michael J. Ham**

Yeah. Chair. Let's take a couple minutes to break.

**[01:37:27] Daniel Savona**

You need a bathroom break, Rick.

**[01:37:31] Rose Woodworth**

Aaron can you please stop the recording. We need to stop the recording and make a new one for the CRC.

**[01:37:37] James Malcolm**

How about we reconvene at ten forty five? That'll give the...

END OF TRANSCRIPT



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