

UCIDA

Ulster County Industrial Development Agency

ULSTER COUNTY INDUSTRIAL DEVELOPMENT AGENCY MINUTES June 14, 2017

A regular monthly meeting of the Ulster County Industrial Development Agency was held at 8:00 a.m., Wednesday, June 14, 2017, Karen Binder Library, 6th Floor, Ulster County Office Building, 244 Fair Street, Kingston, NY.

Roll Call:

The following agency members were present:

Michael Horodyski	Chair
John Morrow	Vice Chair
Randall Leverette	Treasurer
Robert Kinnin	Secretary
John Livermore	Assistant Secretary
Michael Bernholz	Member

The following agency members were absent (with notice):

James Malcolm	Assistant Treasurer
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Office of Economic Development Staff:

Suzanne Holt
Evelyn Heinbach
Bernadette Andreassen

UCIDA Attorney and Bond Counsel:

A. Joseph Scott	Hodgson Russ LLP
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Chief Financial Officer:

Christopher Rioux

Additional Attendees:

Michael Ham	International Union of Operating Engineers Local 825
Geddy Sveikauskas	Ulster Publishing
Eddie Jorge	NYC Community Alliance for Worker's Justice
Megan Denver	Costanzi Crane

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.

MINUTES

Motion: Randall Leverette, seconded by John Morrow, moved to approve the Minutes of the May 10, 2017 meeting. A copy of said Minutes is on file.

Vote: The motion was adopted.

FINANCIALS

Chief Financial Officer, Christopher Rioux, presented the Financials for May, 2017. A copy of said financials is on file.

Motion: John Livermore, seconded by Randall Leverette, moved to accept the financials for the periods ending May 31, 2017.

Vote: The motion was adopted.

COMMITTEE REPORTS

Audit Committee

Randall Leverette, Audit Committee Chair, reported that the Audit Committee met before the Ulster County Industrial Development meeting today; and at that time, the 1st Quarter Financials for 2017, as presented, were approved.

Governance Committee

No report.

SAUGERTIES NY HOSPITALITY, LLC PROJECT

UCIDA Attorney and Bond Counsel, A. Joseph Scott, presented and reviewed the following documents for the Board's consideration: 1) a project synopsis outlining the Saugerties NY Hospitality, LLC project and the IDA's involvement in the same, 2) a Resolution confirming the SEQR Determination; and 3) an approving Resolution.

RESOLUTION CONCURRING IN THE DETERMINATION BY THE TOWN OF SAUGERTIES PLANNING BOARD AS LEAD AGENCY FOR THE ENVIRONMENTAL REVIEW OF THE SAUGERTIES NY HOSPITALITY, LLC PROPOSED PROJECT.

Motion: Robert Kinnin, seconded by Randall Leverette, moved to approve the Resolution. (A copy of said Resolution is on file.)

Vote: The motion was adopted.

RESOLUTION AUTHORIZING EXECUTION OF DOCUMENTS IN CONNECTION WITH A LEASE/LEASEBACK TRANSACTION FOR A PROJECT FOR SAUGERTIES NY HOSPITALITY, LLC (THE COMPANY”).

Motion: Randall Leverette, seconded by John Kinnin, moved to approve the Resolution. (A copy of said Resolution is on file.)

Vote: The motion was adopted.

2-4 KIEFFER LANE, LLC

Chair Michael Horodyski, gave a brief summary of the proposed 2-4 Kieffer Lane, LLC Project, by stating that it involves a crane company originally seeking a sales tax exemption to purchase mobile cranes; and under an amended application is now seeking a sales tax exemption to purchase tower cranes. A consultant’s study which was prepared by Camoin Associates indicating the uniqueness of the tower crane to Ulster County was presented to the Board members for their review and consideration (a copy of said consultant’s report is on file). A lengthy discussion among the members followed regarding the appropriate procedure involving an amendment to an initial application and the effectiveness of the consultant’s report.

RESOLUTION AUTHORIZING THE DIRECTOR, OFFICE OF ECONOMIC DEVELOPMENT OF ULSTER COUNTY INDUSTRIAL DEVELOPMENT AGENCY TO HOLD A PUBLIC HEARING REGARDING A PROPOSED PROJECT, AS AMENDED, TO BE UNDERTAKEN FOR THE BENEFIT OF 2-4 KIEFFER LANE, LLC.

Motion: John Morrow, seconded by John Livermore, moved to approve the Resolution. (A copy of said Resolution is on file.)

Vote: The motion was adopted.

Randall Leverette voting no.

HENRY STOUT / CREATIVE ENVIRONMENTS LLC, d/b/a FULL MOON RESORT

Acting Chair for the Public Hearing, John Livermore, reported that the hearing was held on June 7, 2017 at 7:00 PM in the Town of Shandaken. No one from the public attended the hearing. To date, no written comments were received.

OLD BUSINESS

Suzanne Holt updated the Board regarding the 2017 Call for Projects. The contracts with HVADC, HVFC and Galileo Technology are progressing as planned. The Mary Stuart Masterson film project will not be going forward. As a result the \$20,000 which was allocated for that purpose will stay in the budget.

Attorney, A. Joseph Scott stated that the UPAC project had closed near the end of May.

NEW BUSINESS

Minnewaska Lodge – Termination of Memorandum of Lease

The Board was provided with a copy of the proposed Termination of Memorandum of Lease and supporting documents for their information. Chair Michael Horodyski will sign on behalf of the Ulster County Industrial Development Agency, and Attorney, A. Joseph Scott will forward the signed documents to Minnewaska Lodge for their anticipated closing

2017 Basic Economic Development Course

The members were provided with a course agenda regarding the 2017 Basic Economic Development Course which will be conducted in Albany, New York, commencing June 19, 2017 and ending June 22, 2017. A copy of said agenda and registration form is on file.

Motion: Michael Bernholz, seconded by John Livermore, moved to approve the staff's attendance at the 2017 Basic Economic Development Course in Albany, New York on 6/19/2017 through 6/22/2017.

Vote: The motion was adopted.

PUBLIC COMMENT

Eddie Jorge, NYC Community Alliance for Worker's Justice, presented the Board with a letter addressed to the Ulster County IDA written by James P. Faul, Esq., Law Offices of Hartnett Gladney Hetterman, LLC on the Alliance's behalf. A copy of said letter is on file.

Mike Ham, International Union of Operating Engineers Local 825, posed the question as to how many modifications of an application are considered acceptable.

Megan Denver spoke on behalf of Costanzi Crane and reiterated that in the event a tower crane was required for a specific job, the same could be rented.

ADJOURNMENT

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

Vote: The motion was adopted.

Michael Horodyski announced his resignation as Chair of the Ulster County Industrial Development Agency, effective immediately.

The meeting was adjourned at 9:21 A.M.

Respectfully submitted,

Robert Kinnin, Secretary