

In The Matter Of:
IDA - COUNTY OF ULSTER
PUBLIC HEARING

RE: KINGSTONIAN DEVELOPMENT, LLC
October 1, 2020

COVERING ALL UPSTATE NEW YORK

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ULSTER COUNTY INDUSTRIAL DEVELOPMENT AGENCY
PUBLIC HEARING
RE: KINGSTONIAN DEVELOPMENT, LLC

October 1, 2020
7:00 p.m. - 8:21 p.m.

Held Via Videoconference

Reported by: Brenda J. O'Connor-Marello, CSR

NOTICE OF PUBLIC HEARING
ON PROPOSED PROJECT
AND FINANCIAL ASSISTANCE
RELATING THERETO

Notice is hereby given that a public hearing (the “Public Hearing”) pursuant to Section 859-a(2) of the General Municipal Law of the State of New York (the “Act”) will be held by the Ulster County Industrial Development Agency (the “Agency”) on the 1st day of October, 2020 at 7:00 o’clock p.m., local time, in connection with the Kingstonian Development, LLC Project, as described below (the “Project”). As a result of the (1) ban on large meetings or gatherings pursuant to Executive Order 202.1 issued on March 12, 2020, as supplemented, (2) ban on non-essential gatherings of individuals of any size for any reason pursuant to Executive Order 202.10 issued on March 23, 2020, as supplemented and (3) suspension of the Open Meetings Law relating to public hearings pursuant to Executive Order 202.15 issued on April 9, 2020, as supplemented, each as issued by Governor Cuomo in response to the novel Coronavirus (COVID-19) pandemic, the Public Hearing will be held electronically via conference call and video conference rather than in person. Members of the public may listen to, view and participate in the Public Hearing and comment on the Project by dialing in the telephone number: **1 (646) 558-8656 and entering access code 816 411 196 87 #** or you can join this Public Hearing from your computer, tablet or smartphone **via Zoom – <https://us02web.zoom.us/j/81641119687> Meeting ID: 816 411 196 87 #**. For more information on installing Zoom, please visit <http://www.zoom.com> or <https://support.zoom.us/hc/en-us>. Comments may also be submitted to the Agency in writing or electronically. Minutes of the Public Hearing will be transcribed and posted on the Agency’s website.

Kingstonian Development, LLC, a New York limited liability company (the “Company”), submitted an application (the “Application”) to the Agency, a copy of which Application is on file at the office of the Agency, which Application requested that the Agency consider undertaking a project (the “Project”) for the benefit of the Company, said Project consisting of the following: (A) (1) the acquisition of an interest in certain parcels of land containing in the aggregate approximately 2.72 acres and located on Fair and North Front Streets in the City of Kingston, Ulster County, New York (collectively, the “Land”), together with the existing improvements located thereon (collectively, the “Existing Facility”); (2) the demolition of the Existing Facility; (3) the construction of a public access pedestrian plaza on the Land (the “Plaza Improvements”); (4) the construction of an approximately 420 car parking garage (the “Parking Facility”); (5) the construction on the Land of various improvements, including approximately 143 residential units, including approximately 14 affordable housing units; approximately 9,000 square feet of commercial space, and an approximately 32-room boutique hotel (collectively, the “Facility”); and (6) the acquisition and installation therein and thereon of certain machinery, equipment and other personal property (collectively, the “Equipment”), (the Land, the Facility, the Plaza Improvements, the Parking Facility and the Equipment being collectively referred to as the “Project Facility”), all of the foregoing to be owned by the Company and operated as a mixed used residential, commercial, hotel, parking and retail facility, and any other directly and indirectly related activities; (B) the granting of certain “financial assistance” (within the meaning of Section 854(14) of the Act) with respect to the foregoing, including potential exemptions from certain sales and use taxes, real property taxes, real estate transfer taxes and mortgage recording taxes (collectively, the “Financial Assistance”); and (C) the lease (with an obligation to purchase) or sale of the Project Facility to the Company or such other person as may be designated by the Company and agreed upon by the Agency.

The Agency is considering whether (A) to undertake the Project, and (B) to provide certain exemptions from taxation with respect to the Project, including (1) exemption from mortgage recording

taxes with respect to any documents, if any, recorded by the Agency with respect to the Project in the office of the County Clerk of Ulster County, New York or elsewhere, (2) exemption from deed transfer taxes on any real estate transfers, if any, with respect to the Project, (3) exemption from sales taxes relating to the acquisition, construction, renovation and installation of the Project Facility, and (4) in the event that the Project Facility would be subject to real property taxation if owned by the Company but shall be deemed exempt from real property taxation due to the involvement of the Agency therewith, exemption from real property taxes (but not including special assessments and special ad valorem levies), if any, with respect to the Project Facility, subject to the obligation of the Company to make payments in lieu of taxes with respect to the Project Facility. If any portion of the Financial Assistance to be granted by the Agency with respect to the Project is not consistent with the Agency's uniform tax exemption policy, the Agency will follow the procedures for deviation from such policy set forth in Section 874(4) of the Act prior to granting such portion of the Financial Assistance.

If the Agency determines to proceed with the Project, the Project Facility will be acquired, constructed, reconstructed and installed by the Agency and will be leased (with an obligation to purchase) or sold by the Agency to the Company or its designee pursuant to a project agreement (the "Agreement") requiring that the Company or its designee make certain payments to the Agency.

The Agency has not yet completed its obligations pursuant to Article 8 of the Environmental Conservation Law (the "SEQR Act") with respect to the Project.

The Agency will at said time and place hear all persons with views on either the location and nature of the proposed Project, or the Financial Assistance being contemplated by the Agency in connection with the proposed Project. A copy of the Application filed by the Company with the Agency with respect to the Project, including an analysis of the costs and benefits of the Project, is available for public inspection during business hours at the offices of the Agency. A transcript or summary report of the hearing will be made available to the members of the Agency.

Additional information can be obtained from, and written comments may be addressed to: Ms. Rose Woodworth, Chief Executive Officer, Ulster County Industrial Development Agency, PO Box 4265, Kingston, New York 12402; Telephone: (845) 943-4600.

Dated: September 17, 2020.

ULSTER COUNTY INDUSTRIAL
DEVELOPMENT AGENCY

BY: /s/ James Malcolm
Chair

1 APPEARANCES:

2 ULSTER COUNTY IDA BOARD MEMBERS:

3 James Malcolm, Chair
4 Faye Storms, Vice Chair and Assistant Treasurer
5 Dr. Diane Eynon, Treasurer
6 Michael J. Ham, Secretary
7 Orlando Reece, Assistant Secretary
8 Daniel Savon, Assistant Secretary
9 Richard Jones, CFO

10
11
12 ULSTER COUNTY IDA STAFF:

13 Rose Woodworth, CEO
14 Aaron LaCanfora

15

16

17 ULSTER COUNTY IDA AGENCY COUNSEL:

18 The Eriole Law Firm
19 By: Joseph Eriole, Esq. - Agency Counsel

20

21 Hodgson Russ
22 BY: A. Joseph Scott, III, Esq, - Bond Counsel

23

24

25

ALSO PRESENT:

O/B/O Kingstonian Development, LLC:

21 Dan Ahouse
22 Brad Jordan

23

24

25

1 PROCEEDINGS

2 * * *

3 CHAIR MALCOLM: Good evening. My
4 name is James Malcolm. I'm the Chair of the
5 Ulster County Industrial Development Agency.

6 As you all are well aware, due to the
7 COVID-19 pandemic, the Agency is holding this
8 Public Hearing by remote access Zoom.

9 Given the number of people attending
10 this Public Hearing and the issues relating to
11 technology, before we get started this
12 evening, I'm going to ask our remote access
13 host, our CEO, Rose Woodworth, to review our
14 operating rules for the conducting of this
15 Public Hearing.

16 Rose.

17 MS. WOODWORTH: Thank you, Jimmy.

18 As the host, I have muted everyone's
19 line so that we keep the background noise to a
20 minimum. I'm still going through and
21 finishing shutting off video for anybody that
22 still has video, and it will be turned back on
23 when it's your turn to speak.

24 All participants can enter and leave
25 the Public Hearing at your convenience;

1 however, our space in this meeting is limited
2 and we ask that you watch the meeting via our
3 live stream if you're not planning to comment
4 or after you have finished commenting so that
5 we can keep availability for everyone that
6 needs to speak.

7 Once I'm done reading these, I'll put
8 the actual link for our live stream in the
9 chat so that it's easy for everyone to find.

10 If anyone has any problems, please
11 call or email our office at (845)943-4600, or
12 you can email us at info@ulstercountyida.com.

13 When we get to the public comment
14 section of the hearing, please indicate that
15 you want to make a comment if you have not
16 already done so by signing up ahead of time by
17 using Zoom's "raise your hand" feature.

18 If you are joining from a computer,
19 open the participant's window by clicking on
20 the participant's button at the bottom of the
21 screen.

22 Once the window opens, to the right
23 of the screen, you will see a button to "raise
24 hand" at the bottom of the window.

25 If you are using your cell phone to

1 join the meeting, you need to tap on the three
2 dots at the bottom of the screen, and then
3 select the "raise hand" button from there.

4 If you are unable to join through the
5 Zoom app and have, instead, joined by phone,
6 there is no way to use the "raise hand"
7 feature, so we ask that you call or email our
8 office. Again, the number is (845)943-4600,
9 and the email address is
10 info@ulstercountyida.com so we can add your
11 name to our list. We will do our best to
12 recognize you in order.

13 If you are on Zoom under an alias, we
14 will not be able to identify you to speak as
15 part of the pre-sign-up process. Please use
16 your proper name or wait in line with the
17 others that have used the "raise your hand"
18 feature.

19 We will do our best to recognize you
20 in order, as I said. I will state your name
21 as listed on the sign-up sheet or as you are
22 listed in Zoom. You will then get a request
23 to unmute yourself and turn your video back
24 on.

25 When you are recognized, you should

1 state your full name and address. You may be
2 asked to spell your name aloud so we have it
3 properly recorded for our meeting transcript.

4 In order to give everyone an
5 opportunity to speak, we will have to insist
6 that comments are limited to three minutes.
7 Once you're done speaking for the three
8 minutes, we will mute you and turn your video
9 back off to give the next person an
10 opportunity to speak without any background
11 noise or distractions.

12 Lastly, we want to make clear that
13 the Agency will be holding the public comment
14 period open following the evening's Public
15 Hearing. So if for any reason you're not able
16 to make a comment tonight, there will be an
17 opportunity to provide written comments
18 following the Public Hearing.

19 Thank you for your attention and
20 patience while we try to navigate a virtual
21 Public Hearing.

22 I will now turn the meeting back over
23 to our Chair, James Malcolm.

24 CHAIR MALCOLM: Okay. Bear with us,
25 Rose. Before we get started, are there any

1 more logistical things you have to handle so
2 everyone is on the same footing?

3 MS. WOODWORTH: No. That's it.

4 CHAIR MALCOLM: Okay. So we're good
5 to go. So let's get started.

6 Please, everyone, the pledge of
7 allegiance.

8 * * *

9 (The Pledge of Allegiance
10 recited.)

11 * * *

12 CHAIR MALCOLM: The mission statement
13 of the Agency is the following: The mission
14 of the Ulster County Industrial Development
15 Agency is to advance the job opportunities,
16 general prosperity, and long-term economic
17 vitality of Ulster County residents by
18 targeting tax incentives, bonds and other
19 assistance to foster creation and attraction
20 of new business and the retention and
21 expansion of existing business.

22 Joining Rose and I tonight are
23 several board members. I'm not going to leave
24 anyone out. I'm going to name the entire
25 board, but who I see present are Daniel

1 Savona, Dr. Diane Eynon, Richard Jones. We
2 also have Faye Storms, Orlando Reece, and Mike
3 Ham. I'm sure they're out there somewhere.

4 I'd like to introduce our legal
5 counsel for the board, Joseph Eriole; and our
6 bond counsel, Joseph (Scott) Hodgson (sic)
7 from Hodgson and Russ.

8 Okay. We are holding this Public
9 Hearing this evening to allow citizens to make
10 a statement for the record relating to the
11 involvement of the Agency with a project for
12 the benefit of the Kingstonian Development,
13 LLC, a New York State limited liability
14 company.

15 The Proposed Project consists of the
16 following:

17 (A)(1), The acquisition of an
18 interest in certain parcels of land containing
19 in the aggregate approximately 2.72 acres and
20 located on Fair and North Front Streets in the
21 City of Kingston, Ulster County, New York,
22 together with the existing improvements
23 located thereon;

24 The demolition of the Existing
25 Facility;

1 The construction of a public access
2 pedestrian plaza on the Land;

3 The construction of an approximately
4 420 car parking garage;

5 The construction on the Land of
6 various improvements including approximately
7 143 residential units, including approximately
8 14 affordable housing units, approximately
9 9,000 square feet of commercial space, and an
10 approximately 32-room boutique hotel; and

11 The acquisition installation therein
12 and thereon of certain machinery, equipment
13 and other personal property -- I have a lot of
14 parentheses here. I apologize -- all of the
15 forgoing to be owned by the Company and
16 operated as a mixed use residential,
17 commercial, hotel, parking, and retail
18 facility, and any other directly and
19 indirectly related activities;

20 The granting of certain "financial
21 assistance" (within the meaning of
22 Section 854(14) of the Act) with respect to
23 the foregoing, including potential exemptions
24 from certain sales and use taxes, real
25 property taxes, real estate transfer taxes,

1 and mortgage recording taxes (collectively,
2 the "Financial Assistance"); and

3 The lease or sale of the Project
4 facility to the Company or such other person
5 as may be designated by the Company and agreed
6 upon by the Agency.

7 I intend to provide general
8 information on the Agency's general authority
9 and public purpose to provide assistance on
10 this Proposed Project. I will then open a
11 comment period to receive comments from all
12 present who wish to comment on either the
13 Proposed Project or the Financial Assistance
14 contemplated by the Agency with respect to the
15 Proposed Project.

16 However, before discussing the
17 general information and opening the hearing
18 for public comments, I would like to first
19 describe some details regarding this Project
20 as outlined in the completed Application.

21 In the Application, the Company has
22 represented the following:

23 1. That the Project will create at
24 least 40 full-time equivalent jobs following
25 the second year of operation to the Project

1 facility. The creation of these jobs will
2 increase local tax revenue and consumer
3 spending in the community.

4 2. That the Company would not
5 undertake the Project without the assistance
6 being offered by the Agency.

7 3. That the Company understands and
8 recognizes that the assistance being offered
9 by the Agency is subject to "claw-back" under
10 the Agency's Claw-Back Policy if the Company
11 does not complete the Project or maintain the
12 required employment levels.

13 The estimated cost of the Project are
14 equal to approximately \$54,885,000, and the
15 estimated benefits being considered by the
16 Agency are described briefly as follows:

- 17 1. Sales tax exemption: \$1,480,000.
- 18 2. Mortgage recording tax exemption:
19 \$325,575.
- 20 3. Real property tax exemption:
21 \$28,942,271.

22 A table describing the proposed
23 amount of PILOT payments to be paid by the
24 Company is on the Agency's website. The
25 proposed PILOT abatement schedule constitutes

1 a deviation under the Agency's uniform tax
2 exemption policy.

3 Please note the following with
4 respect to the proposed PILOT structure:

5 Under the proposed PILOT structure,
6 the amount of existing property taxes being
7 paid by the Company will not be decreased.

8 The proposed PILOT structure is a
9 deviation under the Agency's Uniform Tax
10 Exemption Policy. The Agency generally
11 requires the approval of the local affected
12 taxing jurisdictions with respect to any such
13 deviation. Accordingly, the Company needs to
14 attain the approvals of, the City of Kingston,
15 the Ulster County Legislature, and the City of
16 Kingston School District to the proposed PILOT
17 structure.

18 Lastly, under the IDA documents, the
19 Company will be subject to recapture of the
20 Financial Assistance upon the occurrence of
21 certain recapture events. Examples of
22 recapture events include the failure to
23 complete the Proposed Project and make the
24 promised investment, and maintenance of the
25 promised job levels.

1 The provisions in Chapter 1030 of
2 laws of 1969 of New York constituting Title I
3 of Article 18-A of the General Municipal Law,
4 Chapter 24 of the Consolidated Laws of New
5 York, as amended, and Chapter 787 of the 1976
6 Laws of New York, as amended, constituting
7 Section 923 of said General Municipal Law,
8 (collectively known as "the Act,") authorizing
9 the Agency to promote, develop, encourage and
10 assist in acquiring, constructing,
11 reconstructing, improving, maintaining and
12 equipping and furnishing of manufacturing,
13 warehousing, research, commercial and
14 industrial facilities, among others.

15 Pursuant to Section 859-a(2) of the
16 General Municipal Law of the State of New York
17 (the "Act"), prior to the Agency providing any
18 "financial assistance" (as defined in the Act)
19 of more than \$100,000 to any Project, the
20 Agency, among other things, must hold a public
21 hearing pursuant to Section 859-a of the Act
22 with respect to the said Project. Since the
23 proposed "financial assistance" to be provided
24 by the Agency with respect to the Proposed
25 Project may exceed \$100,000, then prior to

1 providing any "financial assistance" (as
2 defined in the Act) of more than \$100,000 to
3 the Proposed Project, the Agency must hold a
4 public hearing on the nature and location of
5 the Project Facility and the proposed
6 "financial assistance" to be provided by the
7 Agency with respect to the Proposed Project.

8 After consideration of the
9 Application received from the Company, the
10 members of the Agency adopted a resolution on
11 September 9th, 2020, authorizing the Agency to
12 conduct this Public Hearing with respect to
13 the Proposed Project pursuant to
14 Section 859-a(2) of the Act.

15 By way of background, notice of this
16 Public Hearing was published on
17 September 21st, 2020, in the Daily Freeman, a
18 newspaper of general circulation available to
19 the residents of the City of Kingston, Ulster
20 County, New York.

21 In addition, as required by New York
22 law, the notice of this Public Hearing was
23 mailed on September 21st, 2020, to the Mayor
24 of the City of Kingston, the Chairman of the
25 County Legislature of Ulster County, and the

1 Superintendent and Board of Education
2 President me of the Kingston City School
3 District.

4 Lastly, copies of the Public Hearing
5 Notice were posted on September 22nd, 2020, on
6 a public bulletin board located at the City of
7 Kingston City Hall located at 420 Broadway in
8 the City of Kingston, Ulster County, New York,
9 and on September 21st, 2020, on the Agency's
10 website.

11 Copies of this notice of this Public
12 Hearing are available on the Agency's website.

13 Now, unless there is any objection,
14 I'm going to suggest waiving the full reading
15 of the notice at this Public Hearing, and,
16 instead, requesting full text of the notice of
17 this Public Hearing be inserted into the
18 record of this Public Hearing.

19 The comments received today at this
20 Public Hearing will be presented to the
21 members of the Agency at or prior to the
22 meeting at which the members of the Agency
23 will consider whether to approve the
24 undertaking of the Proposed Project.

25 When everyone has had an opportunity

1 to speak, I will conclude this Public Hearing.
2 A record of this Public Hearing will be
3 prepared and reviewed by the members of the
4 Agency in in conduction -- in connection
5 with -- again, I apologize -- the Agency's
6 consideration of the Proposed Project.

7 In order to ensure that the public
8 has adequate time to provide a comment to the
9 Agency on this Proposed Project, the Agency
10 will hold a comment period for this Proposed
11 Project until 5:00 p.m. on October 14th, 2020.
12 All comments received by the close of business
13 on October 14th, 2020, will be included in the
14 official record of the Agency with respect to
15 the Proposed Project.

16 Again, the purpose of this Public
17 Hearing is to solicit public comment. We're
18 not here to answer questions.

19 I will now ask if there is anyone
20 attending the Public Hearing who wishes to
21 comment on either the nature and location of
22 this Project facility or the proposed
23 "financial assistance" being contemplated by
24 the Agency with respect to the Proposed
25 Project.

1 For the record, please state your
2 name and indicate your comments on either the
3 Proposed Project or the proposed "financial
4 assistance" being contemplated by the Agency
5 with respect to the Proposed Project.

6 I am now going to turn this back over
7 to our CEO, Rose Woodworth.

8 MS. WOODWORTH: Thanks, Jimmy.

9 So our first speaker tonight is Ron
10 Woods. And I can't find him on here. And
11 there's no hand raised, so I'm going to ask
12 that Ron --

13 I just want to clarify again,
14 everyone: If you're on here under an alias, I
15 won't be able to find you if you signed up
16 ahead of time.

17 So, Ron, I'm going to have to ask
18 that you raise your hand as part of the
19 feature on here or call the office or send an
20 email in order to speak.

21 The next one that had signed up is
22 Paul Casciaro. I hope this is the right Paul.

23 Paul, I've sent your request to
24 unmute and to start your video. Okay.

25 CHAIR MALCOLM: What's the issue?

1 MS. WOODWORTH: I can't tell. I've
2 sent him the request to unmute and he hasn't
3 unmuted and he hasn't undone his video. I
4 assume that's the right Paul.

5 So, Paul, I'll ask that you raise
6 your hand also if you'd like to talk.

7 Okay. The next one on here is Dan
8 Baker. I did find that one.

9 All right. Dan, are you ready to go?

10 MR. BAKER: Sure.

11 MS. WOODWORTH: Go ahead, please.

12 MR. BAKER: Good evening. My name is
13 Daniel Baker, and I'm the City of Kingston's
14 Real Property Tax Assessor.

15 Quite often, as you know, the term
16 "PILOT" has come to have a negative
17 connotation stemming from public
18 misconception, misunderstanding about Real
19 Property Tax Law and General Municipal Law
20 18-A as handed down by New York State.

21 One public misconception is that a
22 taxing jurisdiction will receive less money
23 because the PILOT is agreed to. This couldn't
24 be further from the truth.

25 As a point of clarity, a taxing

1 jurisdiction extends a tax levy which is equal
2 to their budget minus any other income or
3 payments. The taxing jurisdiction then
4 receives that levy through property tax
5 payments. If a new project is built in a
6 taxing jurisdiction, no new additional money
7 is received by that taxing jurisdiction.

8 Property tax in New York State is zero sum.

9 Additionally, it is not widely known
10 or understood that industrial development
11 agencies are in place to foster economic
12 development and to promote the overall
13 economic welfare of the community they serve,
14 and the payment in lieu of tax issuance is one
15 of the many tools granted to IDAs by New York
16 State to do this.

17 The City of Kingston, at times
18 working with this IDA and at times alone, have
19 used payment in lieu of tax agreements that
20 follow Real Property Tax Law to support senior
21 housing, skilled nursing care, and affordable
22 housing to build a foundation for a
23 well-balanced community. Many times PILOT
24 agreements have been structured so that PILOT
25 payments and investments outweigh what future

1 real property tax responsibility would be.

2 Similarly, the Kingstonian Proposed
3 PILOT follows this model. When adding up
4 public investment for the construction,
5 maintenance, operation, and financing of a
6 public parking garage, public bathrooms,
7 privately subsidized affordable housing,
8 Kingston Consolidated School District
9 scholarships, internships, and monetary
10 payments above current property tax
11 responsibility, the proposed public investment
12 far outweigh an estimated property tax payment
13 that would be required to be paid after
14 development.

15 If the City of Kingston alone were to
16 build, finance, operate, and maintain just the
17 garage itself, it is estimated to cost the
18 City about \$30 million over 25 years. This
19 would cost the average property owner
20 thousands of dollars over the next 25 years.

21 The proposed Kingstonian PILOT
22 structure will allow private investment into a
23 much needed public infrastructure without
24 raising public funds through the property tax
25 levy to do it.

1 After the public investment is paid
2 off with private funds, this property will
3 return to the taxable portion of the
4 assessment roll. Adding these ratables, also
5 known as physical increases to the assessor
6 roll, is an additional benefit to the
7 community after the PILOT term has ended.

8 Over a 50-year period, the estimated
9 property tax payments made by the current
10 properties in question with no PILOT and no
11 project are dwarfed by \$65 million when
12 comparing them to monetary and property tax
13 payments if the PILOT and Project move
14 forward. This analysis excludes public
15 investment.

16 This fact highlights the importance
17 of inducing projects that will add value to
18 the taxable portion of the assessment roll at
19 a future date for public welfare.

20 I want to thank the IDA board,
21 counsel, staff for considering my comments
22 tonight.

23 Thank you.

24 CHAIR MALCOLM: Thank you.

25 MS. WOODWORTH: Thank you, Dan.

1 Okay. There was something skipped in
2 the script for tonight, so I'm going to unmute
3 Dan Ahouse, and he's going to speak on behalf
4 of the Project, and then we'll go back to
5 regular public comment.

6 Okay. Dan, I've selected to unmute
7 you and ask you to start your video.

8 MR. AHOUSE: Dan Ahouse. On behalf
9 of the Kingstonian team, thank you Chairman
10 Malcolm and members of the IDA board for this
11 opportunity to speak and for your leadership
12 in assessing the very complex and unique PILOT
13 application before you for the Kingstonian
14 Project.

15 It's been an honest and sometimes
16 difficult negotiation process, but we're
17 comfortable it will deliver a truly
18 transformational project for the City of
19 Kingston and all of Ulster County.

20 As you know, this Project was
21 requested by the City of Kingston to address
22 the need for expanded public parking in uptown
23 Kingston without any negative impact on
24 taxpayers. The Kingstonian delivers on that
25 request and much more.

1 In addition to doubling the public
2 parking capacity, the Project will deliver
3 affordable housing, a public park, public
4 restrooms, an ADA compliant connection to the
5 Kingston plaza, 357 construction jobs, and 153
6 permanent jobs generating millions of dollars
7 in sales tax revenue, 32 rooms generating
8 occupancy taxes, and 300 new consumers
9 sleeping, eating, and shopping in the uptown
10 business district, all without any tax
11 increases.

12 Many of these elements were added by
13 the developers in response to concerns raised
14 by the public and by our elected leaders.

15 This community partnership is a
16 long-term investment in the health and
17 stability of our local economy and community,
18 and it's made possible by the reinvestment of
19 tax savings into public infrastructure.

20 The Project, as you know, enjoys
21 strong support from residents and
22 business-owners throughout Kingston and Ulster
23 County, but out of respect for the challenges
24 of holding a Public Hearing during a pandemic,
25 we'll be submitting the approximately 35

1 comments from business and community leaders,
2 and approximately 500 comments from the
3 general public in support of the Project that
4 were recently shared with the County
5 Legislature and the Kingston School Board in
6 writing instead of backlogging the line for
7 in-person comments here tonight.

8 What you'll see in these comments
9 will include, however, former
10 Alderman-at-Large Jimmy Noble, who said in his
11 written comment, "This is absolutely one of
12 the best PILOTs I've ever seen in my more than
13 two decades of public service;" as well as
14 Former Kingston Mayor Jimmy Sottile, who said,
15 "I view this Project as an integral component
16 of Kingston and Ulster County's future."

17 Just on a quick personal note, I've
18 been working since 2008 when I was chief of
19 staff to Then Congressman Maurice Hinchey to
20 try to solve this parking problem in uptown
21 Kingston and to deliver new consumers to
22 support our local businesses who at the time
23 were struggling against competition from
24 big-box stores and now face e-commerce
25 challenges on a daily basis, not to mention

1 the economic destruction caused by COVID-19.

2 I believe without a doubt in my mind
3 that this is the best and possibly last chance
4 to solve our uptown parking problem, and to do
5 it in a way that signals that to investors,
6 both inside and outside of Ulster County, that
7 we are open for business, that we will work
8 with community-minded private partners to find
9 creative solutions to the challenges that our
10 businesses and residents face.

11 Since the parking garage was torn
12 down in 2008, three mayoral administrations in
13 Kingston have worked with county, state, and
14 federal leaders to try to solve the parking
15 problem. Let's not let this be the last best
16 opportunity to do so and pass us by.

17 Thank you for the opportunity to
18 speak with you tonight.

19 CHAIR MALCOLM: Thank you.

20 MS. WOODWORTH: Thank you, Dan. I
21 just want to clarify, you don't have anybody
22 else from your project; right? Brad Jordan to
23 speak; right?

24 MR. AHOUSE: Brad Jordan is on the
25 call, but he's not going to be speaking.

1 MS. WOODWORTH: Okay. I just wanted
2 to make sure we didn't skip over that. Thank
3 you.

4 So while someone was speaking, I did
5 get a call from someone who I had missed in
6 the front because their name -- they had
7 called in. So I'm going to call Ron Woods,
8 and I'm just pulling up his phone number now
9 so I can find him here to unmute.

10 CHAIR MALCOLM: Okay. If you can't
11 get him --

12 MS. WOODWORTH: I'm skipping -- Yes,
13 I'm skipping it now, and I'm going to go to
14 Paul Casciaro.

15 Paul, I've asked you to unmute. And
16 I'm turning on your video.

17 MR. CASCIARO: I'm sorry. This is my
18 fourth Zoom meeting today and I still don't
19 have it down, so my apologies.

20 MS. WOODWORTH: No one does yet.

21 MR. CASCIARO: This is the new norm.
22 So I don't really have anything
23 prepared.

24 The only thing I can say is I looked
25 at this PILOT, and it seems to be one of the

1 better crafted PILOTs that the City of
2 Kingston and the County of Ulster and the IDA
3 have crafted over the last few years. It
4 appears that it really delivers for the entire
5 community, not just a certain segment of the
6 community.

7 Having some claw-backs in this PILOT,
8 I think, is very important. I haven't seen
9 claw-backs in other PILOTs as far as I know; I
10 could be wrong, but this one certainly does
11 have them.

12 The tax difference between this PILOT
13 and some of the other PILOTs in the City of
14 Kingston is tremendous; almost four times the
15 tax revenue over 30 years compared to similar
16 PILOTs. This PILOT serves the entire
17 community. It doesn't serve a small section.
18 Parking garage will be here for everyone.

19 We tried to build a parking garage
20 for 20 years. Tisher couldn't do it because
21 in order to do it, he needed the building to
22 be ridiculously high and out of character with
23 the stockade district. This building fits in
24 with the stockade district, and we're lucky
25 that we have a developer who owns property,

1 because without that property, this Project
2 would probably not be getting done as well.

3 So I encourage the Board to vote
4 positively on this PILOT. I think there's a
5 positive tax impact immediately. There's a
6 positive impact to every business-owner, not
7 just in the uptown district, but I think we're
8 trying to bridge uptown and downtown. And I
9 think having an additional attraction in the
10 uptown -- uptown Kingston region is extremely
11 positive for all the business-owners for the
12 City of Kingston.

13 I believe you received a tremendous
14 amount of letters from the Chamber of Commerce
15 members all in favor of this Project. There
16 are some ancillary benefits to this Project as
17 far as housing is concerned. There's 143
18 residents, I believe; some of them are low
19 income, most of them are middle income. One
20 of the ancillary benefits will be transitional
21 housing for middle-income people. It'll
22 really enable a surplus of homes possibly to
23 come on the market, which will help the
24 housing crunch we have locally.

25 If we can pierce a hole in this

1 bubble that we're seeing locally with housing
2 and it's done through some transitional
3 housing for middle-income people, I can't see
4 this as a negative.

5 So as I said, compared to the
6 previous PILOTs that we've seen, I don't think
7 any other PILOT also has agreed to share some
8 profit with us. That's very important.

9 So obviously I'm for this PILOT. I
10 think it's going to be a great project for the
11 City of Kingston. It's long overdue. It's
12 for everyone in the City of Kingston.

13 So I just want to thank you all for
14 your time.

15 MS. WOODWORTH: Paul, I just want to
16 ask you, can you please state your address for
17 the record?

18 MR. CASCIARO: Sure. My name is Paul
19 Casciaro. I live at 387 Clifton Avenue in
20 Kingston, and I also own a business in uptown
21 Kingston.

22 MS. WOODWORTH: Thank you very much.

23 MR. CASCIARO: Thank you all so much.

24 MS. WOODWORTH: Okay. Next on our
25 list is Ward Todd.

1 Ward, you're getting a request to
2 unmute yourself and to start your video.

3 MR. TODD: Okay. Thanks, Rose, and
4 thank you, Mr. Chairman, members of the IDA
5 board.

6 My name is Ward Todd. I'm the
7 President of the Ulster County Regional
8 Chamber of Commerce. We're at 214 Fair
9 Street, just three blocks from this Project,
10 so we definitely have an interest in it, and
11 I've been watching it with a lot of interest
12 over the last couple of years.

13 Our organization has been advocating
14 for responsible, sustainable economic
15 development for over 100 years, before the
16 last pandemic, and we feel this Project is one
17 of the best that we have seen.

18 Our Board of Directors reviewed the
19 facts about this Project and voted to support
20 it fully, and we are urging the IDA to approve
21 their Application which is in front of you
22 tonight.

23 We believe it's abundantly clear when
24 Kingston officials asked for proposals to
25 build an uptown parking garage at no cost to

1 city taxpayers, that a payment in lieu of
2 taxes would be essential to offset the cost of
3 construction and maintenance of that garage.
4 For the City to build the garage and maintain
5 it, it's estimated the tax increase on
6 property owners would be over \$33 million over
7 25 years.

8 So bringing in a qualified developer
9 and a qualified property manager, without
10 question, makes the most sense. By building
11 the garage privately, the Project will not
12 cost a single dollar to any resident in the
13 City of Kingston or the Kingston Consolidated
14 School District. There also will not be a
15 reduction in property taxes, as had been
16 rumored. The payment in lieu of taxes simply
17 gives the developer an opportunity and the
18 necessary time to build out and scale this
19 facility.

20 And what do we get with the
21 Kingstonian? A first-class Project: 143
22 market rate and affordable housing apartments;
23 420 space parking garage; 32-room boutique
24 hotel; and 9,000 square feet of restaurant and
25 retail space. It will create 300 new

1 consumers between the apartments and the
2 hotel, creating 153 jobs between construction
3 and the ripple effect, and add this beautiful
4 pedestrian plaza, which will act as a public
5 park, folks to gather and enjoy the space
6 between the buildings.

7 You and I are and our neighbors as
8 well as the many travel visitors we see will
9 now have a place to park uptown so everyone
10 can shop and spend their money, creating a new
11 revenue stream. It's estimated the
12 Kingstonian will be responsible for \$300,000 a
13 year in new revenue from sales, property, and
14 occupancy taxes.

15 Many of you have spent most, if not
16 all, of your lives here in Ulster County. You
17 know that it does not happen that often in a
18 lifetime when a project this great, this
19 significant presents itself. The Chamber of
20 Commerce believes the Kingstonian is the right
21 project at the right time in the right place
22 with the right developers. We urge you to
23 approve the PILOT and allow it to be built.

24 Thank you.

25 CHAIR MALCOLM: Thank you.

1 MS. WOODWORTH: Thank you, Ward.

2 So next on our list is Rennie
3 Scott-Childress.

4 Rennie, I found you. I'm asking you
5 to unmute and I'm asking you to turn on video,
6 if you choose.

7 MR. SCOTT-CHILDRESS: Great. Thank
8 you, Rose. And thank you to the members of
9 the IDA for allowing us to speak tonight.

10 I'm Rennie Scott-Childress. I live
11 at 62 Lounsbury Place in Kingston. I also
12 serve as an alderman on the Kingston Common
13 Council.

14 The Kingstonian is a community-based
15 project. It did not begin with the
16 developers. It began with the city's RFP to
17 produce a desperately needed parking garage in
18 uptown at no cost to taxpayers in Kingston.
19 These structures are expensive, so the current
20 project is an ingenious solution. A PILOT to
21 support its construction is essential to its
22 success.

23 So why is this Project so necessary?
24 There are three overall points I'd like to
25 make.

1 First of all, it has environmentally
2 sustainable elements. It provides density of
3 housing in a place that fits perfectly. It
4 provides walkability, both for the residents
5 who will live there, but also for the people
6 who will drive into town, can park their cars
7 safely, and then walk around.

8 It's all Suburban infill. It's
9 building on a place that's been built on
10 before, so it will not be causing any great
11 disruptions to either the environment or the
12 built environment.

13 Next, it's also near a transportation
14 hub, just two blocks away from a bus line that
15 can take people down to the city, which would
16 further reduce car traffic in Kingston.

17 Second is housing. A city, in order
18 to develop evenly, must have adequate housing
19 at various income levels. I think it's
20 important to consider the Kingstonian in the
21 context of other developments that have gone
22 on recently:

23 E Square just opened, which provides
24 50-some units of affordable housing;

25 Landmark Place, the old Alms House

1 will be opening next summer, which provides
2 scores more of affordable housing units;

3 The county is in the process of
4 developing the old jail site, which will be
5 more affordable housing units;

6 And the City is currently discussing
7 the possibility of building yet another
8 affordable rate housing development with 50 or
9 60, or even more, units in midtown;

10 We've used PILOTs for these types of
11 projects, so it's only right that we would use
12 one to build this crucial development for
13 housing in uptown.

14 We are also in dire need of housing
15 at the market rate level; that's why this
16 Project is so crucial. It's been decades
17 since we've had a housing development of this
18 importance of this type.

19 Last of all, in terms of housing, no
20 one will be displaced. We're not tearing down
21 any buildings where people live currently.
22 We're not moving anybody out of the
23 neighborhood. This is a wonderful housing
24 project.

25 Last of all, the economy: This will

1 create a vital economic anchor for uptown. It
2 builds in a customer base that will have a
3 wide array of necessities met within easy
4 walking distance of the facility.

5 The garage is crucial to bringing in
6 other people besides the residents who will be
7 able to generate lots of business for uptown
8 businesses. It's going to double the current
9 parking capacity.

10 It will generate a vast amount of
11 economic benefit with new businesses and more
12 jobs. It will create a vital hub of energy
13 and activity in uptown, and it will have a
14 significant knock-on effect in the rest of the
15 city, generating more businesses and more jobs
16 throughout all of Kingston.

17 I completely agree that the
18 developers must pay their fair share of the
19 cost of this Project; that is why it is
20 essential that this PILOT be approved. The
21 developers are responding to local needs and
22 they are local people. They are us. The
23 PILOT is right for the residents of Kingston
24 because this is us moving forward.

25 Thank you.

1 CHAIR MALCOLM: Thank you.

2 MS. WOODWORTH: Thank you, Rennie.

3 Okay. Next I have Lynn Archer.

4 Lynn, I'm just searching your name.
5 I've unmuted you and asked you to start your
6 video.

7 You're still muted, Lynn.

8 MS. ARCHER: Thank you. Thanks,
9 Rose.

10 Hi, I'm Lynn Archer, legislator from
11 District 21, the Town of Rochester and the
12 Hamlet of Kerhonkson.

13 I have spoken with several of my
14 fellow legislators and we're all in agreement
15 around the following:

16 We believe and we support responsible
17 economic development within Ulster County, and
18 we appreciate all the hard work that's been
19 completed to date by the board members, but we
20 strongly encourage the Ulster County IDA to
21 engage an independent third-party firm to
22 undertake a cost-benefit analysis of the
23 Kingstonian Project and to present the results
24 of these findings to the various taxing
25 authorities.

1 We are currently relying on the
2 people benefiting from the Project to provide
3 the projected costs of the Project without
4 validation from an independent third party who
5 has the knowledge of these types of complex
6 endeavors. This is not -- This is a
7 multi-use, multi-perspective project that is
8 extremely complex. We believe that we all
9 have a fiduciary responsibility to the
10 residents of Ulster County, in that an
11 independent review should be undertaken
12 immediately by a firm which routinely does
13 these types of reviews for other IDAs.

14 Thank you, and I appreciate the
15 ability to give some comment.

16 CHAIR MALCOLM: Thank you, Lynn.

17 MS. WOODWORTH: Thank you, Lynn.

18 Okay. Next is Tony Marmo. Let's see
19 if I can find --

20 I can't find you under Tony or
21 Anthony or your last name, so I'm going to ask
22 that you either call the office or email us to
23 let me know what name you are under on here,
24 please.

25 Next is Jim Shaughnessy.

1 Jim, I requested you unmute and I
2 turned on your video capability.

3 Did you hit the unmute?

4 MR. SHAUGHNESSY: Okay. I'm unmuted,
5 and I --

6 MS. WOODWORTH: There you go.

7 MR. SHAUGHNESSY: -- and I'm on
8 video, I think; right?

9 MS. WOODWORTH: You look good.

10 MR. SHAUGHNESSY: Okay. My name is
11 James Shaughnessy. I live at 11 Delta Place
12 in Kingston.

13 Some of you may know that I'm a
14 member of the Kingston City School District
15 Board of Education, but I need to state that
16 I'm making this statement in my capacity as a
17 private citizen and not on behalf of the
18 school board.

19 This Project has not been presented
20 formally to the school board yet. I believe
21 that has to take place after the IDA approves
22 the final Application after the public comment
23 period, I could be wrong about that, but what
24 I am going to say will be about the impact of
25 a PILOT on school district finances. And I

1 am, frankly, unable to dissociate myself from
2 my knowledge about that.

3 It's indisputable, and I think this
4 is in contradiction to what Mr. Baker said,
5 that PILOTs have -- do not have a positive
6 impact on school district finances.

7 The school district is subject to tax
8 cap legislation, which limits the growth of
9 our tax levy; the total amount collected by
10 taxes on properties.

11 If there is new construction, the
12 state Department of Taxation and Finance
13 calculates a tax base growth factor that
14 allows for a small increase in the tax levy
15 limits. When the new construction is under a
16 PILOT, the growth factor is zero at the
17 beginning of the agreement and it is not
18 included in the growth factor at the end of
19 the agreement, so the district's tax levy
20 limit is permanently reduced below what it
21 would be without a PILOT.

22 For the Kingstonian with an assessed
23 value of \$19 million, this reduction totals
24 more than \$15 million in the 20 -- in the --
25 in the 25 years of the PILOT, and in the next

1 25 years it totals almost \$24 million; more
2 than \$39 million over 50 years.

3 The developers published a flier
4 yesterday that claims that the Kingstonian
5 will yield its school district more than
6 \$41 million in new revenue over 50 years.
7 That is categorically wrong.

8 The developers don't seem to
9 understand school district finances. They
10 don't seem to understand the impact of a PILOT
11 on school district finances. And, frankly,
12 the mayor and the Common Council and, perhaps,
13 Dan Baker don't seem to understand the impact
14 of a PILOT on school district finances.

15 Just one comment about what Lynn
16 Archer just said about the estimates or the
17 factors that are in the Application:

18 The developers are assuming a
19 4 percent interest rate on the \$17 million
20 cost of the garage. The City of Kingston
21 could probably finance \$17 million at a
22 2 percent municipal tax-free rate. The
23 difference in that over 25 years is more than
24 5-and-a-half million dollars. That money is
25 not going to go to the developer, it's going

1 to go to the banks. So this is why there
2 needs to be independent analysis of the
3 proposal.

4 And my three minutes is probably up.
5 I have more to say, but I won't. I'll just
6 let it go at that.

7 Thank you very much for the
8 opportunity.

9 MS. WOODWORTH: Thank you, Jim.

10 CHAIR MALCOLM: Thank you.

11 MS. WOODWORTH: So I'm turning off
12 the timer.

13 Next is Ilona Ross.

14 Ilona, I've unmuted you.

15 MS. ROSS: Hi.

16 MS. WOODWORTH: Hello. Yes, I can
17 hear you. I have no video by your choice;
18 right?

19 MS. ROSS: My laptop doesn't have a
20 camera.

21 MS. WOODWORTH: Okay. I just wanted
22 to make sure there wasn't an issue.

23 MS. ROSS: My name is Ilona Ross. I
24 live 557 County Road 2-A in Olive, New York.

25 When I first heard about this

1 project, I was mildly optimistic, but it
2 didn't take long for the alarms to go off
3 because of the palpable duplicity on the part
4 of the developers. They have concealed the
5 identity of the investors under the guise of
6 trade secrecy; and contrary to their
7 professions of openness, they are hiding the
8 names of the individual human beings who are
9 members of the LLCs, the two LLCs involved.

10 Given that a Kingston Alderman is
11 rumored to be one of those members, the IDA
12 would be enabling egregious conflict of
13 interest if they were to pass this PILOT.

14 Also, I wonder whether the IDA has
15 considered the geotechnical engineer's report
16 about the high water table and the dangers
17 that it poses to any construction and the
18 special care that must be taken to the
19 basement to any subgrade work.

20 Moreover, I am concerned about the
21 subsequent silence on the part of the
22 developers about this issue. Geotechnical
23 issues -- problems are not my specialty and
24 they may not be the IDA's area of expertise,
25 but it doesn't seem to be anybody else's,

1 because there has been no discussion of that
2 report, and we do have to remember that the
3 last garage had to be torn down.

4 As to the economic issue, a PILOT for
5 the Kingstonian cannot possibly stop the
6 troubles of brick and mortar retail and the
7 onslaught of online, but it can deprive
8 Kingston of \$30 million, and it will handicap
9 the prosperity and the true economic welfare
10 of the community that you, the IDA, are
11 supposed to guard.

12 The employment and economic activity
13 numbers banded about are dressed to impress,
14 but if you drill down for the truth, the truth
15 is what the developers told you on
16 September 9th, that there would only be a
17 handful of permanent post-construction jobs
18 that they themselves can vouch for. The rest
19 are not within their control because the
20 developers themselves will not be hiring them.

21 The tape-recorder-style repetitions
22 of wildly misleading spillover economic
23 projections are akin to calling Amy
24 Coney-Barrett a Rhodes Scholar when, in truth,
25 she went to a small college named Rhodes down

1 south. And given that Joseph Bonura is the
2 recipient of two 99-year PILOTs in
3 Poughkeepsie that will deprive that city of \$1
4 billion, that's billion with a "B", it ought
5 to shock the conscience of any observer that
6 he has dared to come to Kingston and ask for a
7 PILOT here.

8 Another major premise that is false
9 is that this is the only spot in Kingston for
10 a garage and that, otherwise, the City would
11 need to build an overpriced garage on that
12 spot, but turning down this PILOT will open
13 the door for a better project for this spot,
14 one that will bring in a fair flow of tax
15 revenue. It will also open the door to
16 finding a better location and solution for
17 parking.

18 And lastly, unlike this Project, it
19 will also open the door to a better solution
20 that will truly fulfill the IDA's mission of
21 enhancing the true general prosperity and the
22 true economic welfare of the people of
23 Kingston, not of boondoggle that will favor a
24 few at the expense of the many.

25 Lastly, I will be FOILING taxing

1 jurisdictions for a list of all people who
2 supposedly support this PILOT to ensure that
3 we don't have any ballot fraud in Kingston.

4 Thank you.

5 MS. WOODWORTH: Thank you. Sorry, I
6 was muted, but I did thank you, Ilona.

7 Next is Sarah Rank.

8 Sarah, I hope this is the right
9 Sarah. Yes?

10 MS. RANK: Here I am.

11 MS. WOODWORTH: Okay. Great. Thank
12 you.

13 MS. RANK: Thank you. Thanks for
14 giving us the opportunity to speak tonight.

15 MS. WOODWORTH: Sure.

16 MS. RANK: Wealthy developers who
17 want to build high-end housing and see
18 high-end profits must pay their fair share of
19 tax. This is not a project that should
20 receive taxpayer money. It is not senior
21 housing or a skilled nursing facility,
22 projects Dan Baker just used to explain the
23 kinds of projects that have received PILOTs in
24 the past. In fact, the one supposed public
25 good that got this Project rolling, increased

1 parking in uptown Kingston, is clearly not
2 going to happen. The numbers just don't add
3 up. And, in fact, the area will see reduction
4 of available parking on this site. And I will
5 add that it is driving me crazy. It's basic
6 math. It does not work. There will not be
7 more parking.

8 Our schools can't afford to wait 25
9 years for revenue from this Project to start
10 trickling in. The developer's own material
11 set out a 50-year timeline that is speculative
12 at best, fantastical at worst. We are in the
13 midst of a crisis now. Our schools are facing
14 huge budget cuts. The taxpayers of Ulster
15 County are being asked to subsidize luxury
16 housing for a possible benefit that won't
17 begin until the after most of us are dead.
18 It's illogical and unsustainable.

19 The developers are asking for tax
20 subsidies, but they won't share their
21 financials with the public; that's unfair and
22 unreasonable. Some elected officials have
23 seen them, but how can the citizens of this
24 County provide any real insightful comment on
25 this Project without seeing the numbers?

1 The developers want our tax money,
2 but they also want to keep their secrets.
3 This is not a private development. It's a
4 public/private partnership, and taxpayers have
5 every right to see and understand the full
6 picture.

7 I agree completely with Lynn Archer's
8 earlier comments; we need at the very least a
9 thorough and thoroughly independent evaluation
10 of this Project before any commitments are
11 made. And I really hope the IDA will take
12 their responsibility on this very, very
13 seriously. There is no going back from a
14 project like this.

15 Thank you very much. Bye for now.

16 MS. WOODWORTH: Sarah, can you please
17 state your address for the record?

18 MS. RANK: Sure. I live at 150 Main
19 Street in uptown Kingston.

20 MS. WOODWORTH: Thank you so much.

21 MS. RANK: Thank you.

22 MS. WOODWORTH: Okay. Next, I just
23 want to make sure that he's not the one who
24 just told me he had to get off. Yes, it was.
25 Someone that just had to leave, so I'm taking

1 him out of the mix here.

2 Next is Patrick Logan.

3 Patrick, you should be receiving your
4 request any second.

5 MR. LOGAN: Hi there.

6 MS. WOODWORTH: Hi. Thank you.

7 MR. LOGAN: Good evening. My name is
8 Patrick Logan. I'm an attorney with
9 Rodenhausen Chale & Polidoro in Rhinebeck, and
10 I'm here on behalf of several property-owners
11 in uptown Kingston.

12 I am not here to provide a direct
13 comment on the Project tonight; rather, I want
14 to request that the IDA keep the Public
15 Hearing open beyond tonight and beyond the 14
16 days that was already stated for at least an
17 additional 30 days to allow for adequate
18 public comment.

19 Several weeks ago, my office
20 submitted a FOIL request for all of the IDA's
21 records relating to the PILOT application. We
22 did not receive a response until approximately
23 4:00 p.m. yesterday. We believe that certain
24 documents were not provided to us, and we have
25 appealed that FOIL response. Until that is

1 resolved, we do not believe we have received
2 an opportunity to comment on the application
3 materials in full.

4 So all I'm asking of you tonight is
5 that you permit us the time we need to obtain
6 all of the relevant information about this
7 application, and then properly study on it,
8 which, again, we believe we will need at least
9 30 days to do so.

10 In addition, people of the party
11 touched on this, my clients are actually in
12 the process of hiring a third-party financial
13 analyst to review the information when we do,
14 in fact, receive it. Continuing the Public
15 Hearing for at least an additional 30 days
16 will allow us to, hopefully, submit this
17 analysis, which, I believe, would benefit any
18 review of this application.

19 Thank you. Have a good night.

20 MS. WOODWORTH: Thank you, Patrick.

21 Jimmy, are you able to -- did you
22 have something, or no?

23 CHAIR MALCOLM: No. I -- We'll
24 address it later. Thank you.

25 MS. WOODWORTH: Okay. Thank you.

1 Okay. Next is Scott Lanzarone, asked
2 to unmute and start video.

3 Scott, you should have received my
4 request.

5 Scott? Okay. I'm going to ask you
6 to raise your hand, then, and wait in line
7 after this, please.

8 Next is Rick McColgan. I've asked to
9 unmute you and also asked to turn on your
10 video.

11 MR. MCCOLGAN: Thank you very much
12 for giving me the opportunity. I appreciate
13 it.

14 Some of the things that were
15 addressed tonight were very scripted, and it's
16 really interesting to see that, but as -- I do
17 live in Hurley, just to let you know, but I
18 grew up in Kingston my entire life. And one
19 of the things that I find very interesting is
20 why people are against progress in the City of
21 Kingston. Progress is going to bring tax
22 dollars, jobs, and everything else. And right
23 now, the school doesn't have those dollars, so
24 why is the school against some -- a project
25 like this when the dollars are not there?

1 What should be happening is the
2 school board, Mr. Shaughnessy, should be very
3 accepting of a project going forward to help
4 increase tax dollars, jobs, taxes, everything
5 else. So I really don't understand why the
6 school board, in particular, is against this
7 project. The people of Kingston want it, the
8 Common Council obviously approved it, so why
9 not let's go forward with a project that could
10 only help the City of Kingston and Ulster
11 County as a whole?

12 So, Mr. Shaughnessy, I'm appealing to
13 you directly. Let's approve what needs to be
14 approved on the board, and let the people of
15 Kingston know and the people that are paying
16 taxes into the school district -- and I live
17 in Hurley, and I pay a ton of dollars into
18 this school district -- and let people know
19 that this is a great project for the City of
20 Kingston and the County of Ulster and the
21 Kingston City School District.

22 Thank you for your time tonight.
23 Have a great evening.

24 MS. WOODWORTH: Rick, before you jump
25 off, can you please state your address for the

1 record?

2 MR. MCCOLGAN: We are at 835 Lucas
3 Avenue Extension in Hurley.

4 MS. WOODWORTH: Thank you so much.

5 MR. MCCOLGAN: Thank you.

6 MS. WOODWORTH: Okay. Next -- Just
7 want to see -- Next is Jess Mullen.

8 Jess, asked to unmute you.

9 MS. MULLEN: Hello.

10 MS. WOODWORTH: Thank you.

11 MS. MULLEN: Hi. I'm not going to do
12 my video. I'm here actually to read a
13 statement on behalf of New Paltz Village Mayor
14 Tim Rogers.

15 I live in Kingston, and if there's
16 time at the end, I can speak quickly, but this
17 is from Mayor Tim Rogers.

18 On September 15th, 2020, the
19 Kingstonian developers published the fact
20 vers -- the fiction versus fact document on
21 their website, which stated that the
22 developers and city officials are comfortable
23 that the increased parking is adequate for
24 peak demands, and any excess employee and
25 hotel parking can be accommodated in the

1 adjacent plaza.

2 It's commendable urban planning for
3 the City to encourage the developers to
4 partner with the adjacent plaza-owner to
5 provide parking. This also makes sense
6 because these extra spaces will be necessary
7 as the Kingstonian's hotel, apartments,
8 restaurants, and retail space will use the
9 vast majority of parking in the 420-space
10 garage.

11 Please review City of Kingston Zoning
12 Code 405-34, parking space ratios. Reading
13 the code and using some simple arithmetic
14 shows how the Kingstonian requires
15 approximately 345 parking spaces, hotel 34,
16 apartments require 271, and commercial space
17 40.

18 The developers also stated in their
19 fiction versus fact document that without the
20 garage component, there would be no PILOT
21 request as one would not be needed. The PILOT
22 starts and stops with the cost to build,
23 operate, and maintain the parking garage.

24 If the Project is only adding 75, 420
25 minus 345, parking spaces, not even the 200

1 that the City asked for in their 216 RFQ, the
2 UCIDA should take an extra hard look at
3 whether to grant a PILOT to build the 75
4 parking spaces. Additionally, plans include
5 charging users three times more for parking,
6 \$1.50 per hour, than the City charged just a
7 few years ago.

8 As Mayor of the Village of New Paltz,
9 I object to the proposed PILOT for the
10 Kingstonian. On September 9, 2020, our
11 Village Board adopted a position statement
12 about PILOTs and housing that's available on
13 our website, explains how all 23 Ulster
14 County, Towns, and Villages, and the City of
15 Kingston are part of a collective that shares
16 the sales tax our municipalities collect
17 countywide. Cost for things like fire trucks,
18 storm water infrastructure, and snowplowing
19 that are not paid for with sales tax we know
20 all too well are primarily funded with
21 expensive local property taxes. Forfeiting
22 property tax revenue via a PILOT means more
23 reliance on sales tax revenue.

24 The Kingstonian developers hired
25 Camoin Associates to author a fiscal impact

1 statement to promote their Project. I
2 encourage the IDA members to review that
3 document and welcome anyone who would like to
4 reach out to me to discuss its assertions and
5 assumptions about how much new spending in
6 sales tax may be expected from the
7 Kingstonian.

8 In 2014, I was before the IDA board
9 commenting on the use of spending baskets and
10 their, quote, new annual sales calculations
11 for different housing development. I'm again
12 troubled.

13 Thank you. Mayor Tim Rogers.

14 MS. WOODWORTH: Jess?

15 MS. MULLEN: Yeah.

16 MS. WOODWORTH: Can you state your
17 address? I'm sorry if I missed it.

18 MS. MULLEN: Yup. 28 Henry Street,
19 Kingston.

20 MS. WOODWORTH: Okay. Great. Thank
21 you so much.

22 So I just want to take a minute
23 really quickly to remind anybody or to let
24 anyone know that jumped in after the rules
25 were read, if you want to speak, please raise

1 your hand with the "raise hand" feature. If
2 that doesn't work, please call the office at
3 (845)943-4600.

4 Next is Justin Orashan.

5 MR. ORASHAN: I'm glad to be here
6 with you folks. Thanks for taking public
7 comment.

8 I appreciate hearing the mission of
9 the IDA at the beginning of the meeting, which
10 was to really be a steward of the financial
11 well-being of our Kingston community. I live
12 in Kingston, 207 Washington Avenue. I'm near
13 uptown region.

14 And so I just want to honor that I
15 believe all of you take that commitment really
16 seriously and, thus, at the face value of this
17 Project could understand why it feels like
18 progress and why it feels really appealing;
19 things like, you know, hearing free parking,
20 economic development, jobs, housing, even
21 affordable housing, but my own concern and the
22 concern in a large amount of community members
23 here is the nuance of those details and the
24 context of the given moment that we are in
25 Kingston.

1 You know, in 2017, the mayor said
2 that you can't raise taxes to pay for this
3 parking because it'll tax people out of their
4 homes and their apartments, but the thing is,
5 despite the tax break of this, this parking is
6 not free. It will have a human toll.

7 We have to understand the context of
8 the given moment, which is, you know, in 2017,
9 most recently reported by the Annual Housing
10 Authority Ability Survey, 55 percent of our
11 county are rent-burdened; that means they pay
12 30 percent of their income towards their
13 housing. Thirty percent are severely
14 rent-burdened; that means they pay over
15 50 percent of their income towards housing.
16 From 2017 to 2020, that has only rapidly
17 increased in displacement in Kingston due to a
18 myriad of factors, including some development
19 has increased greatly; and now, on top of
20 that, COVID has extremely exasperated that
21 issue.

22 For anyone on this call who is
23 housing-secure or owns a home, if you're not
24 directly connected to the families who are
25 really hurting right now, it's really hard to

1 understand how people are in pain and how this
2 will not benefit all of our community, how it
3 will, indeed, hurt many of our community
4 members, because we have seen that already
5 going on. People who have years -- lived here
6 for years having to move out, and that being
7 purported because of rent increases because
8 the market rate is being raised continuously.

9 And so I want to come back to, you
10 know, this idea that this will serve the
11 entire community and want to challenge our
12 assumption of that. You know, when we talk
13 about transitional housing for many
14 middle-income people, this is above market
15 rate. It's \$15,000 to \$28,000 per unit, and
16 that's above what the average person makes.

17 I'm at the medium rate of income in
18 this community. I would not be able to afford
19 that housing, reasonably. And so -- And I'm a
20 millennial. I'm one of those people that
21 loves the coolness of Kingston and all of
22 that, and loves to walk around, so we have to
23 consider that when we're thinking about this.
24 And there's only 14 affordable units, which is
25 a very small minimum.

1 So this will inevitably up the market
2 rate, will inevitably be touted by other
3 folks, understandably, as saying, you know,
4 come here, move here, raise our rents, and
5 that will continue. It will hurt members of
6 our community even with the affordable housing
7 being built.

8 Thank you. I appreciate you taking
9 my comment and -- and hope you consider those
10 other people that are going to be impacted.

11 CHAIR MALCOLM: Thank you.

12 MS. WOODWORTH: Thank you, Justin.

13 Okay. Next is Tony Marmo.

14 Tony, I'm asking you to unmute. And
15 can you please state your name and address for
16 the record?

17 MR. MARMO: Sure. My name is Tony
18 Marmo. My -- I'm a property-owner at 214 West
19 Chestnut Street in Kingston, and I own a
20 business on 231 Clinton Avenue, Normann
21 Staffing in Kingston. I do reside in Ulster
22 Park, however, but I am a taxpayer in the City
23 of Kingston, business owner that employs
24 people, tries to find people jobs.

25 So I speak in favor, strongly in

1 favor of this Project and the PILOT that goes
2 along as a necessity to make this Project
3 successful.

4 You know, this Project is about
5 integrity and leadership. The developers have
6 a history of both in this community as well as
7 being visionary. There is nothing on the
8 landscape in the future that would even come
9 close to the magnitude and impact of this
10 Project. The PILOT is necessary to make this
11 happen.

12 You know, again, I've been in this
13 community for about 35 years now. I've seen a
14 lot of failures, a lot of attempted projects.
15 This one, really, it's most of the areas that
16 we need to address to make all boats rise in
17 the -- in the City of Kingston and beyond, so
18 I want to speak strongly in favor of the
19 proposal and adoption of the PILOT, and thank
20 the IDA board for considering this, and hope
21 that this does move forward.

22 Thank you very much.

23 CHAIR MALCOLM: Thank you, Tony.

24 MS. WOODWORTH: Thank you, Tony.

25 Okay. Next is iPhone.

1 iPhone, please state your name and
2 address for the record.

3 You should have gotten a request to
4 unmute yourself.

5 Okay. Jimmy, that's it that I have
6 for comments that had signed up ahead of time.
7 There are none in my email.

8 I have a few more hands that have
9 come up now.

10 CHAIR MALCOLM: There you go.
11 They're not giving us the finger or anything,
12 are they? I want to get everybody in who
13 wants to be in.

14 MS. WOODWORTH: Of course.

15 Jim Shaughnessy, I see that you
16 raised your hand again, but I'm going to have
17 to go to Phil E., who has not spoken yet.

18 Phil, you should quickly receive a
19 request to unmute you and to start your video,
20 if you so choose.

21 PHIL E.: Hi. I'm not sure if you'll
22 be able to hear me, but I'm just calling in
23 also. Can you hear me okay?

24 MS. WOODWORTH: Yes, we can. Thank
25 you.

1 PHIL E.: Okay. Hi. Great.

2 I'm Phil Err (phonetic). I live at
3 51 Clinton Avenue, midtown Kingston. And I
4 want to oppose this PILOT plan and this whole
5 property receiving any public funding
6 whatsoever.

7 We're in the middle of a global
8 pandemic with an economic meltdown where, in
9 our community, hundreds and hundreds of people
10 have to receive food every day because they
11 lost their jobs, because they don't have
12 health care. And we're talking about giving
13 tens of millions of dollars to a private
14 luxury building? This is outrageous. This is
15 immoral.

16 We need to have a conversation in
17 Kingston and Ulster County about what our
18 government is for and for whom it is and what
19 purpose we come together to pay taxes, to make
20 laws, to do all the things that we do as a
21 community, because if we're not going to care
22 about the most vulnerable among us and those
23 who have the least and those who are getting
24 sick from a pandemic politically created, then
25 we've got another thing coming, folks.

1 So in no uncertain terms, I'm here
2 to, as strongly as possible, oppose this
3 Project as proposed. I ask that anyone with
4 the power to stop it, please do so.

5 Thank you.

6 MS. WOODWORTH: Thank you, Phil.

7 Okay. If anybody else would like to
8 speak, please raise your hand with the "raise
9 hand" feature or call the office at
10 (845)943-4600.

11 I'm going to try one more time for
12 iPhone here.

13 Okay. And then I have Jim
14 Shaughnessy. It looks like you had something
15 else to add. And everyone else seems to have
16 spoken, so I will unmute you here.

17 Hi, Jim. You're still unmuted.

18 MR. SHAUGHNESSY: Okay. I'm unmuted
19 now, I believe?

20 MS. WOODWORTH: Yes.

21 MR. SHAUGHNESSY: Okay.

22 My first comment, I wanted to take
23 three minutes, if that's what I took, and just
24 say the technical comments that I made about
25 the impact of a PILOT program on the tax levy

1 limits of the school district, that also
2 applies to the County, and it also applies to
3 the City of Kingston, that -- that impact
4 under the tax -- under the tax cap law.

5 One of the foundations of public
6 education is that the public pays for it and
7 everybody pays for it. And with 129 market
8 rate, maybe luxury apartments in the
9 Kingstonian, there's going to be people living
10 in there for 25 years without making any
11 contribution or a very minimal contribution to
12 school taxes in the City of Kingston. I find
13 that objectionable.

14 I'm not necessarily against the
15 Kingstonian Project as set, per se, but I am
16 against that financing of it.

17 And I'm about -- I want to say
18 something also that is obviously absurd, and I
19 don't know if it is me or the proponents of
20 the PILOT were being facetious: They say that
21 with the PILOT, we will get the garage at no
22 cost to the taxpayers; and the developers want
23 the PILOT so they will be completely
24 reimbursed for the cost of the garage. A
25 logical conclusion, then, might be that the

1 parking garage is free, nobody has to pay for
2 it. Obviously absurd.

3 So thank you for the opportunity to
4 speak again.

5 CHAIR MALCOLM: Thank you.

6 MS. WOODWORTH: Thank you, Jim.

7 CHAIR MALCOLM: Anyone else, Rose?

8 MS. WOODWORTH: Yes, there is.

9 CHAIR MALCOLM: Okay.

10 MS. WOODWORTH: John Perry, I'm going
11 to ask to unmute, and you have the option to
12 start your video.

13 MR. PERRY: Yes. I'm going to
14 refrain from starting the video, but I do just
15 want to say, I am a business-owner of over 20
16 years in uptown Kingston as well as
17 building-owner at 33 North Front Street,
18 again, located in uptown Kingston.

19 I've seen many ups and downs of
20 developers coming through this area over the
21 last two decades. The local developers that
22 have come in and are willing to, you know,
23 have real skin in the game, honestly, we
24 couldn't ask for a better -- better folks
25 doing this Project.

1 As far as the IDA moving forward, I
2 would hope that they keep this to the fact
3 that it's the business development factor of
4 the IDA with nothing more than housing and
5 things of that nature. I'm hearing a lot of
6 people speaking tonight about that.

7 This parking garage is a necessity
8 for the current and future development of
9 uptown Kingston. Again, I've been here for
10 over 20 years. This parking lot garage needs
11 to happen. It potentially would create much
12 more sales tax to offset whatever -- whatever
13 potential revenues would not be coming in from
14 the sales, from the IDA in reference to in
15 lieu of, which, by the way, the developers
16 aren't getting money for this. It's in lieu
17 of taxes, it's not money to the developers to
18 create this. This is out of their pocket. So
19 I want people to understand that that is
20 exactly what that is. They're not getting
21 money from taxpayers. I want to be very clear
22 with that.

23 So again, I'm pushing for this
24 proponent (sic), for the IDA to move forward.
25 I do not see a 30-day extension for any kind

1 of public hearing. This needs to move
2 forward. These gentlemen have been waiting
3 for over two-and-a-half years for this
4 Project. They've invested a ton of money, and
5 it's time to move forward.

6 Thank you.

7 MS. WOODWORTH: Thank you, John.

8 And then I'm not sure, I don't -- I'm
9 sorry, I don't remember if Scott Lanzarone, if
10 you spoke yet or not, so I'm going to unmute
11 you here.

12 MR. LANZARONE: Thank you for the
13 opportunity.

14 MS. WOODWORTH: Sure.

15 MR. LANZARONE: Yeah. I own a
16 building at 183 Wall Street. I live at 146
17 Bone Hollow Road.

18 And Kingston really needs two things:
19 Needs tremendous amount of housing; and we
20 also need parking. This Project does both.
21 So in that sense, I'm for the Project and I
22 urge the Board to please vote favorably upon
23 it.

24 Thank you.

25 CHAIR MALCOLM: Thank you.

1 MS. WOODWORTH: Thank you, Scott.

2 Okay. I have no emails, there were
3 no phone calls, and nobody else has their hand
4 raised.

5 CHAIR MALCOLM: Okay. If that's the
6 case, so we'll now move forward to close this
7 Public Hearing.

8 Before closing the Public Hearing, I
9 will first ask Dan Ahouse, who is appearing on
10 behalf of the Company, if he has any
11 additional comments.

12 MS. WOODWORTH: Let me find him.
13 Hold on.

14 Dan, you're unmuted and asked to
15 start video should you choose.

16 CHAIR MALCOLM: Where are we at here?
17 Is it Dan Ahouse or Brad Jordan?

18 MS. WOODWORTH: I unmuted Dan. I'm
19 going to unmute Brad just to make sure.

20 Brad, did you have anything to add?
21 Brad?

22 Okay. I remuted him.

23 CHAIR MALCOLM: Going once.

24 MS. WOODWORTH: Looks like they have
25 nothing to add.

1 CHAIR MALCOLM: Okay.

2 Now, I will remind you all that the
3 Agency will hold the comment period for this
4 Proposed Project open until 5:00 p.m.,
5 October 14, 2020. All comments received by
6 the close of the business on October 14, 2020,
7 will be included in the official record of the
8 Agency with respect to the Proposed Project.

9 If you would like to submit a comment
10 during this extended comment period, you can
11 do so by email at info@ulstercountyida.com or
12 via the regular mail addressed to our office,
13 P.O. Box 4265, Kingston, New York 12402.

14 Further, the meeting in which the
15 Agency will formally consider the comments
16 received regarding the Proposed Project is
17 scheduled for October 21st at 9:00 in the
18 morning. This meeting, like all meetings of
19 the Agency, is open to the public.

20 So I now will close this public
21 meeting at 8:21 p.m. Thank you all for
22 attending.

23 MS. WOODWORTH: Thank you, Jimmy.

24 CHAIR MALCOLM: Okay. Thank you,
25 everyone, for participating.

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(Whereupon, the proceedings
concluded at 8:21 p.m.)

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SHORTHAND REPORTER CERTIFICATION

STATE OF NEW YORK:
COUNTY OF SARATOGA:

I, BRENDA J. O'CONNOR-MARELLO, a certified shorthand reporter of the State of New York, do hereby certify:

That the proceedings within was taken before me at the time and place herein set forth; that any witnesses in the foregoing proceedings prior to testifying were duly sworn; that a record of the proceedings was made by me using machine shorthand, which was thereafter transcribed under my direction and supervision; that the foregoing transcript is a true record of the testimony given.

Further, that if the foregoing pertains to the original transcript of a deposition in a federal case, before completion of the proceedings, review of the transcript [] was [] was not requested.

I further certify I am neither financially interested in the action nor a relative or employee of any attorney or party to this action.

Dated:



BRENDA J. O'CONNOR-MARELLO, CSR
NYS License No.: 001088-1

Notary Public, State of New York.
Qualified in Saratoga County
Commission Expires: April 4, 2022

<p style="text-align: center;">\$</p> <p>\$1 (1) 45:3 \$1,480,000 (1) 11:17 \$1.50 (1) 55:6 \$100,000 (3) 13:19, 25;14:2 \$15 (1) 40:24 \$15,000 (1) 59:15 \$17 (2) 41:19,21 \$19 (1) 40:23 \$24 (1) 41:1 \$28,000 (1) 59:15 \$28,942,271 (1) 11:21 \$30 (2) 20:18;44:8 \$300,000 (1) 32:12 \$325,575 (1) 11:19 \$33 (1) 31:6 \$39 (1) 41:2 \$41 (1) 41:6 \$54,885,000 (1) 11:14 \$65 (1) 21:11</p>	<p>additional (6) 19:6; 21:6;28:9;49:17; 50:15;69:11 Additionally (2) 19:9; 55:4 address (11) 5:9;6:1; 22:21;29:16;48:17; 50:24;52:25;56:17; 60:15;61:16;62:2 addressed (2) 51:15; 70:12 adequate (4) 16:8; 34:18;49:17;53:23 adjacent (2) 54:1,4 administrations (1) 25:12 adopted (2) 14:10; 55:11 adoption (1) 61:19 advance (1) 7:15 advocating (1) 30:13 affected (1) 12:11 afford (2) 47:8;59:18 affordable (12) 9:8; 19:21;20:7;23:3; 31:22;34:24;35:2,5,8; 57:21;59:24;60:6 Again (12) 5:8;16:5, 16;17:13;50:8;56:11; 61:12;62:16;66:4,18; 67:9,23 against (6) 24:23; 51:20,24;52:6;65:14, 16 agencies (1) 19:11 AGENCY (33) 1:2; 3:5,7;6:13;7:13,15; 8:11;10:6,14;11:6,9, 16;12:10;13:9,17,20, 24;14:3,7,10,11; 15:21,22;16:4,9,9,14, 24;17:4;70:3,8,15,19 Agency's (8) 10:8; 11:10,24;12:1,9;15:9, 12;16:5 aggregate (1) 8:19 ago (2) 49:19;55:7 agree (2) 36:17;48:7 agreed (3) 10:5; 18:23;29:7 agreement (3) 37:14; 40:17,19 agreements (2) 19:19, 24 ahead (4) 4:16;17:16; 18:11;62:6 Ahouse (6) 22:3,8,8; 25:24;69:9,17 akin (1) 44:23 alarms (1) 43:2 alderman (2) 33:12; 43:10 Alderman-at-Large (1)</p>	<p>24:10 alias (2) 5:13;17:14 allegiance (2) 7:7,9 allow (5) 8:9;20:22; 32:23;49:17;50:16 allowing (1) 33:9 allows (1) 40:14 almost (2) 27:14;41:1 Alms (1) 34:25 alone (2) 19:18;20:15 along (1) 61:2 aloud (1) 6:2 amended (2) 13:5,6 among (3) 13:14,20; 63:22 amount (7) 11:23; 12:6;28:14;36:10; 40:9;57:22;68:19 Amy (1) 44:23 analysis (4) 21:14; 37:22;42:2;50:17 analyst (1) 50:13 anchor (1) 36:1 ancillary (2) 28:16,20 annual (2) 56:10;58:9 Anthony (1) 38:21 apartments (6) 31:22; 32:1;54:7,16;58:4; 65:8 apologies (1) 26:19 apologize (2) 9:14; 16:5 app (1) 5:5 appealed (1) 49:25 appealing (2) 52:12; 57:18 appearing (1) 69:9 appears (1) 27:4 Application (11) 10:20,21;14:9;22:13; 30:21;39:22;41:17; 49:21;50:2,7,18 applies (2) 65:2,2 appreciate (5) 37:18; 38:14;51:12;57:8; 60:8 approval (1) 12:11 approvals (1) 12:14 approve (4) 15:23; 30:20;32:23;52:13 approved (3) 36:20; 52:8,14 approves (1) 39:21 approximately (11) 8:19;9:3,6,7,8,10; 11:14;23:25;24:2; 49:22;54:15 Archer (4) 37:3,8,10; 41:16 Archer's (1) 48:7 area (3) 43:24;47:3; 66:20 areas (1) 61:15</p>	<p>arithmetic (1) 54:13 around (3) 34:7; 37:15;59:22 array (1) 36:3 Article (1) 13:3 assertions (1) 56:4 assessed (1) 40:22 assessing (1) 22:12 assessment (2) 21:4, 18 Assessor (2) 18:14; 21:5 assist (1) 13:10 assistance (14) 7:19; 9:21;10:2,9,13;11:5, 8;12:20;13:18,23; 14:1,6;16:23;17:4 Associates (1) 55:25 assume (1) 18:4 assuming (1) 41:18 assumption (1) 59:12 assumptions (1) 56:5 attain (1) 12:14 attempted (1) 61:14 attending (3) 3:9; 16:20;70:22 attention (1) 6:19 attorney (1) 49:8 attraction (2) 7:19; 28:9 author (1) 55:25 authorities (1) 37:25 authority (2) 10:8; 58:10 authorizing (2) 13:8; 14:11 availability (1) 4:5 available (4) 14:18; 15:12;47:4;55:12 Avenue (5) 29:19; 53:3;57:12;60:20; 63:3 average (2) 20:19; 59:16 aware (1) 3:6 away (1) 34:14</p>	<p>basis (1) 24:25 baskets (1) 56:9 bathrooms (1) 20:6 Bear (1) 6:24 beautiful (1) 32:3 began (1) 33:16 begin (2) 33:15;47:17 beginning (2) 40:17; 57:9 behalf (6) 22:3,8; 39:17;49:10;53:13; 69:10 beings (1) 43:8 believes (1) 32:20 below (1) 40:20 benefit (6) 8:12;21:6; 36:11;47:16;50:17; 59:2 benefiting (1) 38:2 benefits (3) 11:15; 28:16,20 besides (1) 36:6 best (7) 5:11,19; 24:12;25:3,15;30:17; 47:12 better (6) 27:1;45:13, 16,19;66:24,24 beyond (3) 49:15,15; 61:17 big-box (1) 24:24 billion (2) 45:4,4 blocks (2) 30:9;34:14 board (22) 7:23,25; 8:5;15:1,6;21:20; 22:10;24:5;28:3;30:5, 18;37:19;39:15,18, 20;52:2,6,14;55:11; 56:8;61:20;68:22 boats (1) 61:16 bond (1) 8:6 bonds (1) 7:18 Bone (1) 68:17 Bonura (1) 45:1 boondoggle (1) 45:23 both (4) 25:6;34:4; 61:6;68:20 bottom (3) 4:20,24;5:2 boutique (2) 9:10; 31:23 Box (1) 70:13 Brad (6) 25:22,24; 69:17,19,20,21 break (1) 58:5 Brenda (1) 1:15 brick (1) 44:6 bridge (1) 28:8 briefly (1) 11:16 bring (2) 45:14;51:21 bringing (2) 31:8;36:5 Broadway (1) 15:7 bubble (1) 29:1 budget (2) 19:2;47:14 build (11) 19:22;</p>
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