

# UCIDA

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Ulster County Industrial Development Agency

**Ulster County Industrial Development Agency  
Minutes  
October 16, 2013**

A regular monthly meeting of the Ulster County Industrial Development Agency was held at 8:00 a.m., Wednesday, October 16, 2013, Karen Binder Library, 6<sup>th</sup> Floor, Ulster County Office Building, 244 Fair Street, Kingston, NY.

The following agency members were present:

Michael Horodyski	Chair
Robert Kinnin	Assistant Chair/Assistant Secretary
John Morrow	Secretary
Steve Perfit	Treasurer

The following agency members were absent:

Paul Colucci	Assistant Chair/Assistant Secretary
James Malcolm	Assistant Chair/Assistant Secretary

Offices of Business Services Staff:

Linda Clark  
Suzanne Holt

Ulster County Finance Office

Kenneth Juras	Deputy Commissioner of Finance
Christopher Rioux	Deputy Commissioner of Finance - CPA

UCIDA Attorney and Bond Counsel:

A. Joseph Scott	Hodgson Russ LLP
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Additional Attendees:

None.

Chair Michael Horodyski called the meeting to order at 8:05 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**

Chair Horodyski read the Mission Statement of the Agency.

The mission of the Ulster County Industrial Development Agency is to advance the job opportunities, general prosperity and long-term economic vitality of Ulster County residents by targeting tax incentives, bonding and

other assistance to foster creation and attraction of new business and the retention and expansion of existing business.

### **PUBLIC COMMENT**

Chair Horodyski opened the meeting for Public Comment. There were no individuals who requested the Privilege of the Floor:

### **MINUTES**

**Motion** John Morrow, seconded by Robert Kinnin, moved to approve the Minutes of the September 11, 2013 meeting. A copy of said Minutes is on file.

**Vote:** The motion was adopted.

### **FINANCIALS**

Mr. Christopher Rioux reported that there was no financial activity during this month. \$50.00 in bank fees was waived and \$55.00 in interest was received.

**Motion:** Steve Perfit, seconded by Robert Kinnin, moved to approve the financials for the period ending September 30, 2013. A copy of said financials is on file.

**Vote:** The motion was adopted.

### **COMMITTEE REPORTS**

**Audit Committee.** Committee Chair Steve Perfit reported that the Audit Committee worked on the 2014 budget, a copy of which is on file. The only major change was more money was placed in the contract fees for services line. The administrative fee has gone up; the \$40,000 allocated in the new budget is a fair amount. The committee was reassured that this money would be "pumped back" into the County budget for economic development.

Mr. Rioux stated that there was one slight change to the budget. When the budget for the Ulster County Development Corporation (UCDC) was being put together, the issue of the lease of the copier came up. The UCIDA agreed to take over the lease payments for the copier. An additional \$3,200 in office expense has been added. A copy of the amended budget is on file.

**Motion:** John Morrow, seconded by Robert Kinnin, moved to approve the 2014 Budget as amended.

**Vote:** The motion was adopted.

Chair Horodyski requested that Mr. Rioux reach out to Teal, Becker and Chiaramonte for the purpose of a 2013 Engagement Letter. Additionally, Chair Horodyski stated that it may be prudent to engage them for two years.

**Governance Committee.** Committee Chair John Morrow reported that the Governance Committee had not met. The next meeting of the Governance Committee is scheduled for 8:00 a.m., Thursday, October 24, 2013.

**Ready2Go.** There was no report from the Ready2Go Committee.

## CORRESPONDENCE

Chair Horodyski reported on the correspondence referenced on the Agenda as follows:

- Letters sent by the County to the Kingston City School District and the Marlboro Central School District as to how to calculate PILOT payments to make certain that the PILOT bills were going out correctly.
- Email Correspondence from Thomas Jackson re: Central Hudson Calculation explanation
- LaSalle Investment Management – New Paltz Medical Center and Benedictine Cancer Center – they pay a PILOT payment based upon the for-profit occupancy of the building. They are supposed to notify the Agency each year of the percentage of occupancy. They are telling us how much is occupied by the not-for-profit and the balance is unchanged. It shouldn't have any impact on the PILOT percentages; it should be adjusted based upon what the normal tax is.
  - Request to LaSalle re: change of structure and update mailing address and contact information
- NYS Economic Development looking for support for IDA's involvement in retail with reference to damaged retail operations from storms. They have submitted legislation that will allow IDAs in areas where retail establishments were damaged by natural disasters to provide IDA incentive financing. Chair Horodyski stated that his initial reaction was we subscribe to the law whereby retail was excluded from financing. It was unanimously agreed that the UCIDA would offer no comment.

## NEW BUSINESS

Fact Sheet – The fact sheet is a very generic sheet detailing how we do things. There were no comments offered. It was unanimously agreed to place the document on the website.

**Motion:** Robert Kinnin, seconded by John Morrow, moved to approve the Fact Sheet as presented and place it on the website.

**Vote:** The motion was adopted.

Selux – Ms. Holt reported that she had met with Selux recently and they were very happy to hear that the UCIDA no longer required prevailing wage. They felt that they could not come to the UCIDA because of this. It occurred to her that perhaps a letter should be generated and sent to the county's database. This would be another service the county could offer. Chair Horodyski suggested that we should not state that we don't require prevailing wage; he would not even say we encourage prevailing wage. Instead he believed that we should state that we have really solid economic incentives through the UCIDA that will help your business grow. Chair Horodyski stated that for us just tout our existence; sell us that we are here for expansions and as you are looking to grow your businesses think about us for opportunities to help defray some of the tax expense of mortgage tax. Ms Holt stated that she would put together a draft and bring it to the next meeting of the Agency for discussion. Chair Horodyski requested that Ms. Holt email the draft to the members of the Agency prior to the meeting.

Mr. Kinnin suggested to the members that with the election coming, it may be worthwhile to hold a seminar in January or February of next year for town supervisors. Chair Horodyski suggested that it include any elected officials. Counsel Scott volunteered to assist and to provide collateral.

**OLD BUSINESS**

None.

**ADJOURNMENT**

**Motion:** Robert Kinnin, seconded by Steve Perfit, moved to adjourn the meeting

**Vote:** The motion was adopted.

The meeting was adjourned at 8:45 a.m.

Respectfully submitted,

Michael Horodyski

Chair