

# UCIDA

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Ulster County Industrial Development Agency

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## ULSTER COUNTY INDUSTRIAL DEVELOPMENT AGENCY MINUTES May 15th, 2024

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A meeting of the Ulster County Industrial Development Agency was held on Wednesday, May 15th, 2024 at 9:00 A.M.

The following committee members were present:

Michael J. Ham	Committee Chairman
Steven Kelley, FACHE	Secretary
Rachel Silverman,	Asst. Treasurer
Joseph Ferraro	Member
Trevor Curwin	Member
Randall Leverette	Member

The following Agency members were absent with notice:

Kaustubh Wahal	Member
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Additional Attendees:

A. Joseph Scott, III, Esq.	Agency Counsel
Chris Canada Esq.	Agency Counsel
Hillary Nichols	Agency Executive Director
Natalie Fisk	Agency Staff
William Kemble	Daily Freeman

The meeting was called to order at 9:02 A.M. by Chairman Ham.

### **PLEDGE OF ALLEGIANCE**

The members of the Agency participated in the Pledge of Allegiance to the flag.

### **ROLL CALL**

Roll was called, and it was noted that a quorum was present

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## **MINUTES**

**Motion:** Secretary Kelley, seconded by Assistant Treasurer Silverman, motioned to accept the minutes of April 17<sup>th</sup> Monthly meeting as presented.

**Vote:** The motion was adopted (3-0). New members abstained.

### **PUBLIC COMMENT**

No public comment to be reported.

### **EXECUTIVE SESSION**

None to be reported.

### **CHAIR'S REPORT**

Chair Ham began his report by stating that UCIDA is meeting with various businesses, vetting them out, and waiting for applications. The Chair remarked that often businesses are being walked through the process to ensure they are in line with the goals of the IDA. There are no applications at this time. The Chair welcomed new board members; Joseph Ferraro, Trevor Curwin, and Randall Leverette. Chair Ham concluded with asking everyone to be respectful and to keep conversation to agenda items only.

### **EXECUTIVE DIRECTOR'S REPORT**

Executive Director Nichols began by welcoming new Board Members to the IDA and looks forward to moving the IDA mission forward over the next two years. Director Nichols proceeded by reminding the board of the scheduled June 12<sup>th</sup> orientation that is mandatory from 9am to 1pm, with the June Board Meeting immediately following orientation. The orientation will give new and returning members the latest legislative updates, an in-depth exploration of our mission, and include the expectations of members in their roles as active and engaged board members over the next two years. In terms of projects the IDA is continuing to speak with businesses across the county and generally meets within the first week of a business reaching out. During those meetings the scope of the process is reviewed. Director Nichols has heard from three new potential projects this month and is looking forward to bringing those applications to the board once received. Director Nichols continued by acknowledging that the economy presents a challenge but that it is encouraging that there has been a lot of interest and if conditions in the economy improve we will see some good projects. In terms of community outreach Director Nichols attended various events including a breakfast hosted by the Chamber of Commerce featuring guest speaker Mark Molinaro. Director Nichols attended a Council of Industry breakfast in Middletown honoring the manufacturing community and hope to support members of the manufacturing community. Director Nichols attended a recent agricultural summit that was held in Milton and hosted by Ulster Strong and the Tourism Office from the county. Agricultural needs in the county were highlighted. Director Nichols attended

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an info session about housing that was hosted by the Hudson Valley Alliance for Housing. The IDA met with the New York State Power Authority. Their goal is to provide low cost power to new and existing projects in exchange for job creation or retention. Director Nichols feels there is symmetry between their goals and that of the IDA and it is another good tool to assist in getting projects off the ground. Director Nichols continued with a website update stating the new page should be finished by Memorial Day but would be presented at the June meeting for approval prior to going live. The last update from Director Nichols was that they have reached out to the Economic and Tourism offices to ensure that the information on our website was in alignment.

## **COMMITTEE REPORTS**

### **Audit**

Secretary Kelley addressed the Board regarding the Loewke Brill Report noting 100% compliance on local labor for all active projects.

### **Finance**

None to be reported.

### **Governance**

None to be reported. Kaustubh Wahal is absent with notice and will have a report at the June meeting.

## **OLD BUSINESS**

Agency Counsel Scott presented that there were no changes in pending projects. In regards to pending enforcements Director Nichols is following up with the 300 Grant Ave Project in respect to their January PILOT payment to the town and county. Member Leverette inquired about the reason behind the missed payment and Chair Ham indicated that we did not have any additional information beyond our legal correspondence and that the IDA would likely have an update at June's Board meeting.

## **NEW BUSINESS**

Ulster County Sexual Harassment Enforcement Policy was reviewed for new and old board members. This policy applies to all county employees and volunteers. All Board Members fall within that scope and are required to adhere to this policy.

**Motion:** Member Leverette, seconded by Board Member Rachel Silverman, motioned to accept the policy.

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**Vote:** The motion was adopted (6-0).

### **WELCOME NEW MEMBERS**

Director Nichols initiated a brief introduction of new members. The introductions began with Trevor Curwin, Joe Ferraro, Steve Kelley, and continued with Randall Leverette, Rachel Silverman, and Mike Ham. Each member noted where they were from and a bit about themselves. Chair Ham noted that we have a good team and is looking forward to working with everyone.

### **ADJOURNMENT**

**Motion:** Steve Kelley, seconded by Rachel Silverman, moved to adjourn the meeting.

**Vote:** The motion was adopted (6-0).

The meeting was adjourned at 9:32 A.M.

Respectfully submitted,

Natalie Fisk  
Agency Admin

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