

City of Newburgh Industrial Development Agency

ANNUAL REPORT -- January 1 to December 31, 2007

This report was prepared in 2011 and is submitted as part of the Agency's recertification process. The report is based upon a review of the 2006 audit and of available files located in the City of Newburgh's Department of Planning and Development.

Agency and Mission:

The Agency was re-established in 1982 under New York State General Municipal Law 18A, section 913:

For the benefit of the city of Newburgh and the inhabitants thereof, an industrial development agency, to be known as the CITY OF NEWBURGH INDUSTRIAL DEVELOPMENT AGENCY, is hereby established for the accomplishment of any or all of the purposes specified in title one of article eighteen-A of this chapter. It shall constitute a body corporate and politic, and be perpetual in duration. It shall have the powers and duties now or hereafter conferred by title one of article eighteen-A of his chapter upon industrial development agencies. It shall organize in a manner prescribed by and be subject to the provisions of title one of article eighteen-A of this chapter. Its members shall be appointed by the governing body of the city of Newburgh. The agency, its members, officers and employees, and its operations and activities shall in all respects be governed by the provisions of title one of article eighteen-A of this chapter. It shall be the successor in interest to the agency created by chapter three hundred four of the laws of nineteen hundred seventy-one.

Principal Address: City Hall, 83 Broadway, Newburgh, NY 12250

Membership:

The Agency consists of seven member appointed by the governing body of the City of Newburgh. The agency's bylaws states that any one or of the members may be an officer or employee of the City. A member may continue to hold office until a successor is appointed and has qualified. On January 1, 2006, the Council appointed the following members to the Agency:

Nicholas Valentine, Mayor/Chair
Regina Angelo, Council Member/Vice-Chair;

George Bowles, Jr. Councilman/Secretary;
Rev. Martin Boone, City of Newburgh Employee
Mary Ann Dickerson, (New Member) Council Member
Salvatore Cracolici, Council Member
Darren McCurry, **Independent**

The members of the Agency also serve as members of a local development corporation: City of Newburgh Local Development Corporation. Historically, a number of the development projects involving the Agency also involve the local development corporation.

NOTE :The 2011 Agency is currently reviewing financial transactions that occurred between the Agency and LDC to determine potential liabilities and debts assumed by the Agency on behalf of the LDC.

2007 IDA Meetings and Attendance:

<u>DATE</u>	<u>ABSENT</u>
April 23	Darren McCurry
May 29	Darren McCurry, Mary Ann Dickerson

IDA Work Sessions (No minutes were recorded.)

March 22
April 16
May 18

ABO Training:

There is no record that any member participated in an ABO approved training sessions.

Actions of the Board:

The Acts of the Board require a quorum of four members and majority vote of four (4) on any action. Meeting notices are sent to the Media and Agency Members.

Policies of the Board: Disposition Policy was adopted in 2006. No other policies were adopted.

Code of Ethics: None adopted.

Committees of the Agency: None were established in 2007.

Fiscal Management:

The Agency operates and a unit of the City. Records indicate that bills were reviewed and approved by the Administrator, and then forwarded for approval by

the City Manager or City Comptroller. Only one signature that of the Administrator, was required on checks.

The Agency did not adopt a 2007 Budget.
See attached P&L for 2007

Annual Audit – The 2006 Audit was completed on September 10, 2007. It was not reviewed or adopted by the Agency at any of its meetings. The Agency's files do not contain any correspondence to indicate that the Agency forwarded copies of the 2006 audit to the Commissioner of Economic Development, State Comptroller or City Council.

The Agency did not engage an auditor to complete its 2007 audit. [It was subsequently completed in 2009.]

Assessment of Internal Controls: None

Procurement Practices/ Competitive Bidding: No policy or competitive bidding was applied in 2007.

Executive Officer, Personnel and Agency Operations:

Since its inception, the City of Newburgh Industrial Development Agency operated as an integral part of the City's Department of Planning and Development. The Administrator of the Agency, a part time position, is appointed by the City Manager and also serves as the Director of Planning and Economic Development and Director of the Newburgh Local Development Corporation. The position also oversees the Newburgh Community Development Agency. The coordinative/integrated role is established by the **City Charter** as follows:

ARTICLE XIV

Department of Planning and Development

[Added 1-27-2003 by L.L. No. 1-2003]

§ C14.00. *Establishment; head.*

There shall be a Department of Planning and Development, headed by a Director of Planning and Development, who shall be appointed by the City Manager and who shall serve at the pleasure of the City Manager.

§ C14.01. *Director of Planning and Economic Development.*

The Director of Planning and Development shall be appointed on the basis of his education and experience in carrying out the duties of the position. Among the Director's functions and duties, but not by way of limitation, shall be the following:

A. To act as a full-time administrator of the Department, the Newburgh Local Development Corporation and the Newburgh Industrial Development Agency offices to ensure a coordinated and comprehensive approach to community and economic development within the City of Newburgh.

B. To develop and administer a combined and integrated staff to support

the Newburgh Community Development Agency, Newburgh Local Development Corporation and the Newburgh Industrial Development Agency and other community-based programs recognized by the Council.

The actions of the Agency appear to exceed GML Article 18A. The mission of the Agency has been expanded by virtue of the **City Charter** (follows) provision allowing for the city to transfer properties to the IDA for the purposes of undertaking commercial and housing real estate transactions that foster economic and community development that also address the pervasive blighted conditions of the city.

ARTICLE XVI of the City of Newburgh City Charter provides for the following.

§ C16.04. Transfer of municipal property to Industrial Development Agency. [Added 8-11-1986 by L.L. No. 4-1986]

Notwithstanding any other provision of this Charter or of any statute, law, rule Or ordinance, but subject to the provisions of § C16.03 of this Charter, real property Held by the city for a municipal purpose and, in the opinion of the Council, no longer Needed for any municipal purpose may be sold or conveyed to the City of Newburgh Industrial Development Agency without public auction for the purpose of industrial Development as defined in the General Municipal Law of the State of New York.

Agency Staff – Compensation and Benefits (no salaries exceeded \$100,000).

The City determines salaries and benefits of its personnel assigned to the Agency for administrative and programmatic services. There is no record of the number of persons assigned to undertake or coordinate IDA activities. No adopted budget or service contract were available to indicate the percent of salary reimbursed by the Agency.

Executive Officer, Personnel and Agency Operations:

Of Planning and Development, headed by a Director

Of Planning and Development, who shall be appointed by the City Manager and who?

Shall serve at the pleasure of the City Manager.

§ C14.01. Director of Planning and Economic Development.

The Director of Planning and Development shall be appointed on the basis of his education and experience in carrying out the duties of the position. Among the Director's functions and duties, but not by way of limitation, shall be the following:

A. To act as a full-time administrator of the Department, the Newburgh Local Development Corporation and the Newburgh Industrial Development Agency offices to ensure a coordinated and comprehensive approach to community and economic development within the City of Newburgh.

B. To develop and administer a combined and integrated staff to support the Newburgh Community Development Agency, Newburgh Local Development Corporation and the Newburgh Industrial Development Agency and other

NYS - Real Property System
 County of Orange
 City of Newburgh
 SVMS Code - 331100

Subject Property Inventory Summary
 For Current Year File 2012
 Parcel ID: 14-S-43
 Active

RPS030V04L004
 Date: 02/22/2011
 Sheet 1 of 1

Parcel Information
 Parcel Owner: City of Newburgh Industrial
 Location:  City of Newburgh, NY
 Act #: 672170
 School Cdt: 331100 Newburgh Csd
 Roll Sect: 8 Windy Excep R9/S9
 Prop Class: 311 Res vac land

Parcel Land Size
 Front: 100.00 Acres: 0.00
 Depth: 100.00 Sq Ft: 0
 Grid Coordinates: East: 620052 North: 973631

File Maintenance Info
 Created: 04/17/2014
 Modified: 02/11/2011 01:44 PM
 By: chb31
 Folder: Exemption

Site Characteristics
 Site No: 1
 Site Type: R Residential
 Prop Class: 311 Res vac land
 Route No: 672170
 Hybrid Cdt: 5 Mid West
 Sewer Type: 3 Communal
 Water Supply: 3
 Utilities: 4 Gas & elec
 Site Descri: 2 Typical
 Hybrid Type: 3 Urban
 Hybrid Rating: 2 Average
 Road Type: 3 Improved
 DC Entry Type: 4 Estimate
 Zoning Cdt: R-1 One Family Res
 Economic Class: 0
 Data Method: Yes
 Last Pny Insp: 04/18/2007
 Reappraisal: 12/18/2010

Land Type	Spot	Depth	Acres	Sq Ft	Soil Rating	Land Breakdowns	Depth Factor	Int Pct	Int Cdt 1	Int Cdt 2	Int Cdt 3	Land Value	Unit Price Code
04 Residential	0.00	0.00	0.00	10,019			0	0				5210	0.520

NY9 - Real Property System
 County of Orange
 City of Newburgh
 SNIS Code - 331100

Subject Property Inventory Summary
 For Current Year File 2012
 Parcel ID: 14-9-50
 Active

RRS030/Y04/L001
 Date: 9/23/2014
 Sheet 1 of 1

Parcel Information
 Current Owner: City of Newburgh Industrial
 Location:  311 Res van land
 City of Newburgh, NY
 Acre #: 0.00
 School Cd: 331100 Newburgh Csd
 Roll Sect: 8 Wholly Exempt Roll Sect:
 Prop Class: 311 Res van land

Parcel Land Size
 Front: 80.00 Acres
 Depth: 100.00 Sq Ft
 Grid Coordinates
 East: 620181 North: 973749

File Maintenance Info
 Created: 04/11/1974
 Modified: 08/11/2011 01:48 PM
 By: cmg1
 Folder: Exemption

Site Characteristics
 Site No: 1
 Site Type: R Residential
 Prop Class: 311 Res van land
 Route No: 672168
 Nhd Cd: 6 Mid West
 Sewer Type: 3 Commpublic
 Water Supply: 3 Commpublic
 Utilities: 4 Gas & elec
 Site Design: 2 Typical
 Nhd Type: 3 Urban
 Nhd Rating: 2 Average
 Head Type: 3 Improved
 DG Entry Type: 4 Refinale
 Zoning Cd: R-1 One Family Res
 Economic Obs: 0
 Data Matter: Yes
 Last Phy Insp: 04/11/2007
 Reappraisal: 12/19/2010

Land Type	Front	Depth	Acres	Sq Ft	Soil Rating	Land Breakdowns			Land Value	Unit Dm Price Code
						Depth	Intl Cd 1	Intl Cd 2		
04 Residual	0.00	0.00	0.00	7,641		0	0	0	4077	0.520

Parcel Information
 CUR Owner: City of Newburgh Industrial
 Location:  City of Newburgh, NY
 Acct #: 698350
 School Cdt: 331100 Newburgh Csd
 Roll Sect: 8 Wholly Exempt RS/S:
 Prop Class: 311 Res vac land

Parcel Land Size
 Front: 60.00 Acres: 0.00
 Depth: 100.00 Sq Ft: 0
 Grid Coordinates:
 East: 616479 North: 679774

File Maintenance Info
 Created: 04/11/974
 Modified: 08/17/2011 01:51 PM
 By: cmby1
 Folder: Exemption

Site Characteristics
 Site No: 1
 Site Type: R Residential
 Prop Class: 311 Res vac land
 Route No: 029-90
 Nbrhd Cdt: 8 Mid West
 Sewer Type: 3 Comm/public
 Water Supply: 3 Comm/public
 Utilities: 4 Gas & elec
 Site Destr: 2 Typical
 Nbrhd Type: 3 Urban
 Nbrhd Rating: 2 Average
 Road Type: 3 Improved
 DC Entry Type: 4 Estimate
 Zoning Cdt: R-1 One Family Res
 Economic Obs: 0
 Data Maller: Yes
 Last Fty Insp: 06/13/2007
 Reappraisal: 12/19/2010

Land Type	Front	Depth	Acres	Sq Ft	Soil Rating	Land Breakdowns				Land Value	Unit Price Code	
						Wtrfx Type	Depth Factor	Intl Pct	Intl Cdt 1			Intl Cdt 2
05 Residential	0.00	0.00	0.00	0.00			0	0			3171	0.520

NYS - Real Property System
 County of Orange
 City of Newburgh
 SNRS Code - 331100

Subject Property Inventory Summary
 For Current Year File 2012
 Parcel ID: 36-2-14
 Address

RP2036V04L001
 Date: 8/22/2011
 Sheet 1 of 1

Parcel Information
 CURR Owner: City of Newburgh IDA
 Location: 100 Park St
 City of Newburgh, NY
 Acct #: 667160
 School Cd: 331100 Newburgh Csd
 Roll Sect: 3 Wholly Exempt RSES
 Prop Class: 330 Vacant comm

Parcel Land Size
 Front: 25.00 Acres: 0.00
 Depth: 52.00 Sq Ft: 0
 Grid Coordinates
 East: 635271 North: 971584

File Maintenance Info
 Created: 04/11/1974
 Modified: 01/29/2011 07:00 AM
 By: Batch File by cshgs
 Folder: ASSESSMENT

Site Characteristics
 Site No: 1
 Site Type: C Commercial
 Prop Class: 330 Vacant comm
 Route No: 002100
 Nbrhd Cd: 31 Eddies Bro Coml
 Sewer Type: 3 Comm/public
 Water Supply: 3 Comm/public
 Utilities: 4 Gas & elec
 Used Agr: 298 Non-contib
 Overall Eff Yr: 0
 Overall Descri: 3 Normal
 Overall Condi: 2 Fair
 EC Entry Type: 4 Estimate
 Zoning Cd: TC-1 Tourist Com
 Valuation Dist: 5
 Overall Grade: C Average
 Economic Obs: 0
 Data Maint: Yes
 Last Pny Insp: 03/12/2007
 Reappraisal: 11/27/2010

Land Type	Front	Depth	Acres	Sq Ft	Soil Rating	Land Breakdowns	Depth Factor	Inch Cd 1	Inch Cd 2	Inch Cd 3	Land Value	Unit Dim Price Code
01 Primary	0.00	0.00	0.00	1,307			0	15	4		1349	1,092

NYS - Real Property System
 County of Orange
 City of Newburgh
 SWIS Code - 331100

Subject Property Inventory Summary
 For Current Year File 2012
 Parcel ID: 14-2-54
 Historical

RP3038V0401L001
 Date: 9/22/2014
 Sheet 1 of 1

Parcel Information
 Parc Owner: City of Newburgh IDA
 48 Oriental St
 City of Newburgh, NY
 Acct #: 673970
 School Cd: 331100 Newburgh Csd
 Roll Sect: 8 Vahaly Exempt Resis
 Prop Class: 311 Res use land

Parcel Land Size
 Front: 108.00 Acres: 0.00
 Depth: 133.80 Sq Ft: 0
 Grid Coordinates
 East: 618883 North: 973888

File Maintenance Info
 Created: 04/11/2014
 Modified: 07/24/2009 03:02 PM
 By: chbg3
 Folder: Key Change

Site Characteristics
 Site No: 1
 Site Type: R Residential
 Prop Class: 311 Res use land
 Route No: 234760
 Nhd Cd: 6 Mid West
 Sewer Type: 3 Comm/Pub
 Water Supply: 3 Comm/Pub
 Utilities: 4 Gas & elec
 Site Design: 2 Typical
 Nhd Type: 3 Urban
 Nhd Rating: 2 Average
 Road Type: 3 Improved
 DC Entry Type: 4 Estimate
 Zoning Cd: R4 One Family Res
 Economic Obs: 0
 Data Maller: Yes
 Last Pfy Insp: 02/11/2007
 Reappraisal: 02/11/2009

Land Type	Front	Depth	Acres	Sq Ft	Soil Rating	Land Breakdowns				Land Value	Unit Price	Dim Code	
						Width	Type	Depth Factor	Int Fct				Int Cd 1
Residual	0.00	0.00	0.00	12,532			0	0			8990	0.690	

NYS - Real Property System
 County of Orange
 City of Newburgh
 SWIS Code - 331180

Subject Property Inventory Summary
 For Current Year File 2012
 Parcel ID: 14-3-54.2
 Active

RP8630V041L001
 Date: 8/22/2014
 Sheet 1 of 1

Parcel Information		Parcel Land Size		File Maintenance Info	
Cur Owner: City of Newburgh IDA	Acct #: 679970	Front: 0.00 Acres:	2.70	Created: 04/11/1974	Folker: Exemption
Location: 248 Orange St City of Newburgh, NY	School Cst: 231100 Newburgh Csd	Depth: 0.00 Sq Ft:	0	Modified: 09/11/2011 01:49 PM	
	Roll Sect: 8 Utchely Smpn R91S:	Grid Coordinates		By: chb91	
	Prop Class: 390 Vacant comm	East: 618751 North: 673376			

Site Characteristics		DC Entry Type:		Economic Obs:	
Site No: 1	NHhd Cst: 21 Doss & NFA Cor	Used As:	299 Non-contib	PO-1 Office & Medical	0
Site Type: C Commercial	Sever Type: 3 Comm/public	Overall Eff Yr:	0	Zoning Cst:	Yes
Prop Class: 390 Vacant comm	Water Supply: 3 Comm/public	Overall Debris:	3 Normal	Valuation Dist:	0
Route No:	Utilities: 4 Gas & elec	Overall Cont:	3 Normal	Overall Grades:	C Average
				Last Pny Insp:	04/11/2007
				Reappraisal:	11/27/2010

Land Type	Front	Depth	Acres	Sq Ft	Soil Rating	Width Type	Depth Factor	hd	ht	ht	ht	Land Value	Unit Price Code
01 Primary	0.00	0.00	0.00	117,612			0	10	7			19597	0.167

Land Breakdowns

Parcel Information		Parcel Land Size		File Maintenance Info	
Cur Owner: City of Newburgh IDA	Acct #: 677105	Front: 0.00	Acres: 1.60	Created: 04/17/1974	Folder: Exemption
Location: West St City of Newburgh, NY	School Cct: 331100 Newburgh Csd	Depth: 0.00	Sq Ft: 0	Modified: 08/14/2011 01:35 PM	
	Roll Sect: 8 Wholly Exempt R9/S1: Prop Class: 330 Vacant comm	Grid Coordinates: East: 620499 North: 974291		By: cbsg1	

Site Characteristics		DC Entry Types: 5 No entry		Economic Des: 0	
Site No: 1	Blind Cct: 21	Docks & NFA Cct: 3	Office & Medical	Data Mailer:	Yes
Site Type: C Commercial	Sewer Type: 3	Comm/publi	PO-1	Last Pby Insp:	04/19/2007
Prop Class: 330 Vacant comm	Water Supply: 3	Comm/publi	Valuation Dist:	Reappraisal:	1/27/2010
Route No:	Utilities: 4	Gas & elec	Overall Grade:		

Land Type	Front	Depth	Acres	Sq Ft	Soil Rating	Land Breakdowns	Depth Factor	Int Pct	Int Cr 1	Int Cr 2	Int Cr 3	Land Value	Unit Price Code
01 Primary	0.00	0.00	0.00	69,696			0	80	3			121066	1.737

NYS - Real Property System
 County of Orange
 City of Newburgh
 SWIS Code - 331100

Subject Property Inventory Summary
 For Current Year File 2012
 Parcel ID: 14-3-35
 Active

RPS030706/04/001
 Date: 9/22/2011
 Sheet 1 of 1

Parcel Information		Acct #: 677108		Parcel Land Size		File Maintenance Info	
Curr Owner: City of Newburgh Industrial		Setback Cd: 331100 Newburgh Cod		Front: 75.00 Acres: 0.00	Created: 04/17/974		Economic Obs: 0
Location: 009 West St City of Newburgh, NY		Roll Sacc: 8 Wholly Empt HSSI:		Depth: 100.00 Sq Ft: 0	Modified: 09/11/2011 01:39 PM		
Prop Class: 438 Parking lot		Overall Cont: 3 Normal		Grid Coordinates	By: cmg1		Data Maint: Yes
Route No:		DC Entry Type: 4 Estimate		East: 670627 North: 973950	Folder: Exemption		
Site No: 1		Nbrd Cd: 21 Dors & NFA Com Used As:		Zoning Cd: R-1 One Family Res		Last Phy Insp: 07/09/2007	
Site Type: C Commercial		Sewer Type: 3 Comm/public		Valuation Dist: 13		Reappraisal: 1/27/2010	
Prop Class: 438 Parking lot		Water Supply: 3 Comm/public		Overall Grade: C Average			
Route No:		LUBkes: 4 Gas & elec					

Land Type	Front	Depth	Area	Sq Ft	Rating	Soil	Land Breakdowns	Depth	Infl	Infl	Infl	Infl	Land Value	Unit Price	Dim
04 Residential	0.00	0.00	0.00	7,405			Wdrft Type Overall Est Yr: 0 Overall Deat: 3 Normal Overall Cont: 3 Normal	0	0	0	0	0	5851	0.520	
Additional Improvements															
Structure Code	Measure Code	Dim1	Dim2	SQFT	MISC	Qty	Overall Act Est Yr	Built	Qd Obs	Life	RCN	RCNLD No.	Unit No.	Dim	
124 Driveway, Asphalt	7.500.00	3.00				1.00	C Norm	1980	0	0	0	19276	5783	0	0

Parcel Information
 Curr Owner: City Of Newburgh
 Location: ~~8 Scoble Elm~~
 City of Newburgh, NY
 Accr #: 674821
 School Cd: 33100 Newburgh Csd
 Roll Sect: 8 Wholly Exempt R/S/S:
 Prop Class: 340 Vacant Indus

Parcel Land Size
 Front: 571.00 Acers
 Depth: 0.00 Sq Ft
 Grid Coordinates:
 East: 618727 North: 977942

File Maintenance Info
 Created: 04/13/1995
 Modified: 01/29/2011 07:00 AM
 By: Brian Pfl by enrg3
 Folder: ASSESSMENT

Site Characteristics
 Site No: 1
 Site Type: C Commercial
 Prop Class: 340 Vacant Indus
 Route No:
 Nbt/Ct: 20 George
 Sewer Type: 3 Comm/pubic
 Water Supply: 3 Comm/pubic
 Utilites: 4 Gas & elec
 Used As: 298 Non-confis
 Overall EIVYr: 0
 Overall Dist: 3 Normal
 Overall Grade:
 DC Entry Type: 5 No entry
 Zoning Cd: L-2 Withlgt Ind/Ds
 Valuation Dist: 15
 Overall Grade:
 Economic Obs: 0
 Data Maint: Yes
 Last Pfy Insp: 04/09/2007
 Reappraisal: 11/27/2010

Land Breakdowns

Land Type	Front	Depth	Acres	Sq Ft	Soil Rating	Width Type	Depth Factor	Int Fct	Int Cd 1	Int Cd 2	Int Cd 3	Land Value	Unit Price Code
01 Primary	0.00	0.00	0.00	679,536			0	75	3			438550	0.645

Parcel Information
 Curr Owner: City of Newburgh
 Location: Scholes Dr
 City of Newburgh, NY
 Act #: 674820
 School Cdt: 331100 Newburgh Csd
 Roll Sect: B Wholly Exempt R/S/S:
 Prop Class: 340 Vacant Indus

Parcel Land Size
 Front: 188.00 Acres: 1.70 Irreg
 Depth: 0.00 Sq Ft: 0
 Grid Coordinates: East: 619485 North: 976841

File Maintenance Info
 Created: 03/23/1990
 Modified: 01/20/2011 07:00 AM
 By: Balch FM by orbgs
 Pattern: ASSESSMENT

Site Characteristics - L-F-S# : 0-0-0
 Site No: 1
 Site Type: Industrial
 Prop Class: 340 Vacant Indus
 Route No:
 Nhd Cdt: 20 George
 Sewer Type: 3 Comm/psubic
 Water Supply: 3 Comm/psubic
 Utilities: 4 Gas & elec
 Used As: 228 Non-contro
 Overall Est Yr: 0
 Overall Descri: 3 Normal
 Overall Contd: 3 Normal
 DC Entry Type: 5 No entry
 Zoning Cdt: I-2 With/str ind/Dle
 Valuation Dist: 15
 Overall Grade:
 Economic Obs: 0
 Date Bldg: Yes
 Last Phy Insp: 04/08/2007
 Reappraisal: 11/27/2010

Land Breakdowns

Land Type	Front	Depth	Acres	Sq Ft	Soil Rating	Width Type	Depth Factor	Int Fct	Int Cd 1	Int Cd 2	Int Cd 3	Land Value	Unit Price Code
Of Planery	0.00	0.00	0.00	74,052			0	75	1			11774	1,590