

**DRAFT**  
CITY OF NEWBURGH  
INDUSTRIAL DEVELOPMENT AGENCY (IDA)  
MINUTES OF MEETING  
December 9, 2013

Present

Board Members: Joshua Smith, Chairman  
Richard Bedrosian, Mike Curry, John Penney,  
Excused: Jerry Maldonado, Nancy Thomas  
Counsel: Thomas Whyatt  
Staff: Theresa Waivada, Executive Director  
Craig Skelly, CFO

1. **Roll Call:** Mr. Smith called the meeting to order at 7:14 pm. A quorum was present.

2. **Proof of Notice of December 9, 2013 Meeting**

3. **Approval of the October 21<sup>st</sup> Minutes**

Mr. Curry: Motion to approve the October 21<sup>st</sup> minutes

Mr. Bedrosian: Motion seconded.

Discussion: No discussion.

**VOTE: Unanimously passed.**

4. **Request for Communications:** NYS Department of Environmental Conservation advised the Agency that a revision to the work plan as requested by the project engineer was approved. A letter was received advising the merger of Sprint-Nextel (cell tower leases).

5. **Request for Bills; Treasurer's Report:** Mr. Curry advised that work on the 2013 audit has begun. BST has received the general ledger through November.

Mr. Curry presented the December 9<sup>th</sup> Treasurer's report with an opening balance of \$713,666.69; drafts of \$6,030.51, deposits amounting to \$16,650.07; with an ending balance of \$724,286.25.

Applicant Funds opening balance as of December 9<sup>th</sup> is \$30,002.38; \$2.55 Foundry escrow; \$2.46 interest; with an ending balance of \$30,007.39.

Mr. Penny: Motion to pay checks numbered 2120, 2121, (2122 VOID), and 2123-2127 as presented and the Treasurer's Report as of December 9<sup>th</sup>.

Mr. Smith: Motion seconded.

**VOTE: Unanimously approved.**

6. **Report from the Chair:**

The Chairman reported on a meeting he attended with SUNY Orange late this afternoon. SUNY would like to be of assistance to the IDA. The Chairman also attended a Pace University-Pace Law School 12<sup>th</sup> Annual Land Use and Sustainable Development Conference, and that the City of Newburgh activities were mentioned several times among various discussions.

7. **Report from the Executive Director:** Hudson Valley Lighting's request for Consolidated Funding Assistance was not approved. In addition, funding of the City's request for site improvement was not fully funded. Councilman Dillard forwarded the IDA's report on the Gemma project to the Attorney General for review as questions on the second mortgage remain unanswered. The Agency met with the City Manager to determine interest in creating a parking lot on IDA-owned property on West Street. It was felt that illegal use and dumping on the property would be offset by the creation of a city parking lot. Mr. Whyatt will follow-up. This is an opportunity for the city to also provide free night-time parking for local residents.

Mr. Curry: Motion was made to approve Thomas Whyatt's proceeding on preparing a lease with the city for the parking proposal.

Mr. Penney: Seconded the motion.

Discussion: Could become a model for the city for future opportunities

**VOTE: Unanimously approved.**

The executive director also reported on meeting with the City to resolve the property tax status of the Cell Tower and Crowne Castle's request for an extension. The Agency will discuss a possible annual fee from Crowne to the City. Once that is accomplished, she will meet with Council members on a one-to-one basis to explain the history of the property, including the city's in-rem taking.

The Executive Director asked the Board to consider holding fewer meetings in 2014. The Board agreed to establish a calendar with set and tentative meeting dates. All agreed this was a good idea.

**Resolution No. 2013-12-9-2** – Reaffirmation of Policies for 2014 in compliance with NYS Authorities Budget Office and transparency requirements

Mr. Penney: Motion to pass Resolution 2013-12-9-2

Mr. Bedrosian: Motion seconded.

Discussion: None

**VOTE: Unanimously passed by roll call.**

**Resolution No. 2013-12-9-1** – Authorizing Release of Reverter Interests Affecting Two Parcels of Land—158 Broadway and 160 Broadway.

Mr. Curry: Motion to pass Resolution 2013-12-9-1

Mr. Penney: Motion seconded.

Discussion: None

**VOTE: Unanimously approved.**

9. **Report from Counsel:** After discussion took place concerning the Sprint takeover of Nextel and potential ending of lease, equipment on site, and potential future use of the site, the recommendation from Counsel at this time is to wait for future developments.

10. **Old Business:** No old business to discuss.

11. **New Business:**

Election of Officers: Mr. Penney, as chair of the Nominating Committee, opened the floor to any suggestions of names for officers. No names were forthcoming.

Mr. Curry: A motion was made to accept the slate of officers as stated by Mr. Penney

The Officers nominated for the Year 2014 are:

Chairman	Joshua L. Smith
Vice Chairman:	Richard Bedrosian
Secretary	John Penney
Treasurer	Michael Curry

Mr. Bedrosian: Seconded the motion.

Discussion: None.

**VOTE: Unanimously approved.**

The meeting was adjourned at 8:20 p.m.