

DRAFT

CITY OF NEWBURGH
INDUSTRIAL DEVELOPMENT AGENCY (IDA)
MINUTES OF MEETING
January 27, 2014

Present

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

1. **Roll Call**: Mr. Smith called the meeting to order at 6:39 pm. A quorum is present.

2. **Proof of Notice of January 27, 2014 Meeting**

3. **Approval of the December 9, 2013 Minutes**

Mr. Bedrosian: Motion to approve the December 9, 2013 minutes
Mr. Curry: Motion seconded.
Discussion: No discussion.
VOTE: Unanimously passed.

4. **Actions**

2014 Mission Statement: The Executive Director presented the 2014 Mission statement for discussion. It was agreed that the Agency's goals remain the same, that the priority for the 2014 is facilitating the Hudson Valley Lighting Project, and that we continue to work jointly with local resources to support private investment into Newburgh's economy. Resolution No. 2014-1-27-2 was moved:

Mr. Penney: Motion to approve Resolution 2014-1-27-2
Mr. Bedrosian: Motion seconded.
Discussion: No discussion.
VOTE: Unanimously passed.

West Street, license to City of Newburgh: IDA Counsel Tom Whyatt reported that he met with the city manager and discussed a license agreement rather than a lease agreement. The city would make improvements to the lot and operate it as a parking lot and potentially the city would charge residents for using the lot for parking. The license agreement would have a two-month termination clause and if the lot is not used for 3 months, reverts to the IDA, including improvements made by city, at no cost to the IDA. Outreach could be made to local residents in the affected area about the availability of the lot.

Resolution No. 2014-1-27-1, Authorizing License Agreement with The City of Newburgh, was presented to the Board for their approval.

Mr. Penney: Motion to approve Resolution 2014-1-27-1
Ms. Thomas: Motion seconded.
Discussion: No discussion.
VOTE: Unanimously passed.

5. **Request for Communications**

IDA received a request from AT&T regarding a generator to be placed on the cell tower property. Counsel is following up on the issue.

6. **Request for Bills; Treasurer's Report**

IDA Treasurer Mike Curry gave the Treasurer's Report as of January 27th. The opening balance is \$724,266.25, disbursements totaling \$5,686.94, deposits totaling \$8,301.81, with an ending balance of \$726,901.12.

Mr. Penny: Motion to pay checks numbered 2128 through 2133 as presented and approve the Treasurer's Report as of January 27, 2014
Mr. Bedrosian: Motion seconded.
VOTE: Unanimously passed.

7. **Report from the Chair**

The Chairman reported on concerns of development, a new Crystal Run Medical Center in the Town of Newburgh and its potential impact on the City's reservoir. He attended a hearing at which the City presented testimony about potential degradation of the city's water. (The City contingent was represented by the City Manager, Engineer, Planner and various Committees.) The Chair will continue to monitor the project as protection of the City's water is important to its citizens and economic development.

Ann Street – Habitat for Humanity inquiry: The Chairman mentioned that Habitat approached him concerning a piece of property that they are interested in. He told them to write a letter to the IDA stating their inquiry so that it can be addressed. As of this date, no letter has been received from them concerning the property.

8. **Executive Director's Report**

Hudson Valley Lighting project update. There was a meeting on January 30th. Testing of the site is concluded. The level of remediation is far larger than anticipated. The IDA, City and Hudson Valley Lighting continue to pursue assistance from Empire State Development and the U.S. Economic Development Administration to close the project's financial gap.

START-Up NY program – The Executive Director met with the Vice President in charge of the program. As the Orange County Community College has two campuses—Middletown and Newburgh—and each campus could have 100,000 square feet of space within a one-mile radius of the campus, included in the program for start ups. The College must prepare a plan to participate in the program.

PARIS IDA reporting requirements: Collection of data is underway. The final report must be submitted by March 31, 2014.

9. **Counsel Report**

IDA Counsel presented the quarterly report required from The Foundry Development Group for the period September 2013 to January 2014 (attached).

Counsel is also reviewing the lease agreement to determine impact of Nextel lease termination.

10. **Old Business**

Mr. Bedrosian suggested that the website include information on various property tax abatement programs. The board discussed progress on PACE University recommendation for streamlining internal reviews and project/permitting processes.

11. **New Business**

The Chairman urged members to attend a public presentation on a proposed zoning ordinance for the city.

IDA Treasurer Mike Curry advised the board that he signed the engagement letter with the auditors, BST, for the 2013 audit of the IDA.

With no other business to come before the board, a motion to adjourn was made by Mike Curry, seconded by Jack Penney, and unanimously passed.

The February meeting of the Agency was cancelled as several members will be unavailable to attend. The next meeting of the Agency is scheduled for March 24th, at which time all actions required to submit the 2013 PARIS report will be acted on.

The meeting was adjourned at 8:18 p.m.