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STATE OF NEW YORK  
COUNTY OF ORANGE

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CITY OF NEWBURGH  
INDUSTRIAL DEVELOPMENT AGENCY  
PUBLIC HEARING  
regarding  
THE CITY CLUB BUILDING  
120 GRAND STREET  
NEWBURGH, NEW YORK

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November 21, 2022  
Newburgh, New York  
Commencing at 5:30 p.m.

Marianne Glum, Reporter

MINUTES  
OF  
PUBLIC HEARING

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INDUSTRIAL DEVELOPMENT AGENCY:

- Cherisse Vickers, Executive Director
- Adam Pollick
- Theresa Priester
- Yaniyah Pearson
- Robert J. McLaughlin, Esq.

1 IDA HEARING 11/21/22

2 IDA EXEC. DIR. CHERISSE VICKERS:

3 Good evening. My name is  
4 Cherisse Vickers. I am the Executive  
5 Director of the City of Newburgh  
6 Industrial Development Agency. Today  
7 I am holding this Public Hearing to  
8 allow citizens to make a statement,  
9 for the record, relating to the  
10 involvement of the Agency with a  
11 proposed project for the benefit of  
12 Genesis Global Holdings, LLC, a New  
13 York limited liability company, which  
14 I will refer to as the Company.

15 The proposed project consists  
16 of the following:

17 A, (1) The acquisition of an  
18 interest in an approximately 10,500  
19 square foot parcel of land located at  
20 120 Grand Street in the City of  
21 Newburgh, (2) The rehabilitation and  
22 improvement of the existing structure  
23 on the land to consist of a restaurant  
24 space and offices, and (3) the  
25 acquisition and installation therein

1 IDA HEARING 11/21/22

2 and thereon of related fixtures,  
3 machinery, equipment and other  
4 personal property. (I will  
5 collectively refer to the  
6 aforementioned as the "Project  
7 Facility.")

8 B, it also consists of the  
9 granting of certain financial  
10 assistance with respect to the  
11 Proposed Project, including potential  
12 exemptions from certain sales and use  
13 taxes, real property taxes, real  
14 estate transfer taxes and mortgage  
15 recording taxes; and

16 C, the lease or license with an  
17 obligation to purchase or sale of the  
18 Project Facility to the Company or  
19 other such entities as may be  
20 designated by the company and agreed  
21 upon by the Agency.

22 I intend to provide general  
23 information on the Agency's general  
24 authority and public purpose to  
25 provide financial assistance to this

1 IDA HEARING 11/21/22

2 Proposed Project. I will then open  
3 the comment period to receive comments  
4 from all present who wish to comment  
5 on either the Proposed Project or the  
6 Financial Assistance contemplated by  
7 the Agency with respect to the  
8 Proposed Project.

9 Legal authorization and powers  
10 of the agency. The provisions of  
11 Chapter 1030 of the Laws of 1969 of  
12 New York, constituting Title I of  
13 Article 18-A of the General Municipal  
14 Law, Chapter 24 of the Consolidated  
15 Laws of New York, as amended, and  
16 Chapter 577 of the 1982 Laws of the  
17 State of New York, as amended,  
18 codified as Section 913 of said  
19 General Municipal Law, authorize the  
20 Agency to promote, develop, encourage  
21 and assist in the acquiring,  
22 constructing, reconstructing,  
23 improving, maintaining and equipping  
24 and furnishing of manufacturing,  
25 warehousing, research, commercial and

1 IDA HEARING 11/21/22

2 industrial facilities, among others.

3 The purpose of this public  
4 hearing. Pursuant to the New York  
5 General Municipal Law, prior to the  
6 Agency providing any financial  
7 assistance of more than \$100,000 to  
8 any project, the Agency, among other  
9 things, must hold a public hearing  
10 with respect to said project. The  
11 proposed financial assistance to be  
12 provided by the Agency with respect to  
13 this proposed project may exceed  
14 \$100,000. Therefore, the Agency is  
15 holding this public hearing on the  
16 nature and location of the Project  
17 Facility and the proposed financial  
18 assistance to be provided by the  
19 Agency.

20 After consideration of the  
21 application received from the Company,  
22 the members of the Agency adopted a  
23 resolution on April 18th, 2022,  
24 authorizing the Executive Director of  
25 the Agency to conduct this Public

1 IDA HEARING 11/21/22

2 Hearing with respect to the Proposed  
3 Project.

4 I caused notice of this public  
5 hearing to be:

6 A, mailed on October 25th,  
7 2022, to the chief executive officers  
8 of Orange County and the City of  
9 Newburgh Central School District.

10 B, I hand delivered it on  
11 October 25th, 2022, to the Mayor and  
12 to the City manager of the City of  
13 Newburgh.

14 C, It was published on  
15 November 7th, 2022, in the Times  
16 Herald Record, a newspaper of general  
17 circulation available to the residents  
18 of the City of Newburgh.

19 D, It was posted on  
20 October 25th, 2022, on a public  
21 bulletin board located at the City of  
22 Newburgh City Hall.

23 E, and it was posted on October  
24 25th, 2022, on the Agency's website.

25 Copies of the notice of this

1 IDA HEARING 11/21/22

2 public hearing are available on the  
3 table.

4 Now, unless there is any  
5 objection, I am going to suggest  
6 waiving the full reading of the notice  
7 of this public hearing and instead  
8 request that the full text of the  
9 notice of this public hearing be  
10 inserted into the record of this  
11 public hearing.

12 The comments received today at  
13 this public hearing will be presented  
14 to the members of the Agency at or  
15 prior to the meeting at which the  
16 members of the agency will consider  
17 whether to approve the undertaking of  
18 the Project by the Agency and the  
19 granting by the Agency of any  
20 financial assistance in excess of  
21 \$100,000 with respect to the Project.

22 Written comments. I have not  
23 received any written comments prior to  
24 this public hearing.

25 Remarks by the company. The



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2 developer who we are here to discuss  
3 had to call out sick at the last  
4 moment, so I do have a statement to  
5 read on their behalf. And they will  
6 be appearing at our December board  
7 meeting if anyone wishes to meet them  
8 in person.

9 Public hearing. The City Club  
10 Building, 120 Grand Street, Newburgh,  
11 New York.

12 The City Club Building located  
13 at Grand and 2nd Street, in the heart  
14 of downtown, has been a Newburgh icon  
15 for well over a century and a half,  
16 but the building has been vacant and  
17 in progressive disrepair ever since a  
18 fire destroyed it in 1981. After the  
19 City Club was a tenant and prior to  
20 the fire, the building had become a  
21 symbol of a burgeoning 1970s  
22 restoration movement in Newburgh, but  
23 sadly, since that time, it has stood  
24 as a symbol of the City's decay.

25 Located next to the Newburgh

1 IDA HEARING 11/21/22

2 Free Library and in the East End  
3 Historic District, the original  
4 building was designed in the 1850s by  
5 renowned architects Andrew Downing and  
6 Calvert Vaux as a home for Dr. William  
7 Culbert. The building was enlarged,  
8 and its longest tenant was the  
9 Newburgh City Club, which was a  
10 private, exclusive club for the  
11 wealthy, hence the moniker, the City  
12 Club Building.

13 Genesis was awarded the  
14 contract by the City of Newburgh to  
15 restore this building as a commercial  
16 center in an area of downtown  
17 Newburgh, north of Broadway, that is  
18 primed for renaissance. The Genesis  
19 team, including principals David  
20 Garland and Wayne Warner, have  
21 substantial historic preservation  
22 experience in addition to commercial  
23 and residential development.

24 Our plan for the building is to  
25 work with the State Historic

1 IDA HEARING 11/21/22

2 Preservation Office (SHPO) to restore  
3 as much of the detail and character of  
4 the original as possible. Preliminary  
5 inspections of the building have shown  
6 the envelope to be structurally sound,  
7 though the interior will need to be  
8 rebuilt from the ground up, with  
9 floors added, to create three levels.  
10 In order to do so, we will engineer a  
11 new building skeleton within the  
12 exterior walls of the current  
13 structure.

14 We have been in close touch  
15 with the community stakeholders,  
16 including the Director the Newburgh  
17 Free Library (the NFL) to develop a  
18 theme for the new building. Our  
19 vision is to turn the exclusive City  
20 Club model on its head, and to remake  
21 this building into a community center  
22 for an emerging, vibrant Newburgh.  
23 Our goal is to add a restaurant/cafe,  
24 with outdoor seating, local artist  
25 installations and public events on one

1 IDA HEARING 11/21/22

2 floor, while having office space for  
3 businesses and community service  
4 organizations on the others. The  
5 rooftop will also be an open space for  
6 dining, drinks and events.

7 The cost of performing a  
8 historical renovation such as this one  
9 is substantial, but transforming what  
10 has become a decades-long symbol of  
11 decay into a vibrant community  
12 gathering place will have a tremendous  
13 positive impact on the residents of  
14 Newburgh and the community at large.  
15 Our total estimated budget for the  
16 project is over \$2.2 million, though  
17 we anticipate that interest rate  
18 increases and material costs may cause  
19 that number to increase. We estimate  
20 that this new facility will generate  
21 nearly 30 new jobs on a sustained  
22 basis, which enables us to apply for  
23 the Empire State Development Grant.  
24 We have been approved on Part 1 for  
25 historic restoration tax credits from

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2 New York's Historic Preservation  
3 Office, and we have submitted an  
4 application to the IDA, the reason we  
5 are on the agenda today, for a sales  
6 tax abatement on the costs of  
7 materials to construct the building.  
8 The estimated of value of this  
9 abatement is \$166,000. The abatement  
10 will play a pivotal role in helping us  
11 to keep project costs at a level that  
12 make the project feasible. The  
13 remainder of the \$2.2 million will be  
14 raised as equity and debt by Genesis.

15 We appreciate your interest,  
16 attention and support, and are open to  
17 fielding any questions you may have  
18 via email. Thank you for your time  
19 this evening, David Garland and Wayne  
20 Waner.

21 I will now open this public  
22 hearing for public comment at  
23 5:39 p.m.

24 By way of the operating rules,  
25 if you wish to make a public comment,

1 IDA HEARING 11/21/22

2 please raise your hand, and I will  
3 call on you. Please wait to be  
4 recognized. Once recognized, please  
5 stand over here at the microphone and  
6 state your name and address for the  
7 record.

8 I'm trying to see how many we  
9 have here. When everyone has had the  
10 opportunity speak, I will conclude  
11 this public hearing. A record of this  
12 public hearing will be prepared and  
13 reviewed by the members of the Agency  
14 in connection with the Agency's  
15 consideration of the Proposed Project.

16 Again, the purpose of this  
17 public hearing is to solicit public  
18 comment. We are not here to answer  
19 questions. However, we will, in the  
20 course of this public hearing,  
21 consider questions if we have the  
22 information to answer the questions  
23 and there is sufficient time to  
24 consider such questions.

25 I will now ask if there is

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2 anyone in attendance who wishes to  
3 comment on either the nature and  
4 location of the Project Facility or  
5 the proposed "financial assistance"  
6 being contemplated by the Agency with  
7 respect to the Proposed Project.

8 For the record, please state  
9 your name and indicate your comments  
10 on either the Proposed Project or the  
11 proposed "financial assistance" being  
12 contemplated by the Agency with  
13 respect to the Proposed Project.

14 Also, if you can sign in as well, that  
15 way we will have a record of that.

16 So, yes, Council Member Anthony  
17 Grice.

18 COUNCILMAN ANTHONY GRICE:

19 Then I will sign in after.

20 IDA EXEC. DIR. CHERISSE VICKERS:

21 Sure.

22 COUNCILMAN ANTHONY GRICE:

23 Councilman Anthony Grice for  
24 the City of Newburgh. I live at 21  
25 Fleming Drive in the City of Newburgh.

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2 So, first -- it's on both, actually.  
3 It's on the location. When we put out  
4 this RFP, we were very intentional and  
5 see that they did a lot of great work  
6 in choosing these developers. I also  
7 want to thank the IDA for doing your  
8 due diligence.

9 So, that location is properly  
10 said in the statements that you read.  
11 We are really trying to revitalize.  
12 That corner has been the shell of a  
13 building, a historic building, a shell  
14 of a historic building for quite too  
15 long. And so with that, you know, I  
16 support the Project.

17 What I'm happy about is that we  
18 are not getting a property tax PILOT  
19 for this project. So I hope that I'm  
20 preaching to the choir as I say  
21 something about our property tax  
22 PILOTS, that we should be very careful  
23 when we get those that it should be  
24 unique businesses that would not  
25 otherwise come to the City of Newburgh



1 IDA HEARING 11/21/22

2 and they should be offering something,  
3 affordable housing, workforce  
4 development, or other services that  
5 are equivalent to the PILOT because  
6 when they ask for a PILOT, that cost  
7 does not go away. We do not give  
8 anybody that asks for a PILOT  
9 50 percent of the services. We give  
10 them full services, and it costs the  
11 full amount.

12 So, even though they are taking  
13 property off of the tax rolls, they  
14 are still those services. And if we  
15 were to give them a PILOT, that  
16 disperses it throughout the rest of  
17 the property taxpayers.

18 And so the way that you reduce  
19 it -- they're saying that the taxes  
20 are too high. The way that you reduce  
21 property taxes is by putting more  
22 properties on the tax rolls, looking  
23 at other revenue streams, and making  
24 sure that the government is efficient.

25 So, with that said, I want to

1 IDA HEARING 11/21/22

2 thank the developer for not requesting  
3 the property tax PILOT and still going  
4 through with this. And I want to  
5 thank the IDA for doing their due  
6 diligence. And that's all.

7 IDA EXEC. DIR. CHERISSE VICKERS:

8 Council Member Ramona  
9 Monteverde.

10 COUNCIL MEMBER RAMONA MONTEVERDE:

11 I will sign in after. Thank  
12 you for letting me speak tonight. I  
13 want to say that you guys have really  
14 been doing some really good work. And  
15 this development is going to be  
16 important because, as you all are  
17 aware, this historic building has been  
18 in dire need of a developer coming  
19 into the City of Newburgh and  
20 investing and bringing it back to  
21 life. I've always been concerned that  
22 this building is going to collapse.  
23 And it is on the verge of collapsing.

24 So, I am just so happy that  
25 it's going to be brought back, it's

1 IDA HEARING 11/21/22

2 going to be rehabbed and put back onto  
3 the tax roll at some point once it's  
4 developed. And I support this effort  
5 and their request. So, thank you.

6 IDA EXEC. DIR. CHERISSE VICKERS:

7 Johanna.

8 MS. JOHANNA YAUN:

9 I prepared a letter, so I'll  
10 read that and I'll just submit the  
11 attachment so you can look at it  
12 later.

13 Dear Board Members, the  
14 historic building designed by AJ  
15 Downing and Calvert Vaux is a national  
16 treasure. It is one of only a handful  
17 of buildings that was produced by the  
18 famous architects during their short  
19 two-year partnership from 1850 to  
20 1852.

21 Even in its current state of  
22 abject despair, architects and  
23 scholars from around the world make  
24 pilgrimages to this building. It is a  
25 showpiece of our East End Historic

1 IDA HEARING 11/21/22

2 District, and it will be a magnet for  
3 preservation development.

4 The City Club was once regarded  
5 as a phoenix rising from the ashes of  
6 urban renewal when it was saved from  
7 demolition and fully restored by Brian  
8 Thompson in 1976. Inspired by the  
9 efforts, a group of do-it-yourselfers  
10 coalesced and stabilized the  
11 Montgomery, Grand, and Liberty Street  
12 neighborhood. But when the building  
13 was targeted by an arson on  
14 December 6th of 1981, morale plummeted  
15 and many investors walked away from  
16 Newburgh entirely.

17 I had heard it repeated over  
18 the years that the restoration of the  
19 City Club will be the one true sign  
20 that Newburgh is back. I urge you to  
21 do anything that you can to ensure  
22 that the restoration of this building  
23 is viable because it will lead to  
24 future prosperity for our City.

25 I have an attachment here. I

1 IDA HEARING 11/21/22

2 wrote a letter in support of the  
3 Empire State Development Grant for the  
4 building. It goes into much more  
5 detail about the history of the  
6 building. And I also have a brochure  
7 about the legacy of Andrew Jackson  
8 Downing, so it puts the building into  
9 context. So I ask you to take a look  
10 at that and see how important this  
11 building is.

12 IDA EXEC. DIR. CHERISSE VICKERS:

13 Thank you. Anyone else? Okay.  
14 So, with that, I formally close this  
15 meeting at 5:46 p.m. And thank you  
16 for attending.

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18 (TIME NOTED: 5:46 P.M.)  
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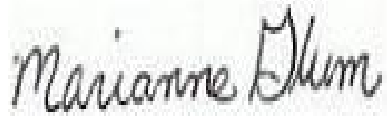
C E R T I F I C A T E

STATE OF NEW YORK )

)SS:

COUNTY OF ORANGE )

I, MARIANNE GLUM, a Court Reporter and  
Notary Public within and for the State of  
New York, do hereby certify that the  
foregoing is a true and correct transcript  
of the minutes recorded by me and reduced to  
typewriting to the best of my knowledge and  
ability.



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MARIANNE GLUM

	<b>Andrew (2)</b> 10:5;21:7	<b>away (2)</b> 17:7;20:15	10:16;11:21	<b>concerned (1)</b> 18:21
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<b>abatement (3)</b> 13:6,9,9	<b>appreciate (1)</b> 13:15	<b>benefit (1)</b> 3:11	<b>Cherisse (7)</b> 2:4;3:2,4;15:20; 18:7;19:6;21:12	<b>consist (1)</b> 3:23
<b>abject (1)</b> 19:22	<b>approve (1)</b> 8:17	<b>benefit (1)</b> 3:11	<b>chief (1)</b> 7:7	<b>consists (2)</b> 3:15;4:8
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<b>Adam (1)</b> 2:5	<b>architects (3)</b> 10:5;19:18,22	<b>bringing (1)</b> 18:20	<b>citizens (1)</b> 3:8	<b>constructing (1)</b> 5:22
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