

CITY OF NEWBURGH
INDUSTRIAL DEVELOPMENT AGENCY (IDA)
MINUTES OF BOARD MEETING
October 26, 2020

Present

Board Members: Austin DuBois, Chairman
Christina Amato, Michael Kelly, Adam Pollick, Marlon Ramos,
and Nancy Thomas

Absent: Sarah Beckham Hooff

Staff: Cherisse Vickers, Executive Director

Counsel: Robert McLaughlin, McLaughlin Law

GUESTS: Special Counsel Kelly Pressler, Jacobowitz & Gubits

1. **Roll Call**: Chairman Austin DuBois called the meeting to order.
2. **Executive Session**: the board voted to go into Executive Session to discuss pending litigation, with a motion made by Nancy Thomas, seconded by Adam Pollick, and unanimously approved.
3. **Executive Session**: the board voted to come out of Executive Session to start the public portion of the board meeting with a motion made by Nancy Thomas, seconded by Marlon Ramos, and unanimously approved. It was voted on and unanimously agreed in Executive Session to proceed with a New York State action regarding the Broadway Armory and GEMMA Corporation.
4. **Proof of Notice of Meeting**: Accepted.
5. **Reading and Approval of minutes of the previous meeting**

Minutes from the previous board meeting of September 21, 2020 were distributed earlier to the board via e-mail.

Motion to approve the minutes of September 21, 2020 as presented:

Mr. Ramos: Motion to approve the minutes

Ms. Thomas: Motion seconded.

Discussion: None.

VOTE: Unanimously adopted.

6. **Report of the Treasurer; Approval of Payment of Bills**

Treasurer Marlon Ramos presented the Treasurers' Reports to the board. Several items were updated relative to the finances—a check to Storage Boss had not cleared for a second time. They were called and after searching, the check was found and will be deposited; the AT&T cell

tower payments have been brought up to date with September’s payment being received a couple of weeks ago, and July and August payments were received today; the IDA received \$25.00 from the Philadelphia Insurance Company, reimbursing the IDA for the late fee.

Also, Treasurer Marlon Ramos, as Chair of the Audit Committee, reported on a recent Audit Committee meeting where the members reviewed and created a five-year budget to be inputted into PARIS. He presented the Five-Year Proposed Budget, 2019-2024 to the board for adoption. After some discussion, the following motion was made by Marlon Ramos and seconded by Adam Pollick: the Five-Year Proposed Budget, 2019-2024, is approved and unanimously adopted, pending any possible changes to the budget relative to the PPE program.

On a motion made by Nancy Thomas and seconded by Marlon Ramos, the board approved payment of bills (check numbers 898 and 900-902).

7. Chairman’s Report

The Chairman gave a brief overview of the grant discussed at the last board meeting for “The Hillside.” The IDA was going to be a co-applicant for the brownfield grant; however, there is an issue with the IDA’s DUNS number, and it hasn’t been able to be corrected yet. That number is needed in order to sign up with the federal government grants program. The Executive Director is working on correcting the number, and the IDA will be able to assist in the future. The IDA got involved as the city was not able to obtain the grant themselves as they were the entity that polluted “The Hillside.”

8. Counsel’s Report

IDA Counsel Robert (Bob) McLaughlin talked with the board about the Uniform Tax Exempt Policy (UTEP) that is currently in place. After some discussion about the lack of the IDA being able to offer a PILOT to a potential project based on the existing IDA policy, which is contrary to state law, the board is in agreement to hold a public hearing on changing the policy to allow the IDA to offer a PILOT to a potential project. Counsel and Executive Director are working on a draft policy at this time.

A motion was made by Christina Amato and seconded by Marlon Ramos to hold a public hearing on the potential changes to the IDA’s UTEP. Resolution No. 2020-10-26-01, Authorizing Issuance of a Notice of a Public Hearing to Consider Revisions to the Agency Uniform Tax Exemption Policy, was put to a roll call with the following results:

	<i>Yea</i>	<i>Nay</i>	<i>Absent</i>	<i>Abstain</i>
Austin DuBois	X			
Nancy Thomas	X			
Christina Amato	X			
Marlon Ramos	X			
Sarah Hooff			X	
Michael Kelly	X			
Adam Pollick	X			

The taxing jurisdictions of the City of Newburgh, City of Newburgh Enlarged City School District, and Orange County, will be notified of the proposed changes, allowing for input from the potential affected parties.

9. Executive Director’s Report

The Executive Director updated the board on a meeting of the PPE grant committee.

Discussion took place concerning the amount of a grant, the total grant allocation in the budget, and the scorecard that has the criteria for awarding a grant. Each grant would be no more than \$2,500.00; the grant would be on a reimbursement basis, meaning the funds would have had to have been spent in order to apply for the grant; and the total budget allocation is \$70,000.00. With that budget, potentially 28 grants can be awarded if each applies for the maximum amount.

As noted at last month’s meeting, the \$70,000 figure was arrived at by taking 50% of annual proceeds from cell tower receipts.

On a motion made by Mike Kelly and seconded by Nancy Thomas, Resolution No. 2020-10-26-02, Authorizing the Agency to Establish a State Disaster Emergency Grant Program for Small Businesses, was put before the board for a roll call vote.

	<i>Yea</i>	<i>Nay</i>	<i>Absent</i>	<i>Abstain</i>
Austin DuBois	X			
Nancy Thomas	X			
Christina Amato	X			
Marlon Ramos	X			
Sarah Hooff			X	
Michael Kelly	X			
Adam Pollick	X			

10. **New Business**

Nominating Committee – after discussion, the board agreed that the Executive Director would poll the board relative to officer positions.

A letter was sent to the Executive Office of the City, letting them know of a vacancy and the IDA’s recommendation to fill that position. The City will be holding a working session shortly, and this item is on their agenda.

The Chairman shared with the board information about the Grand Street Project. The county owns three (3) buildings on that street—Masonic Lodge, YMCA, and the American Legion—and put out an RFP concerning those buildings. Two responses were received: one response from Karney Development, with a purchase price for the three buildings at \$250,000, and the second response was from Foster Supply Group, a Sullivan County boutique/resort developer, who offered \$1 million for all three buildings. Austin would like Cher to talk with Bill Favoranti regarding sending a support letter to the county from the IDA listing how the IDA would be willing to assist the project with their financial incentives; this project can bring 100 jobs to the city, employing local people.

11. **Old Business**

No old business came before the board.

12. **Adjournment**

As there is no further business to come before the board, a motion to adjourn was made by Nancy Thomas, seconded by Christina Amato, and unanimously passed.