

CITY OF NEWBURGH
INDUSTRIAL DEVELOPMENT AGENCY (IDA)
MINUTES OF BOARD MEETING
November 16, 2020

Present

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

Staff: Cherisse Vickers, Executive Director
Counsel: Robert McLaughlin, McLaughlin Law

GUESTS: Kei Hayashi; Michael Meola, and Cameron Boucher,
BJH Advisors (for presentation on 143 Washington
Street project)

1. **Roll Call**: Chairman Austin DuBois called the meeting to order.
2. **Executive Session**: the board voted to go into Executive Session to discuss disposition of real property with a motion made by Nancy Thomas, seconded by Christina Amato, 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 Christina Amato, seconded by Nancy Thomas, and unanimously approved. There were no items voted on during the Executive Session.
4. **Proof of Notice of Meeting**: Accepted.
5. **Reading and Approval of minutes of the previous meeting**

Minutes from the previous board meeting of October 26, 2020 were distributed earlier to the board via e-mail.

Motion to approve the minutes of October 26, 2020 as presented:

Ms. Thomas: Motion to approve the minutes
Mr. Kelly: 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.

Also, Treasurer Marlon Ramos, as Chair of the Audit Committee, mentioned that the

committee would be meeting soon to review the 2021 annual budget, as well as any financial policies for re-adoption at the December board meeting.

Mention was made that the auditors would be sending the engagement letter for the year 2020 audit soon.

On a motion made by Mike Kelly and seconded by Nancy Thomas, the board approved payment of bills (check numbers 903 -907).

7. **Chairman's Report**

The Chairman was excited to report that the mayor wants to see more action being done by the Strategic Economic Development Advisory Council (SEDAC) so the SEDAC and City Council will have a retreat, with one of the items on the agenda to understand each council's expectations of the other.

The Chairman also received a phone call from a county legislator concerning the county-owned buildings in Newburgh. The Chair sent the county a letter outlining ways in which the IDA could assist a development project for those buildings on Grand Street.

8. **Counsel's Report**

IDA Counsel Robert (Bob) McLaughlin updated the board on two items:

a) the Foundry – the bankruptcy approved the order of sale, with a closing to take place in four (4) months; and b) regarding Scobie Drive – Jim McIver has finished his report on the underground at Scobie, with the report being sent within 30 days to NYS DEC. It is the hope that the DEC will accept the report.

9. **Executive Director's Report**

The Executive Director said not much new to update the board. The board was sent the new meeting dates for the Year 2021. The application for the PPE grant will be available soon.

The Chairman mentioned that a public hearing is scheduled for December 3, 2020, at City Hall for the IDA's UTE policy. Both he and Cher will attend but no other board member has to.

10. **New Business**

BJH Advisors, who have a development project in the works for 143 Washington Street, gave a brief presentation to the Board on their proposed project. After some discussion and questions asked and answered, the board agreed that they would like to Osbourne Associates, a large commercial component of this project, to attend a board meeting so the board could query them.

11. **Old Business**

A motion was made by Christina Amato to re-elect the slate of officers as they currently hold office was made, seconded by Marlon Ramos, and unanimously adopted.

12. **Adjournment**

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