

CITY OF NEWBURGH  
INDUSTRIAL DEVELOPMENT AGENCY (IDA)  
MINUTES OF BOARD MEETING  
February 8, 2021

Present

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

Staff: Cherisse Vickers, Executive Director  
Counsel: Robert McLaughlin, Whiteman, Osterman and Hanna, LLP  
Catherine Kemp, Associate, WHO  
Kelly Pressler, Jacobowitz & Gubits

GUESTS: Representing Attic Labs: Michelle Rider (Catania, Mahon,  
Rider), Michael Engels, Richard Mizberg, Jake Chai,  
Eric Edelman, Andrew Schrijver, Keith Libolt

General Public: Virginia DiOrio

1. **Roll Call**: Chairman Austin DuBois called the meeting to order and accepted the proof of notice of meeting.
2. **Executive Session**: the board voted to go into Executive Session to discuss disposition of real property and ongoing litigation with a motion made by Nancy Thomas, seconded by Greg Nato, and unanimously agreed.

The board voted to come out of Executive Session with a motion made by Marlon Ramos, seconded by Christina Amato, and unanimously agreed.

No decisions or actions were taken during Executive Session.

3. **Reading and Approval of minutes of the previous meeting**

Minutes from the previous board meeting of January 11, 2021 were distributed earlier to the board via e-mail.

Motion to approve the minutes as presented:

Ms. Thomas: Motion to approve the minutes  
Mr. Kelly: Motion seconded.  
Discussion: None.  
**VOTE: Unanimously adopted.**

#### 4. **Report of the Treasurer; Approval of Payment of Bills**

Treasurer Marlon Ramos read the Treasurers' Reports to the board.

Motion to approve the Treasurer's Report was made by Mike Kelly, seconded by Greg Nato, and unanimously approved.

Motion to pay January 2021 bills (check numbers 916-919) was made by Mike Kelly, seconded by Adam Pollick, and unanimously approved.

Motion to pay February 2021 bills (check numbers 921-927) was made by Mike Kelly, seconded by Greg Nato, and unanimously approved.

#### 5. **Chairman's Report**

The Chairman does not have a report at this time.

#### 6. **Counsel's Report**

IDA Counsel Robert (Bob) McLaughlin told the board there are two active applications that are being reviewed, one of which is presenting tonight; UTE policy has been reviewed; and no change regarding the status of the Scobie Drive project. They are still waiting on DEC.

#### 7. **Executive Director's Report**

The Executive Director reported that:

- two PPE grant applications have been received and are in line to be reviewed;
- Director stopped by Orchard Valley for a site visit and to deliver their grant check. (They showed the director the PPE items they purchased.);
- the director will meet with Mike and Marlon to discuss the two new PPE grant applications;
- Attic Labs has submitted an application that Counsel and Director are currently reviewing;
- another application has been received seeking mortgage tax abatement and sales tax assistance and will be reviewed and reported back to the board;
- 104 Washington Street will not be here tonight as they are waiting on the IDA's UTE Policy and finalizing their application;
- the subcommittee for the UTE Policy met and a draft has been sent to the board members. The chairman asked that every board member please take the time to review this policy as it is the basis of what the IDA is able to do as an agency. The board/committee will meet again on February 15, 2021, at 6 p.m. via Zoom to discuss the policy and answer any questions that board members may have; and lastly,
- if you have not done so, please e-mail your board evaluation form to the director;

#### 8. **New Business**

No new business to address at this time.

#### 9. **Old Business**

No old business to address at this time.

10. **Presentation by Attic Labs**

Representatives for Attic Labs gave a more in-depth presentation on what they are hoping to achieve at the Foundry, time frame for doing so, the financial assistance they are seeking and the financial implications of the project. (Entire presentation is on the IDA YouTube Channel.)

11. **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.

**CITY OF NEWBURGH INDUSTRIAL DEVELOPMENT AGENCY**  
 Treasurer's Report for the IDA February 8, 2021 Board Meeting

**OPERATING Account**

**Opening Balance** As of January 12, 2021 \$ **280,738.25**  
*from Quickbooks*

<i>Deposits</i>	<b>Payor</b>	<b>Amount</b>	<b>Remarks</b>
1/4/2020	AT&T	\$3,551.02	Cell tower
1/11/2021	Central Hudson	2,030.64	Cell tower
1/11/2021	Sprint	2,016.53	Cell tower
1/11/2021	T-Mobile	4,758.21	Cell tower
	<b>TOTAL</b>	<b>\$12,356.40</b>	
<b><i>These deposit amounts are reflected in the Opening Balance, not previously reported.</i></b>			
1/28/2021	Catania, Mahon & Rider	\$1,000.00	Application Fee
2/2/2021	AT&T	3,551.02	Cell tower
	<b>TOTAL</b>	<b>\$4,551.02</b>	

*Disbursements*

<b>Check Number</b>	<b>Check Date</b>	<b>Payee</b>	<b>Amount</b>	<b>Remarks</b>
920		Void		
921	1/25/2021	NPRG Fitness LLC	\$1,832.77	PPE Grant
922	1/25/2021	Diana Hesse	720.00	Inv. # 2021-01-25
923	1/25/2021	Jacobowitz & Gubits LLC	1,780.00	Inv. # 290300
924	1/25/2021	Kennedy & Graven, Chartered	9,391.04	Inv. # 158689
925	1/25/2021	Salvick Corp.	2,174.99	Inv. # 161
926	1/25/2021	Times Herald-Record	118.84	Inv. # 0000243128
926	2/8/2021	Salvick Corp.	1,000.00	Inv. # 162
		<b>TOTAL</b>	<b>\$17,017.64</b>	

**Closing Balance** As of February 8, 2021 \$ **268,271.63**  
*from Quickbooks*

**APPLICATIONS FUND Account**

**Opening Balance** As of January 1, 2021 \$ 14,137.50  
**Closing Balance** As of January 31, 2021 \$ 14,137.50

**LESSOR/TENANT Account**

**Opening Balance** As of January 1, 2021 \$ 2,400.00  
**Closing Balance** As of January 31, 2021 \$ 2,400.00

**MONEY MARKET Account**

<b>Opening Balance</b>	As of January 1, 2021	\$	749,956.45
<b>Interest credit</b>			63.69
<b>Closing Balance</b>	As of January 31, 2021	\$	750,020.14