

CITY OF NEWBURGH
INDUSTRIAL DEVELOPMENT AGENCY (IDA)
MINUTES OF MEETING
May 18, 2015

Present

Board Members: Joshua Smith, Chairman
Richard Bedrosian, Michael Curry, Austin DuBois, John Penney,
Nancy Thomas
Absent: Jimmy Mera
Counsel: Thomas Whyatt
CFO: Craig Skelly
Staff: Theresa Waivada, Executive Director

1. **Roll Call**: Chairman Smith called the meeting to order at 7:02 pm. A quorum is present.
2. **Proof of Notice of Meeting**: Accepted.
3. **Approval of the April 20, 2015 Minutes**

Ms. Thomas: Motion to approve the April 20, 2015 minutes as corrected
Mr. Penney: Motion seconded.
Discussion: Mr. DuBois asked that it be noted that he recused himself for the Executive Session and that the guests that were in attendance for the Executive Session, were no longer in the Council Chambers when he returned. Shortly after his return, the board voted to leave executive session and return to the regularly scheduled meeting.

VOTE: Unanimously passed with correction.

4. **Request for Communications**

The forms requesting that 5 Scobie Partners, LLC be removed from the BCP agreement were completed and submitted to the NYS Department of Environmental Conservation.

A copy of a news release from Comptroller DiNapoli's office ("Tax Exemptions Jump While Job Gains Slow for IDA Projects") was distributed for Board review.

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

Treasurer Mike Curry presented the Treasurer's Report for the period ending April 20, 2015. Opening balance of the TD Bank Operating Account is \$115,719.22; disbursements totaling \$5,803.48 for five checks, numbered 535-539; deposits in the amount of \$10,361.47; for a closing balance of \$120,277.21.

The Applicant Funds Account has a beginning and ending balance of \$25,000

The Lessor Security Deposit Account has a beginning and ending balance of \$6,000.

The Money Market Account ending balance is \$729,473.19.

All bank accounts held with Key Bank have been closed; funds were transferred to the TD Bank accounts.

Mr. Penney: Motion to accept Treasurer's Report and approve payment of checks as presented
Mr. DuBois: Motion seconded.
Discussion: No discussion.
VOTE: Unanimously passed.

6. Committee Reports

The Governance Committee will be scheduled to meet to discuss possible candidates as Mr. Bedrosian has indicated that he will resign. The Board was asked to submit possible candidates to the Chair of the Governance Committee, along with a resume of the candidate.

7. Report from Chairman

The Chairman noted that he spent quite a bit of time with a local group, the Quassaick Creek Watershed Alliance, which is a very active group, with monthly meetings that are conducted very well and are informative. They are public and open for anyone to attend. There was a cleanup of Muchattoes Lake recently and 700 pounds of garbage was collected from city-owned property behind the strip mall on Lake Street. With the cooperation of the city, several portions of a fence have been removed and a path has been created so people can walk along edge of the lake where shallow; also being planted with flowers. Many volunteers, some from Beacon, assisted with the cleanup.

The Chairman noted that two board members Board attended several local meetings/seminars. Nancy Thomas spoke briefly about the status of the Broadway Corridor working group and the working group on distressed properties in the city.

Mr. Curry noted concern about watershed protection; such as the closing of the valve on Murphy's Gate when expecting a significant rain flow. The Air National Guard tests regularly on their containments; U.S. E.P.A. has been sending a representative to watershed meetings and may have an avenue for funding to help protect the watershed.

The Chairman noted that a stable government and access to clean water spurs economic development.

8. Report from Executive Director

The Executive Director requested that the Agency continue vendor contracts for Theresa G. Waivada, Executive Director, Craig Skelly, IDA CFO, and Thomas Whyatt, IDA Counsel.

Treasurer Mike Curry proposed renewing by extending the vendor contracts as previously approved, with all conditions and fees to remain the same for:

IDA Counsel, legal services: Thomas Whyatt of Oxman Tullis Kirkpatrick Whyatt & Geiger LLP;

IDA Executive Director, executive and administrative services, Theresa G. Waivada;

IDA CFO, financial services: Craig Skelly, On the Money Bookkeeping Inc.

The motion was seconded by Jack Penney, and unanimously approved by the board.

9. Old Business

A meeting was held on the future of the IDA property at Scobie Drive with the City Manager, Chairman Josh Smith, Executive Director Teri Waivada, and Deidre Glenn. It was agreed that a joint meeting with the representatives of various economic development entities to discuss marketing the site would be useful.

The members agreed to participate in a Board retreat during June on the future direction of the Agency.

10. **Report from Counsel**

IDA Counsel Tom Whyatt asked the director the status of the Small Claims Court notice. Two letters have been sent to the Court asking that the case be dismissed as the IDA does not manage any rental properties, but has issued bonds for two projects in the City. The director will appear in court on June 15, 9:30 a.m., to represent the IDA.

IDA Counsel suggested going into Executive Session to discuss the legal status of the Stipulated Settlement on the Foundry Condo Project. At this time, Board Member Austin DuBois recused himself from attending the Executive Session and left the meeting.

Executive Session

Mr. Curry: Motion for the Board to go into Executive Session
Mr. Penney: Motion seconded.
Discussion: None.
VOTE: Unanimously passed.

Mr. Penny: Motion for the Board to come out of Executive Session
Mr. Curry: Motion seconded.
Discussion: None.
VOTE: Unanimously passed.

11. **New Business**

No new business to discuss at this time.

12. **Adjourn**

There being no further business to come before the board, on a motion made by John Penney and seconded by Mike Curry, the board unanimously agreed to adjourn the meeting at 9:10 p.m.

Next Meeting: June 15, 2015

[Login](#) [Subscribe](#) [Site Index](#) [Contact Us](#) [Translate](#)



[OSC Home](#) > [Newsroom](#)



NEWS

From the Office of the New York State Comptroller
Thomas P. DiNapoli

May 18, 2015, Contact: Press Office (518) 474-4015



DiNapoli: Tax Exemptions Jump While Job Gains Slow for IDA Projects

New York's Industrial Development Agencies (IDAs) provided \$660 million in net tax exemptions in 2013, up \$105 million from 2012 but estimated job gains were nearly 23,000 lower than the previous year, [according to a report](#) issued today by State Comptroller Thomas P. DiNapoli. This is DiNapoli's eighth annual report examining the performance of the state's IDAs and how these entities fulfill their mission to attract, retain and expand business within their communities.

"Although the amount of tax breaks IDAs provided to private companies noticeably increased, job gains did not keep pace," said DiNapoli. "IDAs can be an important catalyst for economic development in our state, but I urge local officials to improve their scrutiny over projects so that taxpayers know if their community is receiving promised jobs and economic benefits."

In 2013, the most recent full year of data available, IDA projects reported a total of 644,080 full-time jobs, which reflects an increase of 199,943 jobs over the life of these projects, at a median cost of \$2,095 per job gained. In 2012, cumulative job gains equaled 222,645 with the median cost per job gained of \$1,967.

DiNapoli's report found that, despite this weakening growth in jobs, the state's 109 active IDAs provided \$1.38 billion in total tax exemptions in 2013. These exemptions were partially offset by \$723 million in payments-in-lieu of taxes, leaving the total net exemptions for the year at \$660 million – an increase of \$105 million, or 19 percent, from 2012.

Municipal property taxes accounted for \$258 million of total net tax exemptions while school property tax breaks accounted for \$237 million. Other exemptions included state and local sales tax, county property taxes and mortgage recording taxes.

All but one of these agencies filed audited financial data with the State Comptroller's office. Three fewer IDAs were operating in 2013 than in 2012. DiNapoli said this is the second consecutive year IDAs have improved their reporting.

Other findings include:

- The 4,709 projects supported by IDAs in 2013 were valued at \$76.8 billion, an increase of 4.8 percent over 2012;
- The highest number of IDA-sponsored projects in 2013 were on Long Island (851);
- Regional data shows IDAs in the Mid-Hudson valley (\$180.3 million), Long Island (\$114.1 million) and the Capital District (\$113.2 million) granted the highest amount of tax exemptions; and

- Operating expenses for IDAs in 2013 totaled \$88.9 million, an average of \$823,000 per agency. They ranged from \$0 for IDAs in the cities of Port Jervis and Rensselaer to \$13.6 million for the New York City IDA.

DiNapoli has also renewed his call for improvements to IDA oversight and accountability.

While several recent audits have noted IDAs performing effectively and using best practices, there continue to be deficiencies related to approving and monitoring project performance. The Comptroller is developing legislation that would support IDA economic development activities by requiring the use of standardized project applications, cost-benefit analysis, uniform project agreements and provisions for the recapture of benefits for certain nonperformance.

For a copy of the report, visit:

Annual Performance Report on New York State's Industrial Development Agencies - Fiscal Year Ending 2013

http://www.osc.state.ny.us/localgov/pubs/research/ida_reports/2015/idaperformance.pdf

For comprehensive data showing project, financial and debt data for both IDAs and LDCs, visit: **Financial Data for Local Governments**

http://www.osc.state.ny.us/localgov/datanstat/findata/index_choice.htm

For access to state and local government spending and more than 50,000 state contracts, visit <http://www.openbooknewyork.com/>. The easy-to-use website was created by DiNapoli to promote openness in government and provide taxpayers with better access to the financial workings of government.

###

Albany Phone: (518) 474-4015 Fax: (518) 473-8940

NYC Phone: (212) 383-1388 Fax: (212) 681-7677

Internet: www.osc.state.ny.us

E-Mail: press@osc.state.ny.us

Follow us on Twitter: [@NYSComptroller](https://twitter.com/NYSComptroller)

Like us on Facebook: www.facebook.com/nyscomptroller

© Office of the New York State Comptroller