

**CITY OF NEWBURGH
INDUSTRIAL DEVELOPMENT AGENCY (“IDA”)
MINUTES OF MEETING
July 29, 2013**

Present

Board Members: Joshua Smith, Chair
John Penney, Richard Bedrosian, Nancy Thomas
Michael Curry, Jerry Maldonado
Counsel: Thomas Whyatt, Esq., Counsel
Staff: Theresa Waivada, Executive Director
Guest: James Slaughter, Interim City Manager

1. **Roll Call** Mr. Smith called the meeting to order at 7:30pm. A quorum was present.
2. **Proof of Notice of July 29th Meeting**
3. **Approval of the June 17th Minutes.**

Mr. Penney: Motion to approve the June 17th Minutes.
Ms: Thomas Motion seconded.
Discussion: None
Vote: The Minutes were unanimously approved.

4. **Communications.** 1) Sprint has notified the IDA that they're 'decommissioning' their equipment on the cell tower by the end of the year. This monthly income will cease. 2) Ms. Waivada discussed Governor Cuomo's Start-Up Program regarding the 1-mile radius tax free area around the colleges. Ms. Waivada suggests expanding the Orange County Accelerator into the OCC Newburgh campus.

5. **Bills and Treasurer's Report.** Mr. Curry presented the amended June Treasurer's report (with the Applicant's Account included) and the current Treasurer's report (Operating Account ending balance of \$669,801.54; Applications Account ending balance of \$5000.57. He requested a motion to approve payment of five invoices as presented. HHFCU annual lease payment of \$100 needs to be invoiced.

Mr. Penney: Motion to approve five checks as presented.
Mr. Maldonado: Motion Seconded.
VOTE: Unanimously approved.

Mr. Curry and Ms. Waivada discussed the need for an RFP for audit services, which will need to be prepared in the fall. Mr. Whyatt will prepare an itemized bill for a 5 Scobie Drive Partners reimbursement.

6. **Report from the Chair.**

- Mr. Smith distributed copies of the Minutes from the City's re-Zoning Code leadership team and Advisory taskforce. The taskforce will meet every 2 weeks in order to prepare for the full presentation to the Council and the public hearings in the fall. Increasing density where appropriate and open space where appropriate, including Broadway islands. Mr. Slaughter discussed the TIP \$10mm for improvements, which includes re-design of Broadway from

Grand to Dubois and streetscaping design. With the façade improvement program it will tie the land bank area together. Narrowing Broadway is designed to help pedestrian movement. Center islands will slow traffic, increase storm water management with greening and visually aid in moving traffic up from the waterfront. Mr. Smith expressed concern that important standing boards need to be part of the re-zoning discussions on an on-going basis so that information is disseminated in a timely way.

7. Report from the Executive Director

- Ms. Waivada is preparing the reimbursements to present to HV Lighting. The City, IDA and CT Male met with Mr., Littman and his counsel to review moving forward with the BCP. HV Lighting has hired CT Male for the testing and remediation assessment. There was a discussion of the City applying for consolidated funding for water/sewer improvements and stabilization between IDA/City properties to solve an elevation issue.
- Ms. Waivada explained the TSEC grant and the joint marketing effort among CDBG, City, the County and the IDA to identify commercial properties/sites available for sale/lease. A July 31st press conference will announce the initiative in order to alert property owners of the opportunities. Each organization is bringing their expertise to the businesses. Ms. Waivada has helped the city put together a press kit and press release. Mr. Maldonado asked about the demand for industrial space? Mr. Slaughter said they are targeting companies with 2-10 employees, smaller firms priced out of Bronx and Queens. Prices are good here in Newburgh. Mr. Bedrosian's Newburgh for Newcomers aligns well with the business plan. Ms. Thomas shared her B&B experiences of which 6 Brooklyn visitors made residential purchases. Mr. Bedrosian noted that Chronogram is starting a Home magazine to entice people to Ulster County and he will be talking with the editor. Mr., Slaughter will review city-owned properties which can be added to the N4N12550.com.
- Mr. Penney expressed concerns about cleaning up the City, including Temple Avenue. Mr. Slaughter said it is a capacity problem, with the DPW down 44 employees. There was a general discussion of cleaning up Newburgh; Mr. Curry explained expenses of tipping fees.

8. Reports of Committees.

Audit Committee: There was no report.

Governance Committee: There was no report.

9. Report from Counsel:

- The Foundry Litigation. Mr. Whyatt explained Resolution 2013-7-29-1 to approve the Stipulation that Chair will sign. A cash flow chart was added since the last discussion. He will present the Resolution to the Court to be so-ordered. Mr. Whyatt is holding a \$60,000 check from the Foundry Group to the IDA. \$25,000 will be deposited to the IDA Applications Account, and \$35,000 will pay for reimbursement of legal fees. The Stipulation gives 62 months from date of entry for the private development group to complete all 59 units in phased schedules. The initial step is for architects to update drawings to meet current code. There will be quarterly progress reports to the IDA board in writing. The intention is to lease, not sell. All 50 Certificates of Occupancy must be completed before they can sell units.

Mr. Curry: Motion to pass Resolution 2013-7-29-1

Mr. Bedrosian: Motion Seconded.

Discussion: None

VOTE: Unanimously passed by roll call.

- **Corwin Management**. There is no update. The Comptroller and Ms. Kelson need to settle the monetary amount, after which Corwin will pay and at their own expense prepare deeds for recording. Mr. Smith will sign the deed transfer documents and the Assessor will put the property back on the tax roll immediately.
- **IDA Contract with the City**: Ms. Waivada and the City Manager will work on a Memorandum of Understanding. Mr. Slaughter is not expecting revenues from the Agency for the remainder of the year, so the issue of recognition of Article 78 is being attended to.
- **Cell Tower Lease Extension**: Ms. Waivada and Mr. Whyatt telephone-conferenced with Crowne Castle. Crowne Castle will put together information for them to bring to the City. A PILOT for Crown to may payments to the City is being proposed.

10. Old Business. There was none.

11. New Business: Mr. Slaughter expressed City's intention to work closely with the IDA. He believes that the IDA is a key to turning city around. The strategy counts heavily on using the IDA benefits to attract small business. Ms. Thomas asked if the City is giving thought to tourism. Mr. Slaughter: the CFA is centering on the BOA, infrastructure project and Main Street, and he'll ask Ms. Kain to add a tourism component. Mr. Slaughter said the 7-acre Consolidated Site is seen as a redevelopment into a destination use. Tourism, Arts, culture need to be tied together.

The next IDA Board meeting is set for Monday, September 16th.

Mr. Penney: Motion to Adjourn .

Ms. Thomas: Motion Seconded.

VOTE: Unanimously Passed.

The Meeting was adjourned at 8:30

Respectfully submitted,

C. K. Boyle
Recording Secretary