

CITY OF NEWBURGH
INDUSTRIAL DEVELOPMENT AGENCY (IDA)
MINUTES OF BOARD MEETING
September 21, 2020

Present

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

Absent: Sarah Beckham Hooff, Michael Kelly

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

GUESTS: Philippe Pierre, Mistral Construction
Charley Huebner, Mistral Construction

1. **Roll Call**: Chairman Austin DuBois called the meeting to order.
2. **Executive Session**: the board voted to go into Executive Session to discuss the appointment or employment of a particular person with a motion made by Nancy Thomas, seconded by Marlon Ramos, 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 and seconded by Nancy Thomas, and unanimously approved. It was decided in Executive Session to recommend the appointment of Gregory Nato to City Council as a new board member to replace the vacancy of Sarah Beckham Hooff.
4. **Proof of Notice of Meeting**: Accepted.
3. **Reading and Approval of minutes of the previous meeting**

Minutes from the previous board meeting of June 15, 2020 and July 27, 2020 were distributed earlier to the board via e-mail. There is also a copy of the minutes in the directors' meeting packet.

The Chairman called for a motion to accept the minutes as presented.

Motion to approve the minutes of June 15, 2020 as presented:

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

Motion to approve the minutes of July 27, 2020 as presented:

Ms. Amato: Motion to approve the minutes
Ms. Thomas: Motion seconded.
Abstain: Adam Pollick
Discussion: Mr. Pollick was absent for the July 27, 2020 meeting.
VOTE: Unanimously adopted.

4. **New Business** – 104 Washington Street Project

The Chairman adjusted the agenda to accommodate the attendees who are here to discuss a new project and ask for assistance from the IDA.

Mr. Philippe Pierre and Mr. Charley Huebner, from Mistral Construction, attended the board to update the board on their latest project and ask for a PILOT, mortgage tax and sales tax abatements (see attachments). The property has been bought from the Newburgh Community Land Bank and will be a mixed use project six stories tall.

The Executive Director will be discussing the project with IDA Counsel to ascertain what the IDA can provide for this project.

A motion to adopt Resolution No. 2020-09-21-01, Public Hearing Resolution, 104 Washington Street LLC Project, was made by Adam Pollick, seconded by Christina Amato, and unanimously passed. A roll call of the resolution resulted in unanimous passage of the resolution.

	<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			

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

Treasurer Marlon Ramos presented the Treasurers' Reports to the board. There are three reports to be approved—July, August, and September. After having read the Treasurers' Reports, the following motions were made:

On a motion made by Christina Amato and seconded by Adam Pollick, the July 2020 Treasurer's Report was approved and unanimously passed.

On a motion made by Christina Amato and seconded by Adam Pollick, the August 2020 Treasurer's Report was approved and unanimously passed.

On a motion made by Christina Amato and seconded by Adam Pollick, the September 2020 Treasurer's Report was approved and unanimously passed.

On a motion made by Nancy Thomas and seconded by Marlon Ramos, the board approved payment of bills (check numbers 882-897).

6. **Chairman's Report**

The Chairman gave a brief overview of a grant application that Strategic Economic Development Advisory Council is working on. It would assist with figuring out what it would take to develop a brownfield site—"The Hillside." This is urban renewal land as well. A question came up about whether the IDA could be either an applicant or co-applicant, depending upon if the city cannot do it themselves.

A motion was made by Christina Amato to continue to participate in the conversation towards potentially becoming a sponsor or co-sponsor of the grant to clean up The Hillside pending more details. The motion was seconded by Adam Pollick and unanimously passed.

7. **Executive Director's Report**

The Executive Director updated the board on the grant assistance for PPE to Newburgh businesses. Due to various schedules, a final meeting of the committee hasn't happened but the details to date are: grant award amount up to \$2,500., with a total pot available of \$70,000, reimbursement method to account for expenditure of the funds for promoted purpose.

The \$70,000 figure was arrived at by taking 50% of annual proceeds from cell tower receipts.

There is a sample scorecard that the Director has and will review it for use by the IDA. A question came up if the potential recipient of the award could be a sole proprietor. Yes, the award(s) can be given to a sole proprietor.

8. **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.