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CITY OF NEWBURGH
INDUSTRIAL DEVELOPMENT AGENCY (IDA)
PUBLIC HEARING
regarding
SCOBIE INDUSTRIAL PARTNERS, LLC

Date: March 17, 2025
Commencing at: 6:45 p.m.
Location: Newburgh Activity Center
401 Washington Street
Newburgh, New York
Court Reporter: Laura Evans

MINUTES OF
PUBLIC HEARING

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IDA MEMBERS PRESENT:

Cherisse Vickers, Executive Director
Michael Neppl, Chairman
Alexandra Church
Gregory Nato
Sharonda Powell
Christina Amato
Vickiana DeMora

ALSO PRESENT:

Adriana Huaynalaya, Financial Administrator
R. Michael N'Dolo, MRB Group
David Craft, Attorney for IDA
Erik Cooney, Developer for
Scobie Industrial Partners, LLC

1 IDA Public Hearing/Scobie Industrial Partners

2 MICHAEL NEPPL, IDA CHAIR:

3 We'll get started while we
4 troubleshoot the sound issues. This is
5 why it's always better to attend in
6 person. So it's 6:45. We have a quarum.
7 We can get started with roll call.

8 CHERISSE VICKERS, IDA EXEC DIR:

9 We have Sharonda Powell, Alexandra
10 Church, Mike Neppl, Vickiana DeMora,
11 Gregory Nato, Christina Amato, and our
12 counsel, David Craft.

13 MICHAEL NEPPL, IDA CHAIR:

14 And the meeting has been properly
15 noticed. I consulted with Agency Counsel
16 on how to proceed in the absence of
17 recorded sound for the video. So at
18 least everybody in the room is aware, may
19 I ask Agency Counsel to share whether
20 it's proper for us to proceed with the
21 public hearing portion of the agenda
22 without recorded sound?

23 DAVID CRAFT, IDA COUNSEL:

24 So with reference to the public
25 hearing, we can proceed. When it comes

1 IDA Public Hearing/Scobie Industrial Partners
2 to the meeting, that's more about making
3 sure that there's sound and access for
4 the public to be able to hear. So we can
5 proceed just with video recording.

6 MICHAEL NEPPL, IDA CHAIR:

7 Great. Thank you so much. So
8 we'll proceed with item number 3, which
9 is the public hearing for Scobie
10 Industrial Partners, LLC.

11 CHERISSE VICKERS, IDA EXEC DIR:

12 Okay. I have to read quite a long
13 script, so bear with me.

14 Good evening. My name is Cherisse
15 Vickers. I'm the Executive Director to
16 the City of Newburgh Industrial
17 Development Agency in connection with the
18 project which is the subject of this
19 public hearing.

20 Today I am holding this public
21 hearing to allow citizens to make a
22 statement for the record relating to the
23 involvement of the Agency with a project,
24 (the "Proposed Project") for the benefit
25 of Scobie Industrial Partners, LLC, a New

1 IDA Public Hearing/Scobie Industrial Partners
2 York limited liability company (the
3 "Company").

4 The Proposed Project consists of
5 the following: (A) the acquisition of an
6 interest in a parcel of real property
7 consisting of approximately 15.24 acres
8 located at 5 Scobie Drive, Newburgh, New
9 York (the "Land"), (2) the remediation of
10 hazardous waste present on the Land
11 pursuant to the Remedial Action Work Plan
12 developed by the Company and approved by
13 the New York State Department of
14 Environmental Conservation, (3) the
15 construction and improvement of a new
16 warehouse distribution building on the
17 Land totaling approximately 125,000
18 square feet (the "Facility"), and (4) the
19 acquisition and installation therein and
20 thereon of related fixtures, machinery,
21 equipment, and other tangible property,
22 (collectively, the "Equipment"), (the
23 Land, the Facility, and the Equipment
24 hereinafter collectively referred to as
25 the "Project Facility"); (B) the granting

1 IDA Public Hearing/Scobie Industrial Partners
2 of certain "financial assistance" (within
3 the meaning of Section 854(14) of the
4 Act) with respect to the foregoing,
5 including potential exemptions from
6 certain sales and use taxes, real
7 property taxes, real estate transfer
8 taxes and mortgage recording taxes
9 (collectively, the "Financial
10 Assistance"); and (C) the lease (with an
11 obligation to purchase) or sale of the
12 Project Facility to the Company or such
13 other person as may be designated by the
14 Company and agreed upon by the Agency.
15 The Company will lease the building on
16 the Land to a company which will be
17 determined.

18 I intend to provide general
19 information on the Agency's general
20 authority and public purpose to provide
21 assistance to this Proposed Project. I
22 will then open the comment period to
23 receive comments from all present who
24 wish to comment on either the Proposed
25 Project or the Financial Assistance

1 IDA Public Hearing/Scobie Industrial Partners
2 contemplated by the Agency with respect
3 to the Proposed Project.

4 Legal Authorization and Powers of the Agency

5 City of Newburgh Industrial
6 Development Agency, (the "Agency"), is
7 authorized and empowered by the
8 provisions of Chapter 1030 of the 1969
9 Laws of New York, constituting Title I of
10 Article 18-A of the General Municipal
11 Law, Chapter 24 of the Consolidated Laws
12 of New York, as amended (the "Enabling
13 Act") and Chapter 577 of the 1982 Laws of
14 New York, as amended, constituting
15 Section 913 of said General Municipal Law
16 (said Chapter and the Enabling Act being
17 hereinafter collectively referred to as
18 the "Act").

19 Purpose of this Public Hearing

20 Pursuant to Section 859-a(2) of the
21 Act, prior to the Agency providing any
22 "financial assistance" (as defined in the
23 Act) of more than \$100,000 to any
24 project, the Agency, among other things,
25 must hold a public hearing pursuant to

1 IDA Public Hearing/Scobie Industrial Partners
2 Section 859-a of the Act with respect to
3 said project. Since the proposed
4 "financial assistance" to be provided by
5 the Agency with respect to the Proposed
6 Project may exceed \$100,000, then prior
7 to providing any "financial assistance"
8 (as defined in the Act) of more than
9 \$100,000 to the Proposed Project, the
10 Agency must hold a public hearing on the
11 nature and location of the Project
12 Facility and the proposed "financial
13 assistance" to be provided by the Agency
14 with respect to the Proposed Project.

15 The Company has requested the
16 following financial assistance: A) a
17 15-year payment in lieu of tax agreement
18 ("PILOT") at an estimated value of
19 \$2,395,955; B) an exemption from mortgage
20 recording taxes at an estimated value of
21 \$212,310; and C) an exemption from New
22 York State sales and compensating use
23 taxes at an estimated value of \$914,625.
24 It is noted that the requested PILOT is
25 not consistent with the adopted Uniform

1 IDA Public Hearing/Scobie Industrial Partners
2 Tax Exempt Policy of the Agency.

3 The Agency has previously engaged a
4 third-party municipal services firm, MRB
5 Group, which assessed the Proposed
6 Project and developed a written
7 cost-benefit analysis which identified
8 the following economic impact and
9 benefits to the City of Newburgh from the
10 Proposed Project: A) the construction
11 phase of the Project will create 35
12 direct and indirect jobs that generate
13 approximately \$2,862,830 in wages; B) the
14 Project will result in 20 permanent jobs
15 earning approximately \$1,900,000 in wages
16 on an annual basis; C) Orange County will
17 benefit from an additional one-time sales
18 tax revenue of \$18,787 associated with
19 construction wages earned during the
20 construction phase, and additional sales
21 tax revenue of \$220,955 related to new
22 wages earned from permanent jobs; D) over
23 the course of 15 years, the Project will
24 generate an increase of \$1,652,754 in
25 additional property tax revenue on the

1 IDA Public Hearing/Scobie Industrial Partners
2 current taxes for Orange County, the City
3 of Newburgh, and the Newburgh Enlarged
4 City School District.

5 In addition, part of the financial
6 assistance requested by the Company
7 includes a request to the Agency (the
8 "PILOT Request") to enter into a payment
9 in lieu of tax agreement (the "proposed
10 PILOT agreement"), the terms of which
11 will deviate from the existing Agency
12 Uniform Tax Exemption Policy (the
13 "Policy"). Pursuant to Section 874(4) of
14 the Act, and in accordance with the
15 Policy, prior to taking final action on
16 the PILOT Request for a deviation from
17 the Policy, the Agency must adopt a
18 resolution setting forth, with respect to
19 the proposed deviation: (a) the amount of
20 proposed Tax Exemption, (b) the amount
21 and nature of the proposed PILOT, and (c)
22 indicating the reasons for the proposed
23 deviation. At its regular meeting held
24 on October 21, 2024, the Agency approved
25 a letter setting forth in writing the

1 IDA Public Hearing/Scobie Industrial Partners
2 reasons for deviation from such policy,
3 and notifying, by certified mail, return
4 receipt requested or an electronic
5 correspondence with a read-receipt, the
6 affected local taxing jurisdictions of
7 the proposed deviation from the Policy
8 and the reasons therefor. This hearing
9 is also available to hear public comments
10 from those affected local taxing
11 jurisdictions regarding the proposed
12 deviation from the Policy.

13 The Executive Director of the
14 Agency caused notice of this Public
15 Hearing to be (A) mailed on January 23,
16 2025 to the chief executive officers of
17 Orange County, the City of Newburgh, and
18 the Newburgh Enlarged School District,
19 and (B) posted on January 23, 2025 on a
20 public bulletin board located at City
21 Hall, 83 Broadway, Newburgh, New York,
22 and (C) published on January 26, 2025 and
23 February 6, 2025 in the Times Herald
24 Record and Mid Hudson Times respectively,
25 newspapers of general circulation

1 IDA Public Hearing/Scobie Industrial Partners
2 available to the residents of the City of
3 Newburgh, Orange County, New York. In
4 addition, the Executive Director of the
5 Agency caused notice of this Public
6 Hearing to be posted on January 28, 2025
7 on the Agency's website.

8 Additionally, the Executive
9 Director of the Agency caused a letter
10 notifying about the proposed deviation
11 from the Uniform Tax Exempt Policy of the
12 Agency to be mailed by certified mail,
13 return receipt requested or an electronic
14 correspondence with a read-receipt on
15 January 23, 2025 to the chief executive
16 officers of Orange County, the City of
17 Newburgh, and the Newburgh Enlarged City
18 School District.

19 Pursuant to all such notices, the
20 Public Hearing scheduled for February 26,
21 2025 was adjourned to tonight. In the
22 interim, after the Public Hearing
23 adjournment on February 26, 2025, the
24 Executive Director of the Agency caused
25 notice of this adjourned Public Hearing

1 IDA Public Hearing/Scobie Industrial Partners
2 to be (A) mailed on March 6, 2025 to the
3 chief executive officers of Orange
4 County, the City of Newburgh, and the
5 Newburgh Enlarged School District, and
6 (B) posted on March 6, 2025 on a public
7 bulletin board located at City hall, 83
8 Broadway, Newburgh, New York, and (C)
9 published on March 6, 2025 in the Mid
10 Hudson Times, a newspaper of general
11 circulation available to the residents of
12 the City of Newburgh, Orange County, New
13 York. In addition, the Executive
14 Director of the Agency caused notice of
15 this Public Hearing to be posted on
16 March 14, 2025 to the Agency's accounts
17 with Instagram and Facebook.

18 Now, unless there's any objection,
19 I'm going to suggest waiving of the full
20 reading of the notice of this Public
21 Hearing and instead request that the full
22 text of the notice of the Public Hearing
23 be inserted into this record as Schedule
24 A.

25 The comments received today at this

1 IDA Public Hearing/Scobie Industrial Partners
2 Public Hearing will be presented to the
3 members of the Agency at or prior to the
4 meeting at which the members of the
5 Agency will consider whether to approve
6 the undertaking of the Proposed Project
7 by the Agency and the granting by the
8 Agency of any financial assistance in
9 excess of \$100,000 with respect to the
10 Proposed Project.

11 Written Comments

12 The notice of this Public Hearing
13 indicated that written comments could be
14 addressed to Cherisse Vickers, Executive
15 Director of the Agency. I have not
16 received any written comments.

17 We can start off with our
18 consultant, Michael N'Dolo, who the
19 Agency has engaged to conduct the
20 cost-benefit analysis and test of
21 reasonableness for this project.

22 R. MICHAEL N'DOLO, MRB GROUP:

23 Thank you. So you've heard this
24 several times in the past, what exactly
25 we do, but we feel it's important to say

1 IDA Public Hearing/Scobie Industrial Partners
2 each time so it gets into the record and
3 so that you have a record of this being
4 part of your deliberation.

5 So as you know, I work for MRB
6 Group. Our clients are predominantly
7 municipalities and agencies of
8 municipalities. I have done probably
9 400-plus studies at this point for all
10 different agencies across the state,
11 including ESD, NYSERDA, a bunch of
12 different agencies and across a wide
13 variety of studies.

14 So tonight, we start with Scobie.
15 As a reminder, test of reasonableness is
16 a financial analysis of the project's
17 financial pro forma. And we're
18 essentially asking two questions. Is the
19 incentive necessary to induce the
20 Project? Number one. And number two, is
21 the proposed abatement too generous? Or
22 another way to say that is, is the
23 proposed abatement reasonable, adequate,
24 but not anything more than that? I'll
25 talk about the cost benefit afterwards.

1 IDA Public Hearing/Scobie Industrial Partners

2 So what do we do? We look
3 specifically at the debt-service coverage
4 ratio. That's what a bank would look at.
5 And we look at the IRR, the internal rate
6 of return. That the pre-tax cash flow.
7 That's essentially answering the
8 question, can the developer do this deal.

9 So the developer, the applicant to
10 the IDA, provided us a fully functional
11 pro forma in Excel. It included all the
12 capital budgets, the sources of funds,
13 the various sources, the uses of the
14 funds, the operating pro forma, which is
15 the expenses and the revenues that will
16 be coming in, and the net, obviously, of
17 those things, and then ultimately, a
18 statement of cash flows. So we looked at
19 all of those things and we examined them
20 against certain benchmarks. So this is
21 one set of items that we looked at.
22 These ones we specifically benchmarked
23 against market clearing rates, so what
24 the interest rate is on the permanent
25 loan. There was no construction loan

1 IDA Public Hearing/Scobie Industrial Partners
2 separately identified in the pro forma.
3 The loan-to-value capitalization rate,
4 that's at the end of the Project, if they
5 were to sell it. It's a way to estimate
6 the sale value of the Project.
7 Amortization period of the loan,
8 debt-service coverage ratio, and equity
9 dividend rate. For our purposes, this is
10 essentially the same thing as the
11 internal rate of return. We also looked
12 at what the developer was assuming for
13 rental rates and we benchmarked that
14 against market clearing prices for
15 industrial, what their expense ratios
16 were, and then we kind of ballparked the
17 hard, soft, and other costs against other
18 benchmarks.

19 So what we found in our investor
20 survey from RealtyRates.com, for this
21 type of product -- right, everything is
22 product specific, so industrial
23 property -- that the equity dividend rate
24 ranges in the marketplace today between
25 6.64 percent and 13.84 percent. And the

1 IDA Public Hearing/Scobie Industrial Partners
2 average of all those surveyed is
3 9.88 percent. I list the cap rate here
4 as well at 9.43. So we've modeled this
5 based on the developer's assumptions that
6 we vetted and we came up with the IRR.
7 The IRR fits within the minimum and
8 maximum range. So essentially what we're
9 saying is that this is an appropriate
10 inducement from the point of view of
11 financial, and that it is necessary to
12 move the Project forward.

13 I will say one thing because
14 there's a little nuance in this that's
15 unlike a few other ones that you've
16 already heard about from us before, and
17 that is, the developer is proposing this
18 on a triple net basis. And that is when
19 you lease industrial and commercial
20 property, you can either have a gross
21 rent or triple net. A triple net means
22 that they pay the base rent plus the
23 three nets: insurance, property tax,
24 common area maintenance. Obviously,
25 we're most concerned about the property

1 IDA Public Hearing/Scobie Industrial Partners
2 tax, right? But why do I say this? It's
3 because this benefit in some respects is
4 going to accrue to the tenant, right?
5 Because they would be the ones
6 responsible for paying their portion of
7 the -- I mean, the owner's responsible,
8 but they're effectively paying. So what
9 we had to do is make one adjustment --
10 well, we made a couple adjustments, but
11 the most important one was we basically
12 figured out what is the equivalent gross
13 rental rate to compare to the triple net.
14 And then using that, we did our
15 calculations. So even though,
16 ultimately, the benefit accrues to the
17 tenant, it impacts how much the owner can
18 charge in rent. They can't charge above
19 market rent, which is base rent plus
20 triple net. I hope that's clear.

21 At the end of the day, we found
22 that the requested assistance is within
23 the test of reasonableness and that it is
24 necessary for moving the project forward.

25 The cost-benefit analysis, I think

1 IDA Public Hearing/Scobie Industrial Partners
2 you guys are quite familiar with at this
3 point, but I'll still go through this.
4 It's part of our general municipal law
5 obligation. I'm not going to go through
6 every number on these tables, but you can
7 see that we have a local spend up here of
8 \$5.6 million. That was the assumption of
9 the developer, the applicant, that about
10 25 percent of the spend would be local,
11 local being defined as what you have for
12 construction purposes. That translates
13 to 23 jobs and 2 million in wages. When
14 we run those through our models, of
15 course those people use their wages and
16 spend some of it locally, which supports
17 other jobs. And the actual construction
18 project is going to buy materials from
19 local vendors, so there's some additional
20 indirect jobs. So the total construction
21 period jobs are 35, with earnings of
22 2.9 million.

23 Once the project is built, we
24 estimate it at roughly 20 percent
25 full-time equivalent jobs on site.

1 IDA Public Hearing/Scobie Industrial Partners
2 Average salary for the industries that
3 the applicant is seeking to attract to
4 this area is about \$80,000, so a total of
5 \$1.6 million annually would be the wage
6 yield. And you can see those 20 jobs
7 produce a total of 24, because we have 4
8 indirect jobs, for annual earnings of
9 \$1.9 million roughly. And that's all
10 summarized on the same table to the left
11 there.

12 The value of the PILOT abatement to
13 the community is \$1.7 million. That
14 means that there's going to be
15 \$1.7 million in tax revenue as a result
16 of the project. The cost to the
17 community is the difference between the
18 unabated tax and the abated tax. So how
19 much is the PILOT exemption saving the
20 applicant? And that's \$2.4 million over
21 that same 15-year period.

22 Cher earlier read into the record
23 the sales tax numbers that this would
24 generate and the cost of the exemptions.
25 If you look on the right, we just

1 IDA Public Hearing/Scobie Industrial Partners
2 summarize everything. And again, this is
3 the format that the IDA is used to
4 looking at. We have a total cost of 2.9
5 million, total local benefits of
6 6.6 million, so we have a
7 benefits-to-cost ratio of 2.27.

8 The second ratio is just the tax
9 benefits and costs, so it excludes any
10 wages being paid. In that case, it is
11 .65 benefit-to-cost ratio.

12 And that concludes. Happy to take
13 questions if you have any. Thank you.

14 CHERISSE VICKERS, IDA EXEC DIR:

15 We will now invite the developer to
16 come up and give his presentation.

17 ERIK COONEY:

18 Good evening, everyone. For those
19 of you not familiar, this dark green
20 forested area is 5 Scobie Drive. It's a
21 15-acre site that is owned by the IDA.
22 It borders I84 to the north, Umbra to the
23 northeast, and the city's DPW site to the
24 southwest.

25 The IDA has now owned the site for

1 IDA Public Hearing/Scobie Industrial Partners
2 40 years. They first transferred the
3 site in 1984 when the New York State
4 Department of Transportation gave up
5 plans to use it for an off-ramp for I84.
6 Before that, it had a more troubled past.
7 It was the city's landfill from at least
8 the 1940s until 1976. In 1988, the EPA
9 came out and did the site inspection that
10 determined that 5 Scobie very likely
11 accepted sludge and other contaminated
12 products from DuPont's chemical plant
13 nearby. So this is a contaminated site
14 that the IDA has been looking for a
15 developer to take on for several decades
16 now.

17 So we got involved when you guys
18 put out an RFP all the way back in 2020
19 now, which is hard to believe, which we
20 won. And we have been working through
21 this long and technical Brownfield
22 Cleanup Program process since. The first
23 couple years were spent getting admitted
24 to the program, partly due to the
25 existing PCA, but also going out into the

1 IDA Public Hearing/Scobie Industrial Partners
2 field and testing both the soil and
3 groundwater.

4 We identified PFAS, which we were
5 unaware of in the beginning. It's kind
6 of notorious around here because it's at
7 Stewart. So that kind of complicated our
8 remedial work plan, but we worked through
9 it with the DEC and a host of
10 consultants, and ultimately submitted our
11 formal remedial action plan in 2023. And
12 these are, like, several-hundred-page
13 documents, super technical. It was
14 approved by the DEC last year. We have
15 since submitted the final remedial design
16 document to the DEC, but it's still under
17 review. It's been delayed because of
18 some new regulations that went into
19 effect at the beginning of this year that
20 called into question whether the wetland
21 on the north side of our property would
22 be under DEC or Army Corps of Engineers
23 jurisdiction, so we're waiting for that
24 final decision.

25 At the same time, in tandem, we've

1 IDA Public Hearing/Scobie Industrial Partners
2 been working with the city's planning and
3 engineering departments. I think we
4 first attended a workshop back in late
5 2023, and have since attended several
6 workshops and meetings and presented
7 several iterations of our site plan, with
8 integrated feedback we've received along
9 the way. So we're eager to get our site
10 plan approved, but we need to hold off
11 until DEC makes their final
12 determination.

13 So here's a rendering of what we're
14 proposing, which is a 125,000 square foot
15 class A industrial warehouse building.
16 Here's another rendering. So, you know,
17 we think it will attract a really great
18 business, either in the light
19 manufacturing space or the distribution
20 and logistics industries, which we think
21 will have a great impact on the city's
22 economic outlook, especially where it
23 sits. It's on Scobie, and you already
24 have some great businesses there:
25 Newburgh Metals, Freihofer's, and soon to

1 IDA Public Hearing/Scobie Industrial Partners
2 be a 420,000 square foot new development
3 on the former DuPont-Stauffer site. We
4 think our project will just further
5 enhance that Scobie Drive economic
6 industrial corridor.

7 Like Michael said, we're expecting
8 the end user that ultimately occupies the
9 building will create at least 20 jobs,
10 and you know, we are fully committed to
11 finding a tenant that is going to hire
12 locally, hire from City of Newburgh
13 residents.

14 And excitingly, this project would
15 also put a pretty major parcel on the tax
16 rolls for the first time ever, as far as
17 we know. So yeah, it's a job creator, it
18 will boost the tax rolls, and it's also
19 going to have a great impact on the
20 environment, cleaning it up.

21 So we applied for, as Cher said, a
22 PILOT that deviates from the standard
23 UTEP. It's really because this site is a
24 lot more costly to develop because of how
25 contaminated it is, so soft costs are way

1 IDA Public Hearing/Scobie Industrial Partners
2 more and then the hard costs of
3 remediation are significant. In addition
4 to that, we found out we have to build
5 the building on piles because the
6 contaminated soils are soft. So we're
7 adding several million dollars in
8 additional hard and soft costs.

9 And I should note, because I'm sure
10 it's a question, we will receive tax
11 credits from the Brownfield Cleanup
12 Program, but they don't come close to
13 offsetting the additional costs of
14 development.

15 Thank you guys for your
16 consideration. I appreciate it. Thank
17 you.

18 CHERISSE VICKERS, IDA EXEC DIR:

19 If anyone wishes to comment, can
20 you please sign in? If not, I will
21 continue with my script.

22 I will now open this Public Hearing
23 for comment at 6:45 p.m.

24 By way the operating rules, when I
25 ask if there's a public comment, I will

1 IDA Public Hearing/Scobie Industrial Partners
2 recognize one person at a time. When
3 everyone's had a chance to speak, I will
4 conclude this Public Hearing. A record
5 of this Public Hearing will be prepared
6 and reviewed by members of the Agency in
7 connection with the Agency's
8 consideration of the Project.

9 Again, the purpose of this Public
10 Hearing is to solicit public comment.
11 We're not here to answer questions.
12 However, we will, during the Public
13 Hearing, consider questions if we have
14 the information to answer the questions
15 and there is sufficient time to consider
16 such questions.

17 I will now ask if there is anyone
18 in attendance who wishes to comment on
19 either the nature and location of the
20 project facility, or the proposed
21 financial assistance being contemplated
22 by the Agency with respect to the
23 Proposed Project. For the record, please
24 state your name and indicate in your
25 comments on either the Proposed Project

1 IDA Public Hearing/Scobie Industrial Partners
2 or the proposed financial assistance
3 being contemplated by the Agency with
4 respect to the Proposed Project.

5 I will go down the list as we have
6 it here. So first, we have Robin Yaniyah
7 Pearson.

8 ROBIN YANIYAH PEARSON:

9 Good evening, everyone. So I
10 wanted to just talk about the kind of
11 partner I think this group, the
12 developers, are to the city. They
13 have -- the whole time that I sat on the
14 IDA, they came about three or four times
15 over a two-year period that I was here.
16 And they were always very clear with
17 where they were with the project, so we
18 weren't in question about what was
19 happening. A lot of what they presented
20 is just what Erik presented where there
21 were snags and there were other agencies
22 involved. And we always had a good sense
23 that they were going to do what they
24 needed to do to make the project. So I
25 think just in terms of the kind of

1 IDA Public Hearing/Scobie Industrial Partners
2 collaborator you all need, this is a good
3 group for the city to go with. And
4 they've been around. They're here in the
5 community in terms of looking at this
6 project. And of course it makes sense
7 that they're cleaning up that site and
8 putting a lot of their own money for the
9 unexpected costs. So I support it and
10 have always been in support of this
11 project.

12 CHERISSE VICKERS, IDA EXEC DIR:

13 Thank you. We will now have Andrew
14 Schrijver.

15 ANDREW SCHRIJVER:

16 Good evening. Andrew Schrijver. I
17 just wanted to speak in support of this
18 project. I think when there are pieces
19 of land that make sense for job-oriented
20 projects that are building sort of an
21 industrial base located near our existing
22 transportation networks, and provide the
23 opportunity to remediate a site that has
24 clearly been contaminated for many years,
25 it's a wonderful opportunity to support a

1 IDA Public Hearing/Scobie Industrial Partners
2 project that like. Certainly, that feeds
3 into the need for housing as well. So
4 I'm here to say I fully support this
5 project.

6 CHERISSE VICKERS, IDA EXEC DIR:

7 Thank you. Anyone else? Okay.
8 After requesting if there were any
9 further comments, I close this Public
10 Hearing at 7:17. Sorry, I said the wrong
11 time before when I said it was 6:45. It
12 was 7:15. I close this Public Hearing at
13 7:17. And it shall remain open for
14 written correspondence for a period of 20
15 days after this date.

16 Thank you.

17 *****

18 (End time - 7:17 p.m.)
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