

In The Matter Of:
ULSTER COUNTY INDUSTRIAL DEVELOPMENT AGENCY
PUBLIC HEARING

RE: RTH Realty Holdings LLC
May 19, 2021

COVERING ALL UPSTATE NEW YORK

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ULSTER COUNTY INDUSTRIAL DEVELOPMENT AGENCY
PUBLIC HEARING
RE: RTH Realty Holdings LLC

May 19, 2021
7:00 p.m. - 7:24 p.m.

Held Via Videoconference

Reported by: Brenda J. O'Connor-Marello, CSR

NOTICE OF PUBLIC HEARING
ON PROPOSED PROJECT
AND FINANCIAL ASSISTANCE
RELATING THERETO

Notice is hereby given that a public hearing (the “Public Hearing”) pursuant to Section 859-a(2) of the General Municipal Law of the State of New York (the “Act”) will be held by Ulster County Industrial Development Agency (the “Agency”) on the 17th day of May, 2021 at 7:00 o’clock p.m., local in connection with the RTH Realty Holdings LLC Project, as described below. As a result of the (1) ban on large meetings or gatherings pursuant to Executive Order 202.1 issued on March 12, 2020, as supplemented, (2) ban on non-essential gatherings of individuals of any size for any reason pursuant to Executive Order 202.10 issued on March 23, 2020, as supplemented and (3) suspension of the Open Meetings Law relating to public hearings pursuant to Executive Order 202.15 issued on April 9, 2020, as supplemented, each as issued by Governor Cuomo in response to the novel Coronavirus (COVID-19) pandemic, the Public Hearing will be held electronically via webinar rather than in person. Members of the public may attend the Public Hearing by viewing and commenting on the Project and the proposed benefits to be granted to RTH Realty Holdings LLC, a New York State limited liability company (the “Company”) by the Agency during the Public Hearing by dialing in the telephone number or from your computer, tablet or smartphone via the following information:

Via Zoom Meeting

<https://us02web.zoom.us/j/81641119687>

Meeting ID: 816 4111 9687

One tap mobile

+16465588656,,81641119687# US (New York)

Dial by your location

+1 646 558 8656 US (New York)

Meeting ID: 816 4111 9687

Comments may also be submitted to the Agency in writing at the address listed below or electronically via email at ceo@ulstercountyida.com. Minutes of the Public Hearing will be transcribed and posted on the Agency’s website.

The Company submitted an application (the “Application”) to the Agency, a copy of which Application is on file at the office of the Agency, which Application requested that the Agency consider undertaking a project (the “Project”) for the benefit of the Company, said Project consisting of the following: (A) (1) the acquisition of an interest in a certain parcel of land containing approximately 3.50 acres and located on 323 Upper North Road in the Town of Lloyd, Ulster County, New York (the “Land”); (2) the construction thereon of an approximately 12,000 square foot building (the “Facility”); and (3) the acquisition and installation therein and thereon of certain machinery, equipment and other personal property (collectively, the “Equipment”), (the Land, the Facility and the Equipment being collectively referred to as the “Project Facility”), all of the foregoing to be owned by the Company and operated by Apherea Inc. as a storing and warehousing facility of furniture, artwork and accessories relating to home furnishing, and any other directly and indirectly related activities; (B) the granting of certain “financial assistance” (within the meaning of Section 854(14) of the Act) with respect to the foregoing, including potential exemptions from certain sales and use taxes, real property taxes, real estate transfer taxes and mortgage recording taxes (collectively, the “Financial Assistance”); and (C) the lease (with an obligation to purchase) or sale of the Project Facility to the Company or such other person as may be designated by the Company and agreed upon by the Agency.

The Agency is considering whether (A) to undertake the Project, and (B) to provide certain exemptions from taxation with respect to the Project, including (1) exemption from mortgage recording taxes with respect to any documents, if any, recorded by the Agency with respect to the Project in the office of the County Clerk of Ulster County, New York or elsewhere, (2) exemption from deed transfer taxes on any real estate transfers, if any, with respect to the Project, (3) exemption from sales taxes relating to the acquisition, construction, renovation and installation of the Project Facility, and (4) in the event that the Project Facility would be subject to real property taxation if owned by the Company but shall be deemed exempt from real property taxation due to the involvement of the Agency therewith, exemption from real property taxes (but not including special assessments and special ad valorem levies), if any, with respect to the Project Facility, subject to the obligation of the Company to make payments in lieu of taxes with respect to the Project Facility. If any portion of the Financial Assistance to be granted by the Agency with respect to the Project is not consistent with the Agency's uniform tax exemption policy, the Agency will follow the procedures for deviation from such policy set forth in Section 874(4) of the Act prior to granting such portion of the Financial Assistance.

If the Agency determines to proceed with the Project, the Project Facility will be acquired, constructed, reconstructed and installed by the Agency and will be leased (with an obligation to purchase) or sold by the Agency to the Company or its designee pursuant to a project agreement (the "Agreement") requiring that the Company or its designee make certain payments to the Agency.

The Agency has not yet completed its obligations pursuant to Article 8 of the Environmental Conservation Law (the "SEQR Act") with respect to the Project.

The Agency will at said time and place hear all persons with views on either the location and nature of the proposed Project, or the Financial Assistance being contemplated by the Agency in connection with the proposed Project. A copy of the Application filed by the Company with the Agency with respect to the Project, including an analysis of the costs and benefits of the Project, is available for public inspection during business hours at the offices of the Agency. A transcript or summary report of the hearing will be made available to the members of the Agency.

Additional information can be obtained from, and written comments may be addressed to: Ms. Rose Woodworth, Chief Executive Officer, Ulster County Industrial Development Agency, PO Box 4265, Kingston, New York 12402; Telephone: (845) 943-4600.

Dated: May 5, 2021.

ULSTER COUNTY INDUSTRIAL DEVELOPMENT
AGENCY

BY: /s/ James Malcolm
Chair

1 APPEARANCES:

2 ULSTER COUNTY IDA BOARD MEMBERS:

3 JAMES MALCOLM, Chair

4

5 ULSTER COUNTY IDA STAFF:

6 ROSE WOODWORTH, CEO

AARON LACANFORA

7

8

9 ULSTER COUNTY IDA AGENCY COUNSEL:

10 HODGSON RUSS

BY: A. JOSEPH SCOTT, III, ESQ, -

11 Bond Counsel

12

13

14

15 ALSO PRESENT:

16 O/B/O RTH Realty Holdings LLC:

17 Cathy Hobbs, Applicant

18 Eon Nichols, Esq.

19

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1 CHAIR MALCOLM: Good evening,
2 everyone. My name is James Malcolm. I'm
3 the Chair of the Ulster County IDA.

4 As you're all well aware, due to
5 the COVID-19 pandemic, the Agency is
6 holding this public hearing by remote
7 access, or Zoom. Given the number of
8 people attending this public hearing and
9 the issues related to technology, before
10 we get started this evening, I am going to
11 ask our remote access host as well as our
12 CEO, Rose Woodworth, to review our
13 operating rules for the conducting of this
14 public hearing.

15 Rose, please proceed.

16 MS. WOODWORTH: As the host, I
17 muted everyone's line so that we can keep
18 background noise to a minimum. All
19 participants can enter and leave the
20 public hearing at their convenience.

21 If anyone has any problems,
22 please call the following
23 number (845)338-4444.

24 When we get to the public
25 comment section of the public hearing,

1 please indicate that you want to make a
2 comment by noting so in the chat section
3 of the program. We will recognize you in
4 order. We will turn off your mute, ask
5 you to make your comments, and then move
6 on to the next person.

7 Note that when you are
8 recognized, you should give your full name
9 and address and limit your comments to
10 three minutes.

11 If you have joined the public
12 hearing via your cell phone or landline,
13 you will need to send us an email at
14 info@ulstercountyida.com indicating that
15 you want to make a public comment.

16 Lastly, we want to make clear
17 that the Agency will be holding the public
18 comment period open for two weeks
19 following this evening's public hearing,
20 so if for any reason you're not able to
21 make a comment tonight, there will be an
22 opportunity to provide written comments
23 following the public hearing.

24 Thank you for your attention.

25 CHAIR MALCOLM: So let's get

1 started.

2 First we'd like to do the pledge
3 of allegiance, please.

4 * * *

5 (Pledge of Allegiance recited.)

6 * * *

7 CHAIR MALCOLM: Okay. The
8 mission statement of the agency.

9 The mission statement of the
10 agency is the following:

11 The mission of the Ulster County
12 IDA is to advance the job opportunities,
13 general prosperity and long-term economic
14 vitality of Ulster County residents by
15 targeting tax incentives, bonds and other
16 assistance to foster creation and
17 attraction of new business and the
18 retention and expansion of existing
19 business.

20 Tonight we seem to be joined by
21 CEO Rose Woodworth; our attorney and
22 counsel, Joseph Scott. We have the
23 applicants are both here, and court
24 reporter, I believe, or -- I know you're
25 back there. I know you're hiding behind

1 that reporter thing and not on video,
2 so... So good.

3 Good evening. My name is James
4 Malcolm. I'm the Chair of the Ulster IDA
5 in connection with the project which is
6 the subject of this public hearing.

7 Today we're holding this public
8 hearing to allow citizens to make a
9 statement for the record relating to the
10 involvement of the agency with the project
11 for the benefit of RTH Realty Holdings, a
12 New York State limited liability company.

13 The proposed project consists of
14 the following:

15 (A)(1), The acquisition of an
16 interest in a certain parcel of land
17 containing approximately 3.50 acres and
18 located on 323 Upper North Road in the
19 town of Lloyd, Ulster County, New York;

20 (2), The construction thereon of
21 an approximately 12,000 square-foot
22 building; and

23 (3), The acquisition and
24 installation therein and thereon of
25 certain machinery, equipment and other

1 personal property, all of the foregoing to
2 be owned by the Company and operated by
3 Apherea Incorporated as a storing and
4 warehousing facility of furniture, artwork
5 and accessories relating to home
6 furnishing and any other directly and
7 indirectly activities;

8 (B), The granting of certain
9 "financial assistance" (within the meaning
10 of Section 854(14) of the Act) with
11 respect to the foregoing, including
12 potential exemptions from certain sales
13 and use taxes, real property taxes, real
14 estate transfer taxes and mortgage
15 recording taxes (collectively, "Financial
16 Assistance"); and

17 (C), the lease (with an
18 obligation of purchase) or sale of the
19 Project Facility to the Company or such
20 other person as may be designated by the
21 Company and agreed upon by the Agency.

22 I intend to provide general
23 information on the Agency's general
24 authority and public purpose to provide
25 assistance to this Proposed Project. I

1 will then open the comment period to
2 receive comments from all present who wish
3 to comment on either the Proposed Project
4 or Financial Assistance contemplated by
5 the Agency with respect to the Proposed
6 Project.

7 Amount of financing assistance
8 being considered by the Agency:

9 However, before discussing the
10 general information and opening the
11 hearing for public comments, I would like
12 to first describe some details regarding
13 the Project as outlined in the completed
14 Application.

15 In the Application, the Company
16 has represented the following:

17 The project will create at least
18 five FTE jobs following the second year of
19 operation of the Project Facility. The
20 creation of these jobs will increase local
21 tax revenue and consumer spending in the
22 community;

23 That the Company would not
24 undertake the Project without the
25 assistance being offered by the Agency;

1 That the Company understands and
2 recognizes that the assistance being
3 offered by the Agency is subject to
4 "claw-back" under the Agency's Claw-Back
5 Policy if the Company does not complete
6 the Project or maintain required
7 employment levels.

8 The estimated costs of the
9 Project are equal to approximately
10 \$4,375,952 and the estimated benefits
11 being considered by the Agency are
12 described briefly as follows:

13 Sales taxes exemption estimated
14 at \$200,000; Mortgage Recording Tax
15 Exemption, \$29,538 estimated; and Real
16 Property Tax Exemption, \$197,604
17 estimated.

18 A table describing the proposed
19 amount of PILOT payments to be paid by the
20 Company is provided on the Agency's
21 website. The proposed PILOT abatement
22 schedule is determined in accordance with
23 the Agency's Uniform Tax Exemption Policy.

24 Please note the following with
25 respect to the proposed PILOT structure:

1 Real property tax exemption is
2 being considered for the construction
3 thereon of an approximately 12,000
4 square-foot building.

5 Under the PILOT structure, the
6 amount of existing property taxes being
7 paid with respect to the Project site
8 shall not be decreased.

9 The Company has applied for the
10 10-year PILOT structure under the Agency's
11 Uniform Tax Exemption Policy. If the
12 Company qualifies for such schedule, the
13 schedule provides for 100 percent
14 exemption in Year 1 with the amount of
15 abatement diminishing by 10 percent a year
16 until Year 10. In Year 11, the Project
17 will be paying an amount equal to full
18 property taxes. Note further, the Company
19 would most likely be eligible for a
20 similar exemption under Section 485-b of
21 the Real Property Tax Law. Such exemption
22 is available without the involvement of
23 the Agency, without any requirement to
24 complete the Project and to maintain job
25 levels. Lastly, the 10-year PILOT

1 structure does not provide any abatement
2 to the Company for special district
3 charges, such as water or sewer charges.
4 The Company is responsible for paying the
5 full amount of such charges.

6 Finally, under the IDA
7 documents, the Company will be subject to
8 recapture the Financial Assistance upon
9 the occurrence of certain "recapture
10 events." Examples of recapture events
11 include the failure to complete the
12 Proposed Project and make the promised
13 investment, and maintenance of the
14 promised job levels.

15 Legal authorization and powers
16 of the agency:

17 The provisions of Chapter 1030
18 of Laws of 1969 of New York, constituting
19 Title I of Article 18-A of the General
20 Municipal Law, Chapter 24 of the
21 Consolidated Laws of New York as amended,
22 and Chapter 787 of the 1976 Laws of New
23 York, as amended, constituting Section 923
24 of said General Municipal Law,
25 (collectively known as the "Act"),

1 authorize the Agency to promote, develop,
2 encourage and assist in the acquiring,
3 constructing, reconstructing, improving,
4 maintaining and equipping and furnishing
5 of manufacturing, warehousing, research,
6 commercial and industrial facilities,
7 among others.

8 The purpose of this Public
9 Hearing:

10 Pursuant to Section 859-a(2) of
11 the General Municipal Law of the State of
12 New York, otherwise known as the "Act,"
13 prior to the Agency providing any
14 "financial assistance" (as defined in the
15 Act) of more than \$100,000 to any project,
16 the Agency, among other things, must hold
17 a public hearing pursuant to Section 859-a
18 of the Act with respect to said project.
19 Since the proposed "financial assistance"
20 to be provided by the Agency with respect
21 to the Proposed Project may exceed
22 \$100,000, then prior to providing any
23 "financial assistance" (as defined in the
24 Act) of more than \$100,000 to the Proposed
25 Project, the Agency must hold a public

1 hearing on the nature and location of
2 Project Facility and the proposed
3 "financial assistance" to be provided by
4 the Agency with respect to the Proposed
5 Project.

6 After consideration of the
7 Application received from the Company, the
8 members of the Agency adopted a resolution
9 on January 20th, 2021, authorizing the
10 Agency to conduct this Public Hearing with
11 respect to the Proposed Project pursuant
12 to Section 859-a(2) of the Act.

13 By way of background, notice of
14 this Public Hearing was published on
15 May 8th, 2021, in the Daily Freeman, a
16 newspaper in general circulation available
17 to the residents of the Town of Lloyd,
18 Ulster County, New York. In addition, as
19 required by New York law, the notice of
20 this Public Hearing was mailed on May 6,
21 2021, to the Town Supervisor of the Town
22 of Lloyd, the Chairman of the County
23 Legislature of Ulster County, the
24 Superintendent and the Board of Education
25 President of the Highland Central School

1 District. Lastly, copies of the Public
2 Hearing Notice were posted May 6, 2021, on
3 the Agency's website.

4 Copies of this notice of this
5 Public Hearing are available on the
6 Agency's website.

7 Now, unless there's any
8 objection, I'm going to suggest waiving
9 the full reading of the notice of this
10 Public Hearing, and, instead, request that
11 the full text of the notice of this Public
12 Hearing be inserted into recording -- I'm
13 sorry, into the record of this Public
14 Hearing.

15 The comments received today at
16 this Public Hearing will be presented to
17 the members of the Agency at or prior to
18 the meeting at which the members of the
19 Agency will consider whether to approve
20 the undertaking of the Proposed Project by
21 the Agency and the granting by the Agency
22 of any "financial assistance" in excess of
23 \$100,000 with respect to the Proposed
24 Project. The Agency currently intends to
25 consider the comments received this

1 evening regarding the Proposed Project at
2 the meeting of the Agency to be held on
3 June 16th, 2021. This meeting, like all
4 meetings of the Agency, is open to the
5 public.

6 Written comment:

7 The notice of this Public
8 Hearing indicated that written comments
9 could be addressed to Rose Woodworth as
10 CEO of the agency. We have not received
11 any written comment prior to this Public
12 Hearing to be included into the public
13 record.

14 I will now introduce Cathy
15 Hobbs, who is appearing on behalf of the
16 Company, who will describe the Proposed
17 Project in further detail.

18 Please.

19 MS. HOBBS: Thank you, Chair.

20 My name is Cathy Hobbs, and I am
21 the owner of RTH Realty Holdings LLC. We
22 are proposing to build a 12,000
23 square-foot passive building, a multi-use
24 passive building, which will be the first
25 of its kind in North America. We are also

1 aiming to be carbon neutral.

2 I own a staging company, a home
3 staging company, and we're going to be
4 using it as our headquarters and our
5 storage facility for our furniture and our
6 accessories. We will be bringing jobs to
7 the area. We currently are in a temporary
8 location.

9 I am a -- I have been a resident
10 in Ulster County since 2012. I actually
11 owned a home since 2009, but full time
12 since 2012, and I decided to make this the
13 home for my business. And we're very
14 excited to be a great partner in Ulster
15 County and expand in the Hudson Valley.

16 One of the main aspects that I'm
17 excited about as well is I'm currently --
18 we don't really have a, you know, proper
19 way to transition some of our gently used
20 furniture, so we'll be able to donate to
21 foster care agencies as well as those
22 people transitioning from homelessness to
23 work, to be able to donate some of our
24 gently used furniture in that way.

25 So that's basically the project

1 in a nutshell.

2 CHAIR MALCOLM: Quick question I
3 don't think I asked you before. Is this
4 going to be a pre-engineered building?

5 MS. HOBBS: The fabrication of
6 the building is that they are -- it's
7 panelized. So there is a fabrication
8 company located in Maine that produces
9 prefabricated passive panels. The panels
10 have been build. They're sitting in
11 Maine, you know, right now. And
12 basically, the building would be erected
13 as walls, and then you would put siding on
14 the exterior of those walls.

15 CHAIR MALCOLM: That being the
16 case, is it the fabricator who's doing the
17 erecting, or does he have -- you know,
18 people have franchises down this way or in
19 the tri-state area?

20 MS. HOBBS: No. The building
21 was actually built for someone else, and
22 then it became available, so I actually
23 didn't commission it. I bought the panels
24 that were already built.

25 There's a local contractor who

1 we have -- It was bid out, and we selected
2 Baxter for the -- for the project.

3 CHAIR MALCOLM: All right.

4 Well, thank you, because I always, you
5 know, I always urge our applicants to try
6 to utilize, you know, local contractors
7 and, you know, the local labor that's out
8 there.

9 MS. HOBBS: Oh, definitely.

10 CHAIR MALCOLM: So hey, good
11 stuff. I'm glad that's the role -- that's
12 the direction you went as far as that.

13 Do you have anything else that
14 you'd like to discuss on it?

15 MS. HOBBS: No, I don't.

16 CHAIR MALCOLM: Counsel for the
17 applicant, anything?

18 * * *

19 (No response.)

20 * * *

21 CHAIR MALCOLM: Okay. I'm now
22 going to open up this meeting for public
23 comment. What are we at, 7:15?

24 Can't hear you, Rose. You muted
25 yourself.

1 All right. Please follow the
2 operating rules described at the beginning
3 of the Public Hearing, namely indicate by
4 the "chat" program that you want to make a
5 public comment. We will recognize you in
6 order, we will unmute your line, and then
7 you can make your comments. Please begin
8 your comments by stating your name and
9 address for the record.

10 Please keep your comments to
11 three minutes so that all those present
12 today may have a chance to comment for the
13 record. If your comments mirror those as
14 someone who's already spoken, you may so
15 indicate that, then relinquish your time
16 to another speaker so that all views
17 represented at this hearing may be heard.

18 When everyone has had the
19 opportunity to speak, I will conclude this
20 Public Hearing. A record of this Public
21 Hearing will be prepared and reviewed by
22 the members of the Agency in connection
23 with the Agency's consideration of the
24 proposed project.

25 In order to ensure that the

1 public has adequate time to provide
2 comments to the Agency on this Proposed
3 Project, the Agency will hold the comment
4 period for this Proposed Project open
5 until 5:00 p.m., June 2nd, 2021. All
6 comments received by the close of business
7 on June 2nd, 2021, will be included in the
8 official record of the Agency with respect
9 to the Proposed Project.

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

19 So I will now ask if there's
20 anyone attending the Public Hearing who
21 wishes to comment on either the nature or
22 location of the Project Facility or the
23 proposed "financial assistance" being
24 contemplated by the Agency with respect to
25 the Proposed Project.

1 For the record, please state
2 your name and indicate your comments on
3 either the Proposed Project or the
4 proposed "financial assistance" being
5 contemplated by the Agency with respect to
6 the Proposed Project.

7 Rose, do we have anybody out
8 there?

9 MS. WOODWORTH: No, Jimmie,
10 there's not, and there's nothing in the
11 inbox either.

12 CHAIR MALCOLM: So we started
13 this at 7:00; right? So we have our 15
14 minutes? Yes?

15 MR. SCOTT: We do, Chair. If
16 you want to round up to 20, and then we'll
17 head home, that will be great.

18 CHAIR MALCOLM: That works for
19 me. We're just going to look at each
20 other here for a little while.

21 How did you end up coming up to
22 the Hudson Valley, Cathy?

23 MS. HOBBS: Well, it's a long
24 story. My husband --

25 CHAIR MALCOLM: We've got five

1 minutes.

2 MS. HOBBS: Well, my husband and
3 I actually got engaged in Nantucket. And
4 I didn't know that he was proposing. He
5 said that -- He said, "I love you."

6 I said, "I love you, too."

7 He said, "Do you want to marry
8 me?"

9 I said, "Sure." I didn't
10 realize he was proposing.

11 He said, "I have something for
12 you." You know, gave the ring. And we
13 had spent a week in Nantucket. And we
14 said, you know what, we love being able to
15 get away from the city. So my promise to
16 him when we got married was that I would
17 give him a house upstate. And so we
18 bought a little 800 square-foot cottage
19 that the guy didn't even lock and we made
20 something of it. And we lived there in
21 Saugerties until about a year-and-a-half
22 ago. We were living in a little 800
23 square-foot cottage that was so cute.

24 MS. WOODWORTH: You have a
25 daughter, too; right?

1 MS. HOBBS: I have a daughter.
2 And that's one of the reasons -- We
3 actually took the roof off of her room to
4 give her a two-level so she could climb
5 up, to give her a little bit more room.
6 But I'm not joking, it was 800 square
7 feet. And by the time we were done with
8 it, from siding to finishes, we got two
9 all-cash offers, and people were lining up
10 for it, so... And that was 11 years
11 later. So that's how we -- That's how we
12 got up here.

13 And I just really -- We decided
14 to educate our child here. She plays
15 soccer here and she's -- you know, this is
16 the only school system that she's known.

17 CHAIR MALCOLM: Well, don't tell
18 everybody else about it, because they'll
19 all want to move up here.

20 MS. HOBBS: I think it's too
21 late. I think it's too late.

22 CHAIR MALCOLM: It's funny when
23 you talk to people, you know, they -- if
24 people are from downtown or they're from
25 the boroughs, then, you know, Westchester

1 County is the country, you know. And if
2 you're from Westchester County, you get up
3 here, you know -- I met a lot of smart
4 people that live and work up in this area
5 that are pretty sharp, you know. So we're
6 glad you're an addition to it. It's
7 really -- It's really a great area, and
8 hopefully your business takes off.

9 And I will tell you this: If
10 you're starting a business in a town --
11 I've lived here my whole life -- you could
12 be here another 75 years and you'll be
13 that new lady who's got the business up on
14 Upper North Road.

15 MS. HOBBS: Oh, really. That's
16 true. Well, they have to get to know me.
17 They know me in Saugerties. Everybody
18 knows me in Saugerties. The building
19 inspector, he tries to run from me in the
20 Lowe's in Kingston, but he can't. Really
21 nice guy.

22 CHAIR MALCOLM: Well, that's
23 good. And again, we're glad that you're
24 creating an opportunity in the Town of
25 Lloyd, but more importantly, in Ulster

1 County.

2 As I said, I always urge -- I've
3 had applicants in here that said, well,
4 we're going to use this contractor we know
5 from such and such, you know, because he
6 does business with us.

7 And I look at them and I say,
8 well, when the people from that county are
9 the ones that are subsidizing your project
10 or creating an incentive for you, then
11 that will be fine, but I'm not ashamed to
12 be a homer and cheer for the local workers
13 and local contractors in the area that in
14 the contingent counties -- contiguous
15 counties, I should say. So we're glad.

16 MS. HOBBS: Well, I'm local. I
17 mean, it's -- Yeah, I'm not -- I'm not
18 coming from an outside area, you know --

19 CHAIR MALCOLM: No, I'm not
20 saying you are.

21 MS. HOBBS: -- which is good
22 because I'm part of the community, which
23 is --

24 CHAIR MALCOLM: I am saying
25 there's been projects that have been done

1 where we've had contractors from
2 Connecticut or Pennsylvania. They brought
3 some work force in from there.

4 And so, again, what I'm trying
5 to do is applaud the fact that you're
6 using a local contractor who utilizes
7 local people, because they're the ones
8 that pay the freight.

9 Where are we at, Joe? We good?

10 MR. SCOTT: We're good. We're
11 at 7:23. So thank you very much for your
12 patience, Chair, and thanks, everyone, for
13 you attending. So back to you, Chair.

14 CHAIR MALCOLM: Lucky she wasn't
15 here for the first meeting today. I was a
16 little amped up this morning.

17 Okay. Before closing the Public
18 Hearing, I'll ask Cathy again, who's
19 appearing on behalf of the Company, if she
20 has any additional comments.

21 MS. HOBBS: Oh, I do not.

22 CHAIR MALCOLM: Okay. Great.

23 Okay. I'll remind you all that
24 the Agency will hold the comment period
25 for this Proposed Project open until 5:00

1 p.m., June 3rd, 2021. All comments
2 received by the close of business on --
3 I'm sorry, on June 2nd, 2021, at the close
4 of business on June 2nd, 2021, will be
5 included in the official record of the
6 Agency with respect to the Proposed
7 Project. Further, the meeting at which
8 the Agency will formally consider the
9 comments received regarding the Proposed
10 Project at a later meeting of the Agency.
11 This meeting, like all meetings of the
12 Agency, is open to the public.

13 So I will now close this public
14 hearing at 7:24 p.m. Thank you all for
15 attending.

16 * * *

17 (Whereupon, the proceedings
18 concluded at 7:24 p.m.)
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SHORTHAND REPORTER CERTIFICATION

STATE OF NEW YORK:
COUNTY OF SARATOGA:

I, BRENDA J. O'CONNOR-MARELLO, a certified shorthand reporter of the State of New York, do hereby certify:

That the proceedings within was taken before me at the time and place herein set forth; that any witnesses in the foregoing proceedings prior to testifying were duly sworn; that a record of the proceedings was made by me using machine shorthand, which was thereafter transcribed under my direction and supervision; that the foregoing transcript is a true record of the testimony given.

Further, that if the foregoing pertains to the original transcript of a deposition in a federal case, before completion of the proceedings, review of the transcript [] was [] was not requested.

I further certify I am neither financially interested in the action nor a relative or employee of any attorney or party to this action.

Dated: May 19, 2021



BRENDA J. O'CONNOR-MARELLO, CSR
NYS License No.: 001088-1

Notary Public, State of New York.
Qualified in Saratoga County
Commission Expires: April 4, 2022

<p style="text-align: center;">\$</p> <p>\$100,000 (4) 12:15, 22:24;14:23 \$197,604 (1) 9:16 \$200,000 (1) 9:14 \$29,538 (1) 9:15 \$4,375,952 (1) 9:10</p>	<p>Amount (6) 8:7;9:19; 10:6,14,17;11:5 amped (1) 26:16 Apherea (1) 7:3 appearing (2) 15:15; 26:19 applaud (1) 26:5 applicant (1) 18:17 applicants (3) 5:23; 18:5;25:3 Application (3) 8:14, 15;13:7 applied (1) 10:9 approve (1) 14:19 approximately (4) 6:17,21;9:9;10:3 area (6) 16:7;17:19; 24:4,7;25:13,18 Article (1) 11:19 artwork (1) 7:4 ashamed (1) 25:11 aspects (1) 16:16 assist (1) 12:2 assistance (16) 5:16; 7:9,16,25;8:4,7,25; 9:2;11:8;12:14,19,23; 13:3;14:22;20:23; 21:4 attending (4) 3:8; 20:20;26:13;27:15 attention (1) 4:24 attorney (1) 5:21 attraction (1) 5:17 authority (1) 7:24 authorization (1) 11:15 authorize (1) 12:1 authorizing (1) 13:9 available (4) 10:22; 13:16;14:5;17:22 aware (1) 3:4 away (1) 22:15</p>	<p>boroughs (1) 23:25 both (1) 5:23 bought (2) 17:23; 22:18 Brenda (1) 1:15 briefly (1) 9:12 bringing (1) 16:6 brought (1) 26:2 build (2) 15:22;17:10 building (9) 6:22; 10:4;15:23,24;17:4,6, 12,20;24:18 built (2) 17:21,24 business (10) 5:17, 19;16:13;20:6;24:8, 10,13;25:6;27:2,4</p>	<p>12;20:3,12,21;26:24 comments (18) 4:5,9, 22;8:2,11;14:15,25; 15:8;19:7,8,10,13; 20:2,6;21:2;26:20; 27:1,9 commercial (1) 12:6 commission (1) 17:23 community (2) 8:22; 25:22 company (21) 6:12; 7:2,19,21;8:15,23; 9:1,5,20;10:9,12,18; 11:2,4,7;13:7;15:16; 16:2,3;17:8;26:19 complete (3) 9:5; 10:24;11:11 completed (1) 8:13 conclude (1) 19:19 concluded (1) 27:18 conduct (1) 13:10 conducting (1) 3:13 Connecticut (1) 26:2 connection (2) 6:5; 19:22 consider (5) 14:19,25; 20:14,17;27:8 consideration (2) 13:6;19:23 considered (3) 8:8; 9:11;10:2 consists (1) 6:13 Consolidated (1) 11:21 constituting (2) 11:18, 23 constructing (1) 12:3 construction (2) 6:20; 10:2 consumer (1) 8:21 containing (1) 6:17 contemplated (3) 8:4; 20:24;21:5 contiguous (1) 25:14 contingent (1) 25:14 contractor (3) 17:25; 25:4;26:6 contractors (3) 18:6; 25:13;26:1 convenience (1) 3:20 copies (2) 14:1,4 costs (1) 9:8 cottage (2) 22:18,23 counsel (2) 5:22; 18:16 counties (2) 25:14,15 country (1) 24:1 COUNTY (14) 1:2; 3:3;5:11,14;6:19; 13:18,22,23;16:10, 15;24:1,2;25:1,8 course (1) 20:14 court (1) 5:23</p>	<p>COVID-19 (1) 3:5 create (1) 8:17 creating (2) 24:24; 25:10 creation (2) 5:16;8:20 CSR (1) 1:15 currently (3) 14:24; 16:7,17 cute (1) 22:23</p>
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