

UCIDA

Ulster County Industrial Development Agency

ULSTER COUNTY INDUSTRIAL DEVELOPMENT AGENCY MINUTES APRIL 13, 2016

A regular monthly meeting of the Ulster County Industrial Development Agency was held at 8:00 a.m., Wednesday, April 13, 2016, Karen Binder Library, 6th Floor, Ulster County Office Building, 244 Fair Street, Kingston, NY.

Roll Call:

The following agency members were present:

Michael Horodyski	Chair
Robert Kinnin	Secretary
John Livermore	Assistant Secretary
James Malcolm	Assistant Treasurer
John Morrow	Vice Chair

The following agency members were excused (absent with notice):

Floyd Lattin	Treasurer
Mary Sheeley	Member

Office of Economic Development Staff:

Linda Clark
Christopher Fury
Suzanne Holt

UCIDA Attorney and Bond Counsel:

A. Joseph Scott Hodgson Russ LLP

Chief Financial Officer:

Christopher Rioux

Additional Attendees:

Edward Farbenblum	Representing Golden Hill Project
Charles Ferri	Star Estate Development Group
Chad Gomes	Hudson Valley Startup Capital LLC
Steve Greenfield	Representing Board of Education, New Paltz Central School District
Paul Hakim	Hudson Valley Startup Capital LLC
William Kemble	Daily Freeman
Johnny LeHane	Hudson Valley Startup Capital LLC

Michael Moriello	Star Estate Development Group
Douglas Posey III	Douglas H Posey III Project
Jennifer Schwartz Berky	Ulster County Legislator
Paul Seres	Star Estate Development Group
Geddy Sveikauskas	Ulster Publishing

The meeting was called to order at 8:00 a.m.

PLEDGE OF ALLEGIANCE

The members of the Agency participated in the Pledge of Allegiance to the flag.

READING OF THE UCIDA MISSION STATEMENT

The mission of the Ulster County Industrial Development Agency is to advance the job opportunities, general prosperity and long-term economic vitality of Ulster County residents by targeting tax incentives, bonding and other assistance to foster creation and attraction of new business and the retention and expansion of existing business.

MINUTES

Motion John Morrow, seconded by Robert Kinnin, moved to approve the Minutes of the March 9, 2016, meeting. A copy of said Minutes is on file.

Vote: The motion was adopted. Floyd Lattin and Mary Sheeley excused.

FINANCIALS

Motion: James Malcolm, seconded by John Morrow, moved to accept the financials for the period ending March 31, 2016. A copy of said Financials is on file.

Vote: The motion was adopted. Floyd Lattin and Mary Sheeley excused.

Motion: James Malcolm, seconded by Robert Kinnin, moved to authorize the Chief Financial Officer to establish internet banking with Catskill Hudson Bank.

Vote: The motion was adopted. Floyd Lattin and Mary Sheeley excused.

Those members present requested that established procedures be put in place.

STAR ESTATE DEVELOPMENT GROUP

Mr. Paul Seres and Mr. Charles Ferri addressed the members of the Agency with reference to the Star Estate Development Group Application. The project is an environmentally friendly, craft distillery, boutique hotel, event space and organic farm located at 1835 Broadway, Esopus, NY. It will be situated on 27 acres adjacent to the Hudson River providing both land and water access. Additionally the project will be home to Star Distillery, a one of a kind farm distillery producing ultra-premium spirits including Star Vodka, along with an American whiskey and gin. A copy of said application is on file.

Discussion included, but was not limited to the following:

- The iconic Hudson Valley property was purchased from Christian Brothers; the property has been off the tax rolls for 100 years.
- Costs for renovation/rehabilitation will be extensive but significant effort will be made to retain the historic artistry and preservation of the buildings. Historic/archeological experts have already made preliminary recommendations. Additionally, the surrounding acres will be maintained to enhance the natural esthetic beauty of the property.
- The hotel will be lodged in the gothic manor and will provide 25 boutique rooms
- A portion of the property will be designated for farming to allow for the designation for a Farm Distilling License from the NYS Liquor Authority. The estate will offer a unique perspective on the craft distillery production of its own spirits vodka, bourbon/rye, gin
- The estate will be the most unique and inspiring property in the northeast targeting affluent, professionals 30-60 years of age. The estate will offer a unique perspective on the craft distilling production of its own spirits.

RESOLUTION AUTHORIZING THE DIRECTOR, OFFICE OF ECONOMIC DEVELOPMENT OF ULSTER COUNTY INDUSTRIAL DEVELOPMENT AGENCY TO HOLD A PUBLIC HEARING REGARDING A PROPOSED PROJECT TO BE UNDERTAKEN FOR THE BENEFIT OF STAR ESTATE DEVELOPMENT GROUP, LLC.

Motion: John Morrow, seconded by James Malcolm, moved to adopt said resolution.

Vote: The motion was adopted. Floyd Lattin and Mary Sheeley excused.

DOUGLAS H. POSEY III PROJECT

Mr. Douglas H. Posey III addressed the members of the Agency with reference to his greenhouse repurposing project. The project is located at 2187 Bruynswick Road, Walkkill, NY. The site was previously used as a commercial nursery with multiple greenhouse structures, large garage structures, and a storefront building. The greenhouses will be converted into event spaces and guest rooms. The storefront will be converted into a kitchen and lounge and the garages will be used as additional event spaces. The greenhouses will be a boutique resort, catering to weddings and social events. A copy of said application is on file.

Discussion included but was not limited to the following:

- The greenhouses were built circa 1930 and reside on 5.5 acres in the Town of Shawangunk. No new buildings will be built.
- This is an opportunity to re-purpose/re-use property that has been in decline for many years and create an esthetically pleasing venue that would cater to weddings and social gatherings.
- Lodging will be natural, rustic and sustainable designed. Reclaimed wood and packed-earth natural plasters will be used to fit into the natural landscape of the property.

- A portion of the resort will remain as production greenhouses growing fresh produce for the catering kitchen and restaurant.

RESOLUTION AUTHORIZING THE DIRECTOR, OFFICE OF ECONOMIC DEVELOPMENT OF ULSTER COUNTY INDUSTRIAL DEVELOPMENT AGENCY TO HOLD A PUBLIC HEARING REGARDING A PROPOSED PROJECT TO BE UNDERTAKEN FOR THE BENEFIT OF DOUGLAS H. POSEY, III

Motion: John Morrow, seconded by James Malcolm, moved to adopt said resolution

Chair Michael Horodyski recused himself from the vote as his place of employment in Walkill had conversations with Mr. Posey regarding financing options.

Vote: The motion was adopted. Floyd Lattin and Mary Sheeley absent. Michael Horodyski recused from the vote.

COMMITTEE REPORTS

AUDIT COMMITTEE

In the absence of Committee Chair Floyd Lattin, Chair Horodyski requested that the Audit Committee meet before the May meeting of the Agency to review first quarter financials.

GOVERNANCE COMMITTEE

Committee Chair John Morrow reported that the Governance Committee met on March 31, 2016. A copy of the committee report is on file.

The committee made the following recommendations:

- The Agency adopt the amended Travel and Discretionary Funds Policy.
- The Agency's website be updated with board materials as directed.
- The Agency adopt a file retention policy.

Motion: John Morrow, seconded by Robert Kinnin moved to adopt the amended Travel and Discretionary Funds Policy as recommended by the Governance Committee.

Vote: The motion was adopted. Floyd Lattin and Mary Sheeley excused.

RESOLUTION ADOPTING THE RECORDS RETENTION AND DISPOSITION SCHEDULE MI-1.

Motion: John Morrow, seconded by Robert Kinnin moved to adopt said resolution.

Vote: The motion was adopted. Floyd Lattin and Mary Sheeley absent.

Based upon the action of the Agency, the Chairman will respond to the February 1, 2016 letter from Hodgson Russ regarding the disposition of files. A copy of said correspondence is on file.

In addition, Agency members Michael Horodyski and John Morrow have requested that staff provide a printed copy of the board materials for their use at the meeting. Other members preferred to use their personal electronic devices.

READY2GO

No report.

OLD BUSINESS

Woodland Pond

Email correspondence dated March 15, 2016 from Michelle Gramoglia advised that the final approval for the de-affiliation were in hand and the change of ownership was filed with the Department of State this week. Counsel Scott will follow-up with Woodland Pond as to final status and report back to the Agency at the May meeting.

Uniform Tax Exemption Policy Public Hearing

Chair Horodyski reported that the public hearing was held at SUNY Ulster on March 28, 2016. He estimated five individuals spoke regarding the Agency's current Uniform Tax Exemption Policy with written comments submitted by various authorities/individuals. A copy of the transcript of the public hearing is on file.

NEW BUSINESS

CRG Contract

CGR has submitted their Economic Impact Hosting and Maintenance Agreement for 2016 for the informANALYTICS cost benefit model. The cost for 2016 has risen from \$250.00 to \$500.00 based upon usage. It was determined that the tool was beneficial to staff and recommended that the Chairman sign the Agreement on behalf of the Agency.

Motion: Robert Kinnin, seconded by John Livermore, moved to authorize the Chairman to sign the 2016 CGR Economic Impact Hosting and Maintenance Agreement in the amount of \$500.00.

Vote: The motion was adopted. Floyd Lattin and Mary Sheeley excused.

Contract for Services – Hudson Valley Startup Fund

Mr. Paul Hakim addressed the members of the Agency with reference to the request from HV Startup Capital LLC. Their Mission statement is ... Hudson Valley Startup Capital is the Manager of the Hudson Valley Startup Fund. This member managed "angel" fund is looking to make a local impact in the Hudson Valley through funding and nurturing of start-up and early stage companies through equity investment and mentorship. The amount of the request is \$25,000.00. Ulster, Dutchess, Orange, Westchester, Putnam and Sullivan counties are included in the service area. Ulster County is the first IDA in the area that they have approached. There was substantial discussion and questions from the Agency, specifically related to the unique services the fund would be providing to Ulster County businesses. A copy of said request is on file.

The members of the Agency requested additional information in the form of Pro-forma Financials and a copy of the Private Placement Memo.

Motion: John Morrow, seconded by John Livermore, moved to table the request until additional information is forthcoming and members had time to review the application more thoroughly.

Vote: The motion was adopted. Floyd Lattin and Mary Sheeley excused.

Golden Hill Project

Mr. Edward Farbenblum, representing the Golden Hill Project, addressed the members of the Agency with reference to the project's request for Sales Tax Exemption Extension. Delays occurred while seeking approvals from various agencies and this added time to the overall completion of the project. A copy of Mr. Farbenblum's letter dated April 12, 2016 is on file.

RESOLUTION APPROVING THE DELIVERY OF AGENCY REVISED SALES TAX DOCUMENTS FOR THE GOLDEN HILL ACQUISITION LLC PROJECT

Motion: James Malcolm, seconded by Robert Kinnin moved to adopt said resolution.

Vote: The motion was adopted. Floyd Lattin and Mary Sheeley excused.

New York State Economic Development Corporation Annual Meeting

Motion: James Malcolm, seconded by John Livermore, moved to approve Suzanne Holt's request to attend the New York State Economic Development Corporation's Annual Meeting May 25-27, 2016 at the Otesaga Hotel, Cooperstown, NY. Ms. Holt is approved to seek reimbursement from the Agency for registration fees and hotel/meal expenses.

Vote: The motion was adopted. Floyd Lattin and Mary Sheeley excused.

PUBLIC COMMENT

Mr. Steve Greenfield, representing the Board of Education of the New Paltz Central School District, addressed the members of the Agency. Mr. Greenfield read a prepared statement regarding the Agency's current Uniform Tax Exemption Policy. In addition to being included in the Minutes of the Agency, a copy of the letter and associated document has been included in the official transcript of the Uniform Tax Exemption Policy Public Hearing held March 28, 2016.

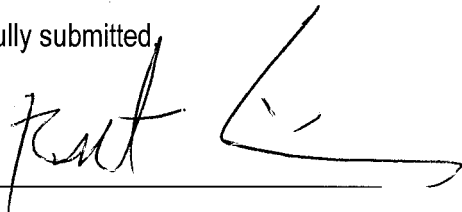
ADJOURNMENT

Motion: James Malcolm, seconded by John Livermore, moved to adjourn the meeting

Vote: The motion was adopted. Floyd Lattin and Mary Sheeley excused.

The meeting was adjourned at 9:45 a.m.

Respectfully submitted,



A handwritten signature in black ink, appearing to read 'James Malcolm', is written over a horizontal line. The signature is stylized and cursive.

Robert Kinnin
Secretary