

UCIDA

Ulster County Industrial Development Agency

ULSTER COUNTY INDUSTRIAL DEVELOPMENT AGENCY MINUTES MAY 9, 2018

A regular monthly meeting of the Ulster County Industrial Development Agency was held on Wednesday, May 9, 2018, at 8:00 A.M. in the Legislative Chambers, 6th Floor, Ulster County Office Building, 244 Fair Street, Kingston, NY.

Roll Call:

The following agency members were present:

John R. Morrow	Chair
Randall Leverette	Vice-Chair
John Livermore	Assistant Treasurer
James Malcolm	Member

The following agency members were absent (with notice):

Robert Kinnin	Secretary
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Office of Economic Development Staff:

Suzanne Holt
Evelyn Heinbach
Bernadette Andreassen

UCIDA Attorney and Bond Counsel:

A. Joseph Scott	Hodgson Russ LLP
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Chief Financial Officer:

Christopher J. Rioux

Additional Attendees:

Steve Turk	Wildberry Lodge, LLC
Steve Densmore	Wildberry Lodge, LLC

P.O. Box 4265, Kingston, NY 12402-4265

Brain Gates
Gary Krupnick
Geddy Sveikauskas
William Kemble

Hudson Valley Startup Fund
Marlboro Distr. Rte 9, LLC
Ulster Publishing
Daily Freeman

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.

INTRODUCTIONS

Introductions were exchanged among the public attendees, the Board members and staff who were present.

PUBLIC COMMENT ON AGENDA ITEMS ONLY

No one asked for the privilege of the floor.

The Public Comment on the "agenda items only" section of the agenda was closed.

MINUTES

Motion: Randall Leverette, seconded by James Malcolm, moved to approve the Minutes of the April 11, 2018 meeting. A copy of said Minutes is on file.

Vote: The motion was adopted.

FINANCIALS

CFO, Christopher J. Rioux reviewed the financial report with the Members. Mr. Rioux stated that the ending balance was slightly over \$360,000.00.

Motion: James Malcolm, seconded by John Livermore, moved to accept the Financials for the period ending April 30, 2018 as presented. (A copy of said financial report is on file.)

Vote: The motion was adopted.

COMMITTEE REPORTS

Audit Committee

Motion: John Livermore, seconded by James Malcom, moved to read the financial report as presented by CFO Christopher J. Rioux, for the period ending April 30, 2018 into the Audit Committee report. (A copy of the said Financial Report is on file.)

Vote: The motion was adopted.

Governance Committee

Committee Chair James Malcolm asked Evelyn Heinbach to review the revisions to the Background Check Policy. She stated that in addition to reviewing an applicant's financial records, a Certificate of Good Standing from the Department of State will be requested. Also, due to the sensitive nature of the actual documents used for the background check, those documents will be returned to the applicant once they have been reviewed by staff.

Background Check Policy

Motion: James Malcolm, seconded by Randall Leverette, moved to adopt the changes to the Background Check Policy as revised and presented. (A copy of said updated Background Check Policy is on file.)

Vote: The motion was adopted.

Fee Schedule Guidelines

Ms. Heinbach continued with a review of the updates proposed for the Fee Schedule Guidelines. She explained that the most notable changes include an increase in the application fee to \$1,000.00, and a minimum fee of \$3,000.00 has been established for projects that include a transfer of ownership.

Motion: James Malcolm, seconded by Randall Leverette, moved to adopt the changes to the Fee Schedule Guidelines as revised and presented. (A copy of said updated Fee Schedule Guidelines is on file.)

Vote: The motion was adopted.

Chair Morrow thanked the staff and Governance Committee for their efforts in making the revisions to the policies.

OLD BUSINESS

2018 Call For Projects

Attorney Scott stated that as a follow up to the discussions which took place at the last meeting and after some research, it is his recommendation, as counsel, to fund the projects through the CRC.

Draft Letter to Supervisors and Superintendents

Suzanne Holt stated that as a result of the feedback given by the Board at the last month's meeting, she has prepared a draft letter which invites supervisors and town officials as well as school representatives to an informational meeting which will be offered once in the morning and once in the evening at the Ulster County Legislative Chambers and the SUNY Ulster Stone Ridge Campus.

Motion: James Malcolm, seconded by John Livermore, moved to adopt the draft letter as presented. (A copy of said draft letter is on file.)

Vote: The motion was adopted.

Chair Morrow asked Ms. Holt to read the correspondence for the record.

NEW BUSINESS

Wildberry Lodge, LLC Application

Steve Turk addressed the Board regarding the proposed project. His report included, but was not limited to the following:

- The project is located on a 57-58 acre parcel contiguous with the New York State Thruway, Route 299 and South Ohioville Road.
- A boutique hotel would be the primary economic driver in the front with up to 140 guest rooms and a 14-16 room spa and wellness center attached to the hotel and an outdoor pool.
- A key restaurant will be enclosed in the hotel and possibly a second restaurant within the conference/banquet center attached to the hotel.
- The south side of the property would include one of largest butterfly conservatories and an amphitheater for all types of mid-scale entertainment venues.
- The southeastern side may also include rope courses and zip lines.

- A singular indoor/outdoor pool which will be opened year round.
- Mr. Turk describes the project as “A slice off Napa Valley meets the Hudson Valley at a perfect location.”
- 145 full-time-equivalent jobs are proposed.

A copy of said Application is on file.

In response to questions posed by Randall Leverette, Mr. Turk confirmed that there are no plans to create a water park on the property and the moratorium on construction which is presently in force will be lifted in July, 2018.

Chair Morrow stated that any traffic issue would not be within the Board's purview.

RESOLUTION AUTHORIZING THE DIRECTOR OF THE OFFICE OF ECONOMIC DEVELOPMENT OF ULSTER COUNTY TO HOLD A PUBLIC HEARING REGARDING A PROPOSED PROJECT TO BE UNDERTAKEN FOR THE BENEFIT OF WILDBERRY LODGE, LLC.

Motion: James Malcolm, seconded by John Livermore moved to adopt the Resolution Authorizing the Director of the Office of Economic Development of Ulster County to Hold a Public Hearing Regarding a Proposed Project to be Undertaken for the Benefit of Wildberry Lodge, LLC. (A copy of said Resolution is on file.)

Vote: The motion was adopted.

Annual Resolution 157 – Report to Legislature

Motion: Randall Leverette, seconded by James Malcolm, moved to approve the annual Resolution 157 Report for submission to the Ulster County Legislature. (A copy of said Resolution 157 report is on file.)

Vote: The motion was adopted.

Past Due Invoices for Public Hearings

Suzanne Holt reported that it has come to the staff's attention that several prior applicants have not paid the invoices submitted by the stenographer for the cost of the Public Hearing transcript. Since a good working relationship with the stenographer is very important, Ms. Holt suggested that a \$1,000.00 retainer be collected which would be used toward the cost of the background check as well as the cost of the transcript. Any unused funds would then be refunded to the applicant.

Motion: James Malcolm, seconded by Randall Leverette, moved to approve collecting a \$1,000.00 fee to be used toward the costs of a background check and transcript fee and to refund the balance to the

applicant; and further, to accept adding this provision to the Fee Schedule Policy without any additional approval to be required by Governance.

Vote: The motion was adopted.

Marlboro Distr. Rte 9, LLC

Attorney A. Joseph Scott summarized the project synopsis for the Marlboro Distr. Rte 9, LLC proposed project with the Board. (A copy of said synopsis is on file.)

RESOLUTION ACCEPTING THE DETERMINATION BY THE TOWN OF MARLBOROUGH PLANNING BOARD TO ACT AS LEAD AGENCY FOR THE ENVIRONMENTAL REVIEW OF THE MARLBORO DISTR. RTE 9 LLC PROJECT AND ACKNOWLEDGING RECEIPT OF THE NEGATIVE DECLARATION ISSUED WITH RESPECT THERETO.

Motion: Randall Leverette, seconded by James Malcolm, moved to approve the Resolution Accepting the Determination by the Town of Marlborough Planning Board to Act as Lead Agency for the Environmental Review of the Marlboro Distr. Rte 9 LLC Project and Acknowledging Receipt of the Negative Declaration Issued with Respect Thereto. (A copy of said Resolution is on file.)

Vote: The motion was adopted.

RESOLUTION AUTHORIZING EXECUTION OF DOCUMENTS IN CONNECTION WITH A LEASE/LEASEBACK TRANSACTION FOR A PROJECT FOR MARLBORO DISTR. RTE 9 LLC (THE COMPANY).

Motion: Randall Leverette, seconded by James Malcolm, moved to approve the Resolution Authorizing Execution of Documents in Connection with a Lease/Leaseback Transaction for a Project for Marlboro Distr. Rte 9 LLC. (A copy of said Resolution is on file.)

Vote: The motion was adopted.

LETTER OF RESIGNATION FROM MICHAEL BERNHOLZ

Motion: James Malcolm, seconded by John Livermore, moved to accept the letter of resignation submitted by Michael Bernholz. (A copy of said letter is on file.)

Vote: The motion was adopted.

ECONOMIC DEVELOPMENT UPDATE

Suzanne Holt reported the following:

- Grand Central Tech, a tech incubator in New York City, will be at the Senate Garage in July and August. Approximately 150 different tech entrepreneurs are expected.
- A film networking event was held on Saturday night (May 5, 2018) at the Hudson River Maritime Museum. It was sold out at 175 people and there were 150 on a waitlist.
- A Food and Beverage event was held at the Falcon. As a result, a distribution taskforce has been formed to collaborate and help find a solution to the distribution issues many companies are facing.
- An event was held in Rochester for area farms.

PUBLIC COMMENT

There were no individuals who requested the Privilege of the floor. The Public Comment section of the Agenda was closed


ADJOURNMENT

Motion: James Malcolm, seconded by Randall Leverette, moved to adjourn the meeting.

Vote: The motion was adopted.

The meeting was adjourned at 9:01 A.M.

Respectfully submitted,



James Malcolm
Assistant Secretary