

April 13, 2017

The meeting of the City of Port Jervis Industrial Development Agency (IDA) was held in the Council Chambers, 20 Hammond Street, Port Jervis, New York on Thursday, April 13th, 2017 at 6:00 p.m.

Regular Meeting

Board members Thomas McCarron, Robert Schultz, Michael McCarthy and Maria Mann were present. Council Liaison Lisa Randazzo, City Clerk Treasurer Robin Waizenegger and IDA Attorney David Donovan were also present. Board member James Hinckley was absent.

Attendance

Chairman Schultz called the meeting to order at 6:08pm.

Mr. Tim O'Brien, Ellicott Development, gave the Board an update regarding 100 Pike Plaza. He noted that they have submitted to the planning board revised plans and have done work on the retaining wall in the back. He noted that they have one small tenant signed on. He noted ongoing negotiations with possible tenants. He noted that the fire suppression and heating systems must be addressed before occupancy can occur which is a lot of costs. He noted that they have a lighting plan done. He noted that the retail market has been on a downturn for the past 6-8 months.

Maria Mann expressed her concern about the 2 years that have already elapsed without progress.

Mr. Tim O'Brien stated that they have tried a lot of different approaches to marketing but they as a developer are hesitant to spend any more money until they have tenant commitments.

Mr. Donovan indicated that he has a copy of the US Crane Application. He questioned if a public hearing needs to be held and Mrs. Waizenegger indicated that it is a requirement. Mr. McCarthy asked if they had planning board approval yet. It was noted that they did not. As the Board reviewed the application document it was noted that US Crane is seeking a PILOT and a Sales Tax Exemption.

It was noted that this site is just a transfer station for recycled construction waste.

Mrs. Randazzo briefed the IDA with respect to the current information from the planning board indicating that they are only at the preliminary stages of the planning board process. She also indicated that environmental work is pending.

Mrs. Waizenegger raised a concern regarding the multiple operating companies we have seen on documentation that the IDA gets some protection regarding the use of all companies operating at the site.

It was also noted that they will be seeking a 20 million dollar mortgage and may seek a mortgage tax exemption.

Mr. McCarthy expressed his concern about water contamination and the environmental impacts.

Mrs. Waizenegger gave a history regarding the contamination and water issues with respect to that property and the water supply to the residents of Berme road. There are active negotiations between the City and US Crane with regards to the transfer of city property along with the correction of utility issues.

Mr. McCarthy indicated a reluctance to approve anything though the IDA until problems and negotiations are addressed.

The board also discussed that this transfer station is a private operation and not open to the public. It was also noted that they did not pick a model for the PILOT in the application. All board members were asked to review the application packets before the next meeting as US Crane will be at that meeting to present.

The board also discussed the recent movement by NYS to dissolve smaller IDAs, possible cooperative agreements with Orange County IDA and mandated shared services.

Mrs. Waizenegger brought forth a letter from DOL regarding a public work fund for construction projects. It was decided to respond that the IDA does not enter into construction public work contracts and that this does not apply.

Motion to adjourn by Maria Mann and seconded by Tom McCarron.

AYE 4 NAY 0 ABSENT 1 Motion Carried

Meeting adjourned at 6:47 pm. Next Meeting May 15, 2017 at 6pm in the Council Room.

