

A public hearing of the City of Port Jervis Industrial Development Agency (IDA) was held in the Council Chambers, 20 Hammond Street, Port Jervis, New York on Wednesday, November 20, 2013 at 6:00 p.m.

Mr. James Hinkley, Mr. Robert Schultz, City Council Liaison Robert Ritchie, Counsel David Gubits, Co-Counsel Michael Fox, Applicant William Palladino and City Clerk-Treasurer Robin Waizenegger were present.

Attendance

Absent Mr. Michael Worden, Mr. Frank Bell.

Mr. James Hinkley as acting chairman and opened the meeting at 7:00 p.m. with the pledge of allegiance.

The Public Hearing Notice was read into the record by Mrs. Waizenegger.

100 Pike Street  
Public Hearing

Mr. James Hinkley introduced Mr. William Palladino to do an overview of the proposed project. Mr. Palladino stated that they purchased a dilapidated older plaza out of a foreclosure process from the bank of the former owner. Due to the distressed nature of both the property and the local economy their goal is to revitalize the plaza by providing reasonable rents to lure tenants into the renovated space. Two companies, Burger King and Rite-Aid, have committed to development on the site with two stand-alone buildings. They are currently using private financing.

The project is to be done in several stages with the stand alone buildings first, then the renovation of the existing buildings with the total development time frame to be 24 months. The requested exemptions will be necessary to leverage the costs to the tenants.

Ellicott Development is looking to provide a mix of tenants and attempt to generate interest to a major tenant as the plaza develops. They also have a goal of bringing retail back into Port Jervis and New York State rather than developing in Pennsylvania.

IDA attorney David Gubits questioned the developer if the decision to locate here is dependent on the exemptions versus developing out-of-state. Mr. Palladino stated that the exemptions are necessary to make it affordable to develop here or they would have to relocate this development in Pennsylvania. It is also convenient for a business to provide services to this market from Pennsylvania, but it makes these services inaccessible to the more impoverished population in Port Jervis.

With respects to employment Mr. Palladino indicated that initially it will provide 50 construction jobs and that when the center begins operations it will employ a combination of 100 part-time and full time jobs with a fully occupied potential of 200 jobs of a similar nature.

Due to the distressed nature of the local area it is felt that this project meets both of the conditions of Section 8-62 of the General Municipal Law.

Ellicott Development has done several other projects similar to this in other distressed areas that have acted as a catalyst for further development.

Mr. Fox questioned the interest of potential tenants. Mr. Palladino stated that they are beginning to generate interest but that many are waiting to see the progress of the construction improvements before they make commitments. They have had a lot of local interest but are holding out for some more regional vendors.

Council Liaison Robert Ritchie indicated that the Council has heard a major outcry for the re-development of the Rite-Aid. Also Mr. Ritchie indicated that Port Jervis is focusing on tourism and recreation events as we try to develop as more of a tourist destination with the Whitewater Park Development.

Mr. Palladino indicates that all of the tourism activities are helpful but again retailers really need to see hard evidence of the development before they commit. Hopefully by early spring we will have something more to show them.

Mr. Hinkley thanked Mr. Palladino for his attendance and noted that as there were no other members of the public present he motioned to close the Public Hearing seconded by Mr. Schultz.

AYE: 2 NAY: 0 ABSTAIN: 0 ABSENT: 2 CARRIED

Mr. Gubits will prepare necessary resolutions for approval at our next meeting as there is not a majority of the Board present for approval this evening,

Motion by Mr. Hinkley, seconded by Mr. Schultz, to adjourn the meeting at 6:28 p.m.

Adjournment

AYE: 2 NAY: 0 ABSTAIN: 0 ABSENT: 2 CARRIED