

December 30, 2013

A 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 Monday, December 30, 2013 at 6:10 p.m.

Mr. James Hinkley, Mr. Michael Worden, Mr. Frank Bell, City Council Liaison Robert Ritchie, Counsel David Gubits, Councilman at Large Kelly Decker, and City Clerk-Treasurer Robin Waizenegger were present.

Attendance

Mr. Michael Worden as acting chairman and opened the meeting at 6:10 p.m. with the pledge of allegiance.

Mr. Gubits opened the meeting by stating that he recommended that the board consider a SEQR resolution separate and distinct from the action taken by the planning board. The proposed resolution is a negative declaration and it was noted that the environmental assessment was obtained with the project application and is on file with the City.

100 Pike Plaza

The SEQR Resolution-Unlisted action 3312 Group LLC (100 Pike Street) Project as a negative declaration was moved by Michael Worden, seconded by James Hinkley.

AYE: 3 NAY: 0 ABSTAIN: 0 ABSENT: 1 (Schultz) CARRIED

Mr. Gubits then presented to the committee a draft of a final inducement resolution for their consideration. Mr. Gubits explained the Lease and sub-lease arrangements to be entered into as the nexus for this resolution.

The Final Inducement resolution was moved by Mr. Frank Bell and seconded by Mr. James Hinkley.

AYE: 3 NAY: 0 ABSTAIN: 0 ABSENT: 1 (Schultz) CARRIED

Mr. Gubits presented to the board a draft PILOT Resolution. Mrs. Waizenegger noted that the reference to Water District Real Property Tax Rate must be deleted. There is no discounted rate available for 3312 Group LLC as a commercial water customer. Mrs. Duryea requested that it be added to the resolution that 3312 Group not be allowed any additional tax exemptions in lieu of or in addition to the PILOT (ie 485b business exemption).

It was noted that reference to bond issuance needs to be deleted as no type of bonds are to be issued.

It was also agreed that the existing building square footage of 2,944 (Burger King) be added to the document in similar fashion to the notation on the Rite-aid building 22,780 and the strip mall 80,000 to be renovated.

The PILOT resolution was moved subject to the amendments as discussed by Mr. James Hinkley and seconded by Mr. Frank Bell.

AYE: 3 NAY: 0 ABSTAIN: 0 ABSENT: 1 (Schultz) CARRIED

Upon concerns of Yvonne Duryea and Robin Waizenegger it was agreed that Exhibit "A" needs to be re-worked to more closely mirror the illustrative spreadsheet presented at previous meetings to make calculation more accurate with respect to the existing business exemption on the Burger King building.

Mr. Gubits stated that he will be drafting the PILOT Agreement which will give us yet another opportunity to ensure that all of the details are included.

The Board questioned if we have received any additional payments from Future Homes since our last meeting. Mrs. Waizenegger indicated that the school may have received some additional monies but the City has not. She will send out updated amounts due as of January to remind them of the continual accumulation of penalties and interest. It was noted that Mr. Longabucco was waiting to speak to the new mayor after the 1<sup>st</sup> of the year.

Old Business

Mrs. Waizenegger requested permission of the board to pay the legal bills currently pending in the amount of \$4,278.05.

New Business

The bill payment resolution was moved by Mr. Frank Bell and seconded by Mr. . James Hinkley.

AYE: 3 NAY: 0 ABSTAIN: 0 ABSENT: 1 (Schultz) CARRIED

**Mr. Worden questioned Mr. Gubits with respect to fees to be charged to the applicant. Discussion was had regarding covering all of the expenses along with additional markup.**

**Mr. Gubits indicated that Orange County starts with a \$5000 Application fee and it goes up from there.**

**Motion by Mr. Worden, seconded by Mr. Hinkley, to adjourn the meeting at 6:58 p.m.**

**Adjournment**

**AYE: 3 NAY: 0 ABSTAIN: 0 ABSENT: 1 (Schultz) CARRIED**

Draft