

February 12, 2014

The regular 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 Tuesday, February 12, 2014 at 6:00 p.m.	Regular Meeting
Mr. Frank Bell, Mr. James Hinkley, Mr. Michael McCarthy, Mr. Robert Schultz, Mr. Michael Worden, Counsel David Gubits, Co-Counsel Michael Fox, Council Liaison Robert Ritchie, and City Clerk-Treasurer Robin Waizenegger were present.	Attendance
Mayor Kelly B. Decker and City Assessor Yvonne Duryea were also present.	
Motion by Mr. Worden, seconded by Mr. Bell, to appoint Mr. Michael McCarthy as chairman of the Industrial Development Agency (IDA).	Chairman appointed
AYE: 5 ABSENT: 0 NAY: 0 ABSTAIN: 0 CARRIED	
Mr. McCarthy called the meeting to order.	PILOT Agreement and Resolution discussed
Mr. Gubits distributed documents for the members' review. Mrs. Waizenegger noted that Exhibit A is the same as Schedule A in the PILOT agreement and discussed her concern of the assessed valuation notation not including detail for the amount of the 485b exemption. She commented that including the additional information would be helpful for the future. She distributed a revised Schedule A for consideration, which would be included in both the PILOT agreement and the PILOT resolution. Mrs. Waizenegger clarified the calculations for the taxable valuation.	
She also detailed verbiage changes, including adding "non-homestead" to the tax rates and a concern about the Code Committee's discussion of a proposed local law to change "water fee" to "water tax" so that residents can use the amount paid as a deduction on their taxes. That language change, however, should specify that it would not affect any PILOT agreements. Mr. Gubits and members discussed PILOT lease language in regards to this proposed law change. Mr. Gubits and Mr. Bell recommended adding specific language in the PILOT agreement to specify the payment of water and sewer charges (taxes). The Board, Mrs. Waizenegger, and Mrs. Duryea discussed language in the agreement detailing specific payment requirements. Mrs. Waizenegger also requested increased requirements for delinquencies for greater leverage for collection, but other options are not available. Mrs. Duryea also submitted changes that were reviewed. Mr. Gubits commented that Mrs. Waizenegger schedule would be very helpful in the future and noted he will be making the changes discussed.	
Motion by Mr. Worden, seconded by Mr. Bell, to authorize the reimbursement of \$92.99 to the City of Port Jervis for public hearing ads in the <i>Times Herald Record</i> .	Reimbursements authorized
AYE: 5 ABSENT: 0 NAY: 0 ABSTAIN: 0 CARRIED	
Motion by Mr. Bell, seconded by Mr. Schultes, to authorize the payment of \$851 to Jacobowitz and Gubits for the attorney bill.	
AYE: 5 ABSENT: 0 NAY: 0 ABSTAIN: 0 CARRIED	
Mrs. Waizenegger spoke about the \$5,000 received. Bond counsel fees were discussed.	New Business discussed
Mrs. Waizenegger noted that financial records for 2013 have been created and designated Fund I within City of Port Jervis' fund accounting system and moving forward activity will be recorded using the ACS system.	
Mr. Schultes inquired about PARIS. Mrs. Waizenegger clarified the reason for the City being on the delinquent list. She also noted that the IDA's final audited report should be received within the next thirty (30) days.	
There was a discussion for the need for an acting chairman. Mr. Worden noted that the organization does not meet frequently and feels there is no need to appoint a vice chairman. Mr. Worden will remain in the position of acting chairman in the absence of Mr. McCarthy.	Vice Chairman appointed
Mrs. Waizenegger noted that there has been no news or payments in regards to Future Homes. Mayor Decker and the Board discussed Future Homes.	Old Business discussed
Motion by Mr. Bell, seconded by Mr. Hinkley, to adjourn.	Meeting adjourned
AYE: 5 ABSENT: 0 NAY: 0 ABSTAIN: 0 CARRIED	