

June 10, 2015

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 Wednesday, June 10, 2015 at 6:05 p.m.

Regular Meeting

Board members Frank Bell, James Hinkley, Michael McCarthy, Robert Schultz and Maria Mann were present. Council Liaison Robert Ritchie and Co-Counsel Michael Fox were also present.

Attendance

Mr. McCarthy called the meeting to order at 6:00pm and noted as Chairman, that the minutes of the previous meetings were approved .

Mr. McCarthy introduced Mr. Tim O'Brien from Ellicot Development. Mr. O'Brien stated that he was here to provide an update as to the status on the Pike Plaza Project. He noted that the project is being done in phases and that part of the delay was settling claims from the first two phases associated with Burger King and Rite-Aid with contractors.

For the main plaza he indicated that the asbestos removal is in progress and in two-three weeks the roofing contractor will take over. At that point roof soffits and columns will be improved as well. The following stage will be painting of the exterior to make the building look better for prospective tenants. At the end of July they do expect to re-surface the parking lot along with striping.

He noted problems establishing water service due to numerous leaks.

Mr. O'Brien noted that while the asbestos and roof work are important it will not improve the looks materially. That will come later in July or August depending upon the weather.

Mr. O'Brien spoke about the condition of the interiors, lighting, floors, parking lot, roof and ground conditions as well as answered questions from members regarding the conditions of each.

Mr. Ritchie questioned him regarding tenants. Mr. O'Brien gave an overview of tenant possibilities but was non-committal as to what tenants are in place or not.

Mr. McCarthy suggested that Ellicot have more of a presence at the Council Meetings to keep rumors at bay and provide information on progress to our citizens. Mr. O'Brien indicated that as work progresses people will begin to see progress but final exteriors will be determined by the tenants themselves as many franchises have their own colors and looks to be accommodated.

Mr. O'Brien also discussed all of the work by Orange & Rockland.

Old Business: None

New Business: Mr. Hinkley inquired regarding the sales tax exemption renewal. Mr. Fox confirmed that a renewal is necessary. Mr. O'Brien informed the committee of the need for the renewal of the sales tax exemption certificate along with keeping the PILOT agreement intact.

Motion by Frank Bell seconded by Robert Schultz to discuss the renewal in executive session at 6:32 pm.

AYE 5 NAY 0 ABSENT 0 Motion Carried

Meeting reconvened at 6:36 pm.

Motion was made by Frank Bell and seconded by Robert Schultz to allow the renewal of the sales tax exemption and taking no action at this time with respect to the PILOT, with direction to legal counsel to prepare the necessary documentation.

AYE 5 NAY 0 ABSENT 0 Motion Carried

It was noted that there is no new news from Bon Secours.

Motion to adjourn by James Hinkley and seconded by Maria Mann.

AYE 5 NAY 0 ABSENT 0 Motion Carried

Meeting adjourned at 6:38 pm.

Next Meeting July 8th, 2015 at 6pm in the Common Council Meeting Room.

