

October 19, 2016

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 Wednesday, October 19, 2016 at 6:08 p.m.

Regular Meeting

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

Attendance

Chairman Schultz called the meeting to order at 6:00pm.

This meeting was for the purpose of an update from 3312 Group with Mr. William Palladino planned to attend. When Mr. Palladino failed to attend he was contacted by phone for a conference call.

Mr. Palladino reviewed the improvements done, roof decking, asbestos abatement, front facade, and structural column replacement. He did indicate that they are going to wait until spring and tenant commitments to finish the sprinkler system, parking lot, hvac and any internal improvements. He reviewed the types of tenants he is seeking.

He stated that he will refer bigger tenants to the IDA for possible additional tax breaks.

Mr. Schultz confirmed that they only have one small space lease at this time. Mr. Hinkley asked if it would not be until spring until we see activity. Mr. Palladino indicated that he wants to work through winter to get tenants as soon as possible.

Mr. Schultz indicated that the IDA is under pressure to show the job creation and progress. Mr. Palladino indicated that he is under financial pressure as well.

Mr. Fox asked if there was specific challenges he was facing in filling this space. He stated that the demographics and low rent levels are hampering the marketing. He does have a shopping center show shortly in December where he hopes to get additional leads.

The IDA informed him that they wanted to take a physical tour. He will arrange that with the local contact Mr. Tim O'Brien.

The IDA also requested bi-weekly e-mail updates and another check-in at the December meeting.

Mrs. Waizenegger informed Mr. Palladino that recently the Tax Department is now doing clawbacks on the sales tax exemptions when projects have not done the job creation promised and that the IDA is concerned from this perspective.

Mr. Schultz indicated that it will be important to keep the IDA updated as we are being questioned constantly and must have answers. Mr. McCarron also stressed that they should do local outreach through the Chamber of Commerce and Orange County Partnership.

The conference call was ended.

The board discussed that his information was faulty and tenants have been put off due to the lack of improvements.

The board will schedule for a tour with Mr. O'Brien and Mrs. Waizenegger will notify everyone via email.

It was noted that the next meeting will be in December or at the call of the Chairman as need arises.

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

AYE 4 NAY 0 ABSENT 1 (McCarthy) Motion Carried

Meeting adjourned at 6:35 pm. Next Meeting 12/21/2016.