

May 15, 2017

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 Thursday, May 15th, 2017 at 6:00 p.m.

Regular Meeting

Board members Robert Schultz, Michael McCarthy, James Hinckley and Maria Mann were present. City Clerk Treasurer Robin Waizenegger and IDA Attorney David Donovan were also present. Thomas McCarron was absent.

Attendance

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

The general counsel for the applicant Tim McColgan introduced himself and for the record indicated that the correct name for the applicant/owner is 100-200 Skyline Drive Associates LLC and the lessee/operator will be Skyline Transfer Station LLC. All of the corporations are related to US Crane.

The engineer for the applicant presented an overview of all of the plans, as they are to date, for the project. He reviewed all buildings to be demolished and built on the site noting that it will be necessary to acquire property from the City to resolve access issues and an existing encroachment issue.

Proposed activities are warehousing, fabrication and transfer/recycling station. Total employment will be 54 employees. Total construction completion time is anticipated at two years.

There was a review of the water storage and flow when asked by Mr. McCarthy.

Mrs. Waizenegger noted that due to the two year phased plan the employment will also phase in at one half year one and total of 54 in year two.

It was noted that there will be no toxic materials processed at this site. They will not be licensed for anything other than new construction debris. Mr. McCarthy questioned how long debris will be stored. The principal indicated that storage time will be kept to a minimum.

Mr. McCarthy questioned if items will be stored outside. The applicant indicated that all items will be stored inside.

Mr. Schultz asked what happens to materials that are not suitable for recycling. The applicant indicated that they will have dumpsters contracted for disposal for that type of waste.

It was noted that the applicant is meeting with the planning board tomorrow night. The applicant indicated that they are meeting with the IDA early in the process as the tax exemptions are part of their business plans.

It was noted that they are requesting a sales tax exemption for the two year construction time, a PILOT agreement for property tax reduction to the maximum of a full exemption for 10 years or a sliding scale as appropriate and a mortgage tax exemption for construction. It was noted that the application will need to be amended to include that. Mrs. Waizenegger verified the construction costs at 20-21 million with equipment at 6-7 million. It was noted that the revised plans had just been delivered today and that the assessor has not had a chance to evaluate the taxability yet.

It was inquired whether the applicant would be applying for the 485b exemption.

Mr. Schultz requested that Mrs. Waizenegger prepare calculations for a proposed PILOT versus full taxability for the project.

Thomas Oringer, principal, emphasized that he needs expedience in order to construct this year.

It was also noted that their finances and bank commitments require having the tax exemptions in place. Mrs. Waizenegger confirmed that they are not seeking any financing from the IDA.

Mr. McCarthy emphasized that as IDAs have come under audit and scrutiny we will not make a rash decision in haste.

IDA attorney indicated the a public hearing is still required before any approval could be done and that an IDA approval can be done before final planning board approval.

Mrs. Mann emphasized that local employment is her priority. Mr. Hinckley clarified that any approval or recommendation has to go the Common Council to generate the actual PILOT agreement. It was noted that the scheduling of the public hearing is the acceptance of the application but not the PILOT.

Motion to go into executive session by James Hinckley seconded by Robert Schultz.

AYE 4 NAY 0 ABSENT 1 Motion Carried

Meeting adjourned to executive session at 6:36pm

Meeting reconvened at 6:45pm

Chairman Schultz opened the meeting indicating that the IDA will expedite the public hearing.

Motion by Maria Mann seconded by James Hinckley to hold a public hearing on May 30th at 6pm.

AYE 4 NAY 0 ABSENT 1 Motion Carried

Motion to adjourn by Maria Mann and seconded by Michael McCarthy.

AYE 4 NAY 0 ABSENT 1 Motion Carried

Meeting adjourned at 6:47 pm. Next Meeting May 15, 2017 at 6pm in the Council Room.