

May 30, 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 Tuesday May 30th, 2017 at 6:00 p.m.**

**Board members James Hinkley, Robert Schultz, Maria Mann and were present. IDA Counsel David Donovan and City Clerk Treasurer and Robin Waizenegger were also present. Thomas McCarron, Michael McCarthy and Council Liaison Lisa Randazzo were absent. Stanley Seigel, City Council Member was also present.**

**Robert Schultz called the meeting to order at 6:02pm.**

**Mr. Schultz did introductions of the Board members and opened the public Hearing for the proposed PILOT agreement for the project by 100-200 Skyline Drive LLC aka US Crane.**

#### **NOTICE OF PUBLIC HEARING**

Notice is hereby given that a public hearing pursuant to Article 18-a of the New York General Municipal Law will be held by the City of Port Jervis Industrial Development Agency (The "Agency") on May 30<sup>th</sup> 2017 at 6:00 p.m. local time, at the Port Jervis City Hall Council Chambers at 20 Hammond Street, Port Jervis, New York 12771, in connection with the following matter:

100-200 Skyline Drive LLC for itself or on behalf of an entity to be formed (the "Company") has submitted an application (the "Application") to the Agency requesting the Agency's assistance with a certain project (the "Project") consisting of (I) the acquisition of title to, or a leasehold interest in 100-200 Skyline Drive, City of Port Jervis, NY (the "Land"); (ii) the demolition, renovation and construction of facilities to be used as a new construction materials recycling center and metal fabrication facilities (the "Improvements"); and (iii) the acquisition of and installation in and around the Improvements of certain Machinery, equipment and items of personal property (the "Equipment") and collectively with the Land and the Improvements, (the "Facility").

The Agency will acquire title to, or a leasehold interest in the Facility and lease the Facility back to the Company. The Company will operate the Facility during the term of the lease. At the end of the lease term, the Company will purchase the Facility from the Agency, or if the Agency holds a leasehold interest, the leasehold interest will be terminated. The Agency contemplates that it will provide financial assistance (the "Financial Assistance") to the Company in the form of sales and use tax exemption and a mortgage recording tax exemption, consistent with the policies of the agency, and a partial real property tax abatement.

A representative of the Agency will be at the above-stated time and place to present a copy of the Company's Project Application and hear and accept written and oral comments from all persons with views in favor of or opposed to or otherwise relevant to the proposed Financial Assistance.

Dated: May 18<sup>th</sup>, 2017

PORT JERVIS INDUSTRIAL DEVELOPEMNT AGENCY

**Mr. Schultz asked 100-200 Skyline Drive Associates to give an overview of the project.**

**Engineer for the project, Connor McCormick, reviewed all of the site plans as submitted to the planning board. He noted that they would be demoing 6 of the 8 existing buildings and re-purposing 2. New buildings will be built to meet the needs of becoming a waste transfer/recycling center for new construction debris and a metal fabrication plant.**

**The project will be done in two phases with the first being the transfer station and second the metal fabrication. Mr. McCormick indicated that they are presently in negotiation with the City of Port Jervis to acquire some additional land necessary for the project and to correct an encroachment. Mr. McCormick also indicated that they are working to resolve some sewer and water issues with the City as well.**

**Mr. Zuckerman noted that they are close to having a negative declaration for the SEQR in the next 30 days which is necessary to move forward with the planning board.**

**Attorney for 100-200 Skyline Drive indicated that there is active negotiations with the City for sewer, water and roads.**

**The facility will provide to the community 54 jobs within two years of the start of construction with emphasis on hiring local people as required by the IDA.**

**Bill Fioravanti from Orange County Partnership, the Economic Development Office of Orange County, spoke from the public indicating that they as an organization are fully behind this project and that they lend their full support to the project.**

**Maria Mann inquired as to the status of the agreement between 100-200 Skyline Drive LLC and the City. It was noted that there are active negotiations between the parties with a draft agreement to be rendered soon.**

**Motion to close the Public Hearing by James Hinkley seconded by Maria Mann.**

**AYE 3 NAY 0 ABSENT 2 Motion Carried**

**Motion to adjourn into executive session for advice of legal counsel by Robert Schultz, seconded by James Hinkley**

**AYE 3 NAY 0 ABSENT 2 Motion Carried**

**.Meeting Adjourned to Executive Session at 6:20pm**

**Meeting reconvened at 6:34pm**

**Motion to adjourn by James Hinkle and seconded by Maria Mann.**

**Meeting  
adjourned**

**AYE 3 NAY 0 ABSENT 2 Motion Carried**

**Meeting adjourned at 6:35 pm.**