

Economic Development, Tourism, Housing, Planning & Transit Committee

Regular Meeting Minutes

DATE & TIME: August 4, 2015, 6:00 PM
LOCATION: Karen L. Binder Library, 6th Floor, COB, Kingston, NY
PRESIDING OFFICER: Chairman Thomas J. Briggs
LEGISLATIVE STAFF: Krista J. Barringer, Deputy Clerk
PRESENT: Legislators Chris Allen, Lynn Archer, Tracey Bartels, Herbert Litts, III, Mary Beth Maio and James Maloney
ABSENT: None
EXCUSED: None
QUORUM PRESENT: Yes

OTHER ATTENDEES: Legislators Manna Jo Greene and Ken Ronk, Habitat for Humanity of Ulster County Representatives Kristine LaValle, Meg Carey and Barbara Kortrey, Deputy County Executive Ken Crannell, Ellenville Million Representatives Richard Travers, Philip Coombe, and Steve Kelley, League of Women Voters Vic Melville, Ulster County Department of Public Transportation Director Bob DiBella, and Department of Planning Representatives Dennis Doyle and Chris White

Chairman Briggs called the meeting to order at 6:00 PM.

Motion No. 1 RESOLVED to Approve the Minutes of July 7, 2015

Motion Made By: Legislator Maloney
Motion Seconded By: Legislator Allen
Discussion: None
Roll Call Vote: No
Voting In Favor: Legislators Allen, Archer, Briggs, Litts, Maio, and Maloney
Voting In Abstention: Legislator Bartels
Voting Against: None
No. of Votes in Favor: 6
No. of Votes in Abstention: 1
No. of Votes Against: 0
Disposition: Carried

Presentation by Kristine LaValle, Executive Director, Habitat for Humanity of Ulster County

Ms. LaValle distributed collateral materials and provided a brief overview of the Habitat for Humanity of Ulster County organization. She noted it was founded eighteen years ago in Ulster County. She stated they have built twelve homes and recently broke grant and are in the permit process for the 13th home. She stated there were five homes in the City of Kingston, two in Ellenville on double lots, one in Plattekill and one in the Town of Ulster. She stated they are looking in the future of developing four adjacent properties on Gross Street in the City of Kingston to establish a multi-family unit. She stated they are looking to extend water and sewer to these properties. She stated they look to build homes, community and hope. She stated they have few paid staff and operate mostly by volunteers. She noted the organization is based on a hand up and not a hand out philosophy. She stated applicant families must put 300 hours of sweat equity into the home, have good credit and be willingness to partner for themselves and others in the County. She stated they are currently seeking a partner family for their West Chester Street home. She was seeking help from the Legislators in locating partner families. She noted families must earn less than 40-60% of area median income and must be able to pay the mortgage long term. She noted the mortgage, taxes and homeowner insurance is the responsibility of the family partner. She stated they require homeowner classes and encourage civic minded, proud community members. She noted the homeowners outcomes include greater graduation rates, improved school grades for children, and improved family health. She spoke of an Ellenville partner family experience. She encouraged Legislators to call with any questions and/or with suggestions for a partner family for the West Chester home. She noted they are not doing home repairs at this time and hope to expand this service in the future. She stated they are looking for volunteers for the next home build. She highlighted the Re-Store on Route 28 in the Town of Ulster. She noted the store paid over \$40,000 in sales tax revenue from donated furniture. She noted the store is open four days a week. She noted they employ eight people and have trucks out on the road doing pick ups. She stated they typically have seventy people on their volunteer crew between the ages of 16 and 96. She stated they are seeking corporate and individual donors. She asked the Legislators to please speak about Habitat for Humanity back in their home communities. She urged Legislators to encourage people to apply to the program.

Legislator Maloney asked how long does the homeowner have to live in the property and not sell it. Ms. LaValle replied they do not have a specified amount of time to live in the home but that they file as a silent second owner. She stated they determine the price of the house either by the appraisal value or what the family can afford to pay (30% of their total income) for the mortgage. She indicated 58% of the families they serve are cost burdened or it costs them more than 30% of their income to pay their rent. She noted the average fair market rent in the City of Kingston for a two bedroom is \$1,110 and their highest mortgage, inclusive of taxes and insurance, was for \$858 per month. She stated if the homeowner pays less than the market value, then they file a silent second mortgage so that if the homeowner tries to sell the property, they are reimbursed so they can rebuild

and keep affordable housing units in the market. She stated they also have shared appreciation clauses which indicate if the homeowner holds onto the property for a period of time, Habitat shares in that wealth so that it remains a unit of affordable housing. She noted three homes have been sold with two sold when the homeowners moved and left the area and one foreclosure.

Legislator Maloney noted the homeowner in the Town of Ulster just finished putting solar on her home. Ms. LaValle noted they were looking at putting solar on their building on Route 28.

Legislator Bartels asked how the properties are acquired. Ms. LaValle replied most are donated and they purchased two properties. She spoke of these experiences.

Motion No. 2 Resolution No. 314 – August 18, 2015

Motion Made By: Legislator Maio

Motion Seconded By: Legislator Litts

Text of Motion: **Resolved to approve Resolution No. 314** - Approving The Execution Of A Contract Between The County Of Ulster And The Ulster County Economic Development Alliance To Implement The Recommendations Of The Ellenville Million Committee - Amending The 2015 Ulster County Budget – Department Of Planning

Resolution No. 314 Summary: This Resolution approves the execution of a contract by the Director of Purchasing between Ulster County and UCEDA for the implementation of the Ellenville Million Committee recommendations, in the form as filed with the Clerk of the Ulster County Legislator, or as modified with the approval of the County Attorney and amends the 2015 Ulster County Budget to increase Appropriation line AA-8020-3401-4600-4660 (Other Misc. Contractual) by \$1,000,000.00 and decrease Revenue lines AA-1990-1331-4600-4660 (Contingency) by \$ 500,000.00 and AA-0917-3205 (Fund Balance) by \$ 500,000.00.

Discussion: Chairman Briggs noted the attendance of three Ellenville Million Committee members.

Legislator Maio asked for a review of the plan. Legislator Archer stated the Legislators had not seen the plan nor received an official presentation to the Legislative body. Deputy County Executive Crannell provided an overview of the County Executive’s initial presentation. He noted the 1 million expected from the casino revenue in 2016. He reviewed the contract and the accountability expectations.

Legislator Archer confirmed the Economic Development Alliance would be responsible for administering the contract. She asked if the \$75,000 allocation was an administration

fee for the Economic Development Alliance. Deputy County Executive Crannell stated \$75,000 was set aside for contracting for professional grant writing services. He stated no staff would be hired to administer the contract and they would use internal staff. He stated all the recommendations were from the Committee and the County Executive made no modifications.

Mr. Kelley stated when the Committee went to the public, they found the Town has an abundance of water and no sewer and the Village had no water and an abundance of sewer. He stated they developed an inter-municipal agreement to share resources. He stated they have no ability to have economic development without water and sewer as they have no capacity. He noted the Committee held multiple public meetings and received testimonials.

Legislator Maio asked when the Committee work started. She noted in looking at the dollar amount, where the County is taking it from and asked why this could not be part of the budget process in October. Deputy County Executive Crannell indicated the desire to get projects started and implemented this fiscal year. He noted the County has the funding available now and that they know what the revenue will be for 2016. He stated there were funding coming to the County to offset the impact of the casino. He noted these funds could not be used to fund these projects. He stated the funding could only be used to offset potential impact of the casino and/or property tax relief. He noted the funding for these projects was coming from the County's fund balance where these other funds would be offsetting the funds that were being taken.

Legislator Allen clarified the \$100,000 allocation for tourism promotion was a strategic plan to draw from surrounding areas to come into Ellenville and would accompany with available lodging availabilities. Mr. Kelley spoke of the historical aspect of the tourism in Ellenville. He discussed the progression of the a new sporting venue being developed at the formal Nevele. He noted the availability of lodging, one of the top mountain biking areas, and the back side access to the Minnewaska Park. He noted the restaurant opportunities that are growing. He discussed the process the Ellenville Million Committee undertook including multiple public meetings and testimonials. Mr. Travers noted the long path trail to the Adirondacks as part of the plan. He spoke of the available trail resources.

Legislator Archer noted the IDA was already doing a soft landing fund and asked why this initiative not being put there. Department of Planning Director Doyle noted it was a little different. He noted with the Ready to Go fund, which is self-sustaining, the County would take a mortgage on the property. He stated this focus on Ellenville was a focus on collaboration rather than a confrontational process. He noted IDA's never did soft landing funds on the planning side of development. He stated the IDA will typically wait until after the local review and SEQRA is done before going into funding work. He

stated similar work was done with the Saugerties Army Reserve Site. He noted the review process was done as part of the front end work. He stated the County Planning Department has piloted Gateway Meetings with the Walmart and Central Hudson projects. He noted the IDA would still have a role in the back end.

Legislator Bartels asked how the County would know the \$1 million was coming for 2016. Deputy County Executive Crannell replied as part of the New York State Gaming Act, the fees generated from the application process would be given to the host town with a portion of the fees being given to surrounding communities. He stated the expected allocation is based on the known application fees received and the formula specified in law.

Legislator Bartels noted she was having a little bit of a hard time transferring the money from the fund balance and contingency account based on the information received. She asked why not have the County Tourism spend the money rather than give \$100,000 to the Economic Development Alliance only to have them given it back to County Tourism. She stated she was seeking more details on each of the projects. She noted she only received the County Executive's announcement of the Ellenville Million and that this was the first time the Legislature was having any type of formal discussion on this topic. Deputy County Executive Crannell spoke of the unique, dire situation occurring in Ellenville. Legislator Bartels clarified the Legislature was not approving each item of the plan but just moving money to the EDA. She noted she had heard concerns of severe community distress in Plattekill and Kingston. She indicated a desire for more details of where the money is going. She noted the information received to date was minimal. She spoke of the existing process of appropriating money in the budget.

Mr. Coombe noted the Ellenville Million Committee's charge and process to come up with recommendation and the County's role for deciding how to implement the plan. He highlighted the high speed internet project process. Mr. Travers noted their focus on recommend how to get the biggest bang for the buck.

Legislator Belfiglio noted the high speed internet fiber installation along the Route 209 corridor. He noted the development of matrix by a private company to develop this resource throughout the County. He noted Ellenville High School has high speed internet. He felt the County needed to be careful and should use the matrix to determine where it was cost effective. He noted the Broadband resolution passed by the Legislature supporting the installation across Ulster County. He felt this was an area the County may need to make an investment but that the County should spend the money to develop a think tank of how to expand Broadband in the area.

Legislator Maio asked why not wait for the State money as there was no guarantee that the money would be available. Deputy County Executive Crannell stated the money was

in State law and had been set aside. He reiterated the situation in the Ellenville and Wawarsing areas was serious and the County needed to kickstart the process to get momentum and get the projects moving. He said there was no reason to wait. Legislator Maio felt this discussion should be it's own meeting.

Legislator Maloney noted the County Executive presented this initiative in his State of the County Address, the Ellenville Million Committee had done it's due diligence and he encouraged the Committee to move it forward.

Legislator Donaldson stated he understood the confusion. He felt it was done the right way with community and public input. He felt his boils down to if the Legislature should put money in Ellenville. He noted the proximity to the gaming site and the blight in Ellenville. Deputy County Executive Crannell and Department of Planning Director Doyle discussed the Ellenville Million Committee's work and process.

Legislator Archer commended the Ellenville Million Committee's work and indicated the sticky part or missing link was the transfer of money to the EDA. She felt there would be no oversight after the money is transferred. She noted once the money was released and the Legislature signed off on the resolution, there were no decisions coming back to the Legislature. Deputy County Executive Crannell spoke of the operational process and the reports through accountability.

Legislator Allen spoke of the County Executive's State of the County and the estimated money to be received. Deputy County Executive Crannell noted the first year was estimated and after that first year, the County will receive a set amount going forward. Legislator Allen asked if the formula could be provided. Deputy County Executive Crannell stated he would email it to the Committee.

Legislator Maloney suggested amending item 5 A-G [page 9, section 5], to bring reports back to the Economic Development, Tourism, Housing, Planning, and Transit Committee. Legislator Bartels noted ideally reports requested would already be done. Deputy County Executive Crannell stated the Economic Development Alliance Director provides bi-monthly reports to the Committee and that he would ask her to add the Ellenville Million projects to her reports. Mr. Coombe spoke of micro-managing the Economic Development Alliance.

Legislator Greene noted the money forthcoming from the other casino would come to the County. She indicated she wrote to the Ellenville Million Committee to recommend a focus on green hotels. She stated she received no response and it would have been appreciated. She noted there were no projects being proposed that addresses green infrastructure, storm water, green rehabilitation or restorations. She felt the plan as

presented were traditional approaches. Department of Planning Director Doyle noted the process for a solar application had passed.

Legislator Bartels asked why there was no financial impact on the resolution and noted it can not post revenue from a future source. Deputy County Executive Crannell stated the money was from the current fund balance and contingency and balanced out.

Roll Call Vote: No
Voting In Favor: Legislators Allen, Archer, Briggs, Litts, and Maloney
Voting Against: Legislators Bartels and Maio
No. of Votes in Favor: 5
No. of Votes Against: 2
Disposition: Carried

Motion No. 3 Resolution No. 313 – August 18, 2015

Motion Made By: Legislator Maio for discussion
Motion Seconded By: Legislator Allen

Text of Motion: **Resolved to approve Resolution No. 313** - Confirming Ulster County's Intention To Join A Network and Internet Bandwidth Consortium And Authorizing Ulster BOCES To Act On Ulster County's Behalf For The Purpose Of Securing A Bid For Internet Bandwidth – Department Of Information Services

Resolution No. 313 Summary: This Resolution confirms Ulster County's inclusion in an internet bandwidth consortium comprised of Ulster BOCES, Orange/Ulster BOCES, Dutchess BOCES and Sullivan BOCES and authorizes Ulster BOCES to act on its behalf in order to secure a bid for internet bandwidth. In addition, the Resolution states that once a bid for internet bandwidth is secured, Ulster County shall then have the option of contracting for the bid services or declining to participate further.

Discussion:

Legislator Maloney noted this was discussed with the Town Supervisors. He stated he received called from the Towns seeking an amended but that Deputy County Executive Crannell encouraged them to contact BOCES and be added. He suggested Legislators contact their Supervisors and encourage them to call BOCES to be added.

Roll Call Vote: No
Voting In Favor: Legislators Allen, Archer, Bartels, Briggs, Litts, Maio and Maloney
Voting Against: None
No. of Votes in Favor: 7

No. of Votes Against: 0
Disposition: Carried

Motion No. 4 Resolution No. 312 – August 18, 2015

Motion Made By: Legislator Maio
Motion Seconded By: Legislator Maloney

Text of Motion: **Resolved to approve Resolution No. 265** - Authorizing The Ulster County Executive To Execute A Contract With The New York State Housing Trust Fund Corporation Represented By The Office Of Community Renewal, For Federal Funding For The Implementation Of Community Development Block Grants (CDBG) – Amending The 2015 Ulster County Budget - Department Of Planning

Resolution No. 265 Summary: This Resolution authorizes the County Executive to execute an agreement (NYS Contract #1160HR354-14) and any amendments thereto, with the New York State Housing Trust Fund Corporation, in the amount of \$500,000.00, for the Ulster County Housing Rehabilitation Grant in the form as filed with the Clerk of the Ulster County Legislature, or as modified with the approval of the County Attorney and authorizes the County Director of Planning to act as certifying officer including the filing of any certifications necessary for the purposes of implementing this award. The Resolution amends the 2015 Ulster County Budget to increase Appropriation line BB.8668.3751-4600.4660 (Misc. Contractual Expense, Other) by \$500,000.00 and Revenue line BB.8668.3751-3400.4989 (FA, Other Homes & Comm. Services) by \$500,000.00.

Discussion:

Department of Planning Director Doyle noted the County recently received the award. He indicated it was housing rehabilitation based on energy efficiency and the sub recipient was RUPCO. He noted the Governor opened a grant application for a homeowner program to be awarded next year on the same day they received the award letter.

Roll Call Vote: No
Voting In Favor: Legislators Allen, Archer, Bartels, Briggs, Litts, Maio and Maloney
Voting Against: None
No. of Votes in Favor: 7
No. of Votes Against: 0
Disposition: Carried

Motion No. 5 Resolution No. 311 – August 18, 2015

Motion Made By: Legislator Maio
Motion Seconded By: Legislator Maloney

Text of Motion: **Resolved to approve Resolution No. 311** - Authorizing The Chairman Of The Legislature To Call A Public Hearing To Satisfy The Public Participation Requirement For An Application To The Community Development Block Grant Program (CDBG) – Department Of Planning

Resolution No. 311 Summary: This Resolution authorizes the Chairman of the Ulster County Legislature to call public hearings as necessary to satisfy the public participation requirements of the CDBG Program in accordance with 24 CFR 570.486 and that a public hearing is scheduled for Tuesday, September 15, 2015 at 7:10 PM in Legislative Chambers, Ulster County Office Building, 244 Fair Street, 6th Floor, Kingston, New York. In addition, the Resolution directs the Clerk of the Ulster County Legislature to cause any notice of hearings to be posted on County Buildings’ bulletin boards, and published in official publications and provide copies of the hearing notice to all chief elected officials of municipalities within Ulster County.

Discussion: None

Roll Call Vote: No

Voting In Favor: Legislators Allen, Archer, Bartels, Briggs, Litts, Maio and Maloney

Voting Against: None

No. of Votes in Favor: 7

No. of Votes Against: 0

Disposition: Carried

Motion No. 6 Resolution No. 310 – August 18, 2015

Motion Made By: Legislator Maio for discussion

Motion Seconded By: Legislator Maloney

Text of Motion: **Resolved to approve Resolution No. 310** - Authorizing The Chairman Of The Ulster County Legislature To Expand Public Transit Service Between Ulster And Dutchess County (LINK) – Amending The 2015 Ulster County Budget - Department Of Public Transportation (Ulster County Area Transit)

Resolution No. 310 Summary: This Resolution authorizes the Chairman of the Ulster County Legislature to expand the LINK service and accept reimbursement from the New York State Department of Transportation for the operation of the expanded LINK service in an amount not to exceed \$340,000, for the term January 1, 2015 through December 31, 2015, in form as filed with the Clerk of the Ulster County Legislature or as modified with the approval of the County Attorney and amends the 2015 Ulster County to create Personnel lines [5630-1312 - Bus Driver, Full Time and 5630-1313 - Bus Driver, Full Time] and to increase Appropriation lines [AA-5630-5901-1300-1300 - Regular Pay by \$18,053.00; AA-

5630-5901-8000-8000 - Retirement by \$4,946.00; AA-5630-5901-8010-8010 - Social Security/FICA SS by \$819.00; AA-5630-5901-8020-8035 - Health Insurance Hospital Medical by \$4,946.00; AA- 5630-5901-1420-1455 - Contractual Pay Shift Differential by \$893.00; AA-5630-5901-4690-4690 - Maintenance Auto Repair by \$2,500.00; AA-5630-5901-4510-4510 - Insurance Administrative by \$83.00; AA-5630-5901-4000-4000 - Auto Fuel by \$3,000.00; AA-5630-5901-4000-4030 - Supplies Other General by \$169.00; AA-5630-5901-4590-4590 – Travel by \$1,560.00; AA-5630-5901-4670-4670 - Communication Expense Equipment Rental by \$234.00] and Revenue lines [AA-5360-5901-3300-3589 - State Aid Other Transportation by \$37,203.00]

Discussion:

Legislator Maio and Chairman Briggs confirmed this was no cost to the County.

Legislator Bartels clarified expectation to hire two full time bus drivers and then the low salary indicated. Chairman Briggs noted the amount was pro-rated.

Legislator Archer asked if this was an extension or amendment from the resolution approved last year. Department of Public Transportation Director DiBella stated it was an amendment to the one approved last year.

Legislator Archer noted last year’s resolution was for the Rosendale to Poughkeepsie route and asked if this was an extension to that Route. Department of Public Transportation Director DiBella stated it was a new expansion from Kingston to Poughkeepsie along Route 9W. He stated Trailways had given up the Route 9W corridor.

Legislator Bartels noted the \$35,705 salary was for two people for a year. Department of Public Transportation Director DiBella noted it was for three months from October to December. He noted the amount included salary and benefits for two benefits for three months. He stated anything that the County does not receive from fares or STO (State Operating), this grant would pick up the rest at 100%.

Roll Call Vote: No
Voting In Favor: Legislators Allen, Archer, Bartels, Briggs, Litts, Maio and Maloney
Voting Against: None
No. of Votes in Favor: 7
No. of Votes Against: 0
Disposition: Carried

Motion No. 7 Resolution No. 295 – August 18, 2015

Motion Made By: Legislator Archer for discussion
Motion Seconded By: Legislator Litts

Text of Motion: **Resolved to approve Resolution No. 295** - Supporting The Consideration And Inclusion Of 300 Flatbush Avenue, Kingston, New York In The State And National Registers Of Historic Places

Resolution No. 295 Summary: This Resolution supports the consideration and inclusion of 300 Flatbush Avenue, Kingston, New York in the State and National Registers of Historic Places and requests the Ulster County Economic Development Alliance Inc. complete and file with the Clerk of the Ulster County Legislature within 30 days the “Statement of Owner Support” as attached in Exhibit A. In addition, the Resolution directs the Clerk of the Ulster County Legislature to forward copies of this resolution to the members of the City of Kingston Common Council and to Jennifer Betsworth, Historic Preservation Specialist, NYS Office of Parks, Recreation, and Historic Preservation.

Discussion:

Legislator Archer noted she did not realize when the County transferred the building that it was a historical building. She noted it would be the EDA that must sign the Statement of Support and asked if there would be any implications to the sale. Legislator Donaldson replied this was a memorializing resolution that was asking the EDA to support the historic designation. He spoke of the buildings importance to the City of Kingston. He noted a concern if it was not preserved. He stated he spoke with the Historic Landmark Commission and noted their intent to move forward in designating the building as historic.

Chairman Briggs noted historical designations, such as what happened with the Hunt Building in Ellenville, would hinder a new owner from making changes and/or wanting to buy it.

Legislator Bartels and Legislator Maio requested attorney input to confirm any historic designation implications.

Committee members agreed to hold a special meeting the night of caucus to allow time for getting answers. It was agreed information could be provided via email to allow a brief meeting just to vote on the resolution.

New Business:

Legislator Archer noted the issue was note the first that had been discussed in depth with the EDA but without similar information provided to the Legislature, they were stumbling on the process of what was proposed. Legislator Maloney and Chairman Briggs noted the proposal were not presented to the EDA. Legislator Archer reiterated the importance of sharing information of what is being discussed and respectfully requested updates.

Legislator Donaldson asked if the Friends of Historic Kingston presented to the EDA or the LDC. Chairman Briggs and Legislator Maloney replied they had not.

Old Business: None

Adjournment

Motion Made By: Legislator Litts
Motion Seconded By: Legislator Allen
No. of Votes in Favor: 7
No. of Votes Against: 0

TIME: 7:21 PM

Dated the 28th day of August, 2015
Krista J. Barringer, Deputy Clerk

Minutes Approved As Amended on: September 1, 2015