

**Economic Development, Tourism, Housing, Planning & Transit Committee  
Meeting Minutes & Transcript**

**DATE & TIME:** August 3, 2021 – 6:00 PM  
**LOCATION:** KL Binder Library, 6<sup>th</sup> Floor, County Office Building, 244 Fair St., Kingston, NY  
**PRESIDING OFFICER:** Chairman Brian Cahill  
**LEGISLATIVE STAFF:** Fawn Tantillo  
**PRESENT:** Legislators Lynn Archer, Thomas Corcoran, James Delaune (4:33), Herbert Litts, III, Abe Uchitelle (6:03) and Legislative Chairman David Donaldson  
**ABSENT:** Legislator Mary Beth Maio  
**QUORUM PRESENT:** Yes

**OTHER ATTENDEES:** Deputy County Executives Evelyn Wright, Marc Rider and John Milgram; Alan Macaluso, Director of Information Services; Kate Heidecker, Office of Economic Development; Dennis Doyle, Director of Planning; Rose Woodworth, CEO, James Malcolm, Chair and Richard Jones, CFO, Ulster County Industrial Development Agency (UCIDA)

Chairman Cahill called the meeting to order at approximately 6:00PM and lead the Pledge of Allegiance.

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**Motion No. 1: Motion to Approve the Minutes of July 13, 2021**

**Motion Made By:** Legislator Litts  
**Motion Seconded By:** Legislator Delaune

**Discussion:** None.

**Voting In Favor:** Legislators Archer, Cahill, Corcoran, Delaune, Litts and Uchitelle  
**Voting Against:** None  
**Votes in Favor:** 6  
**Votes Against:** 0  
**Disposition:** **Minutes Approved**

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**Resolution No. 325 -** Establishing “The Ulster County Land Bank Development Corporation”, A New York State Landbank

**Resolution Summary:** This resolution would create a Land Bank; appoint members to the Board of Directors of the Land Bank; and approve other provisions.

**Discussion:** Chairman Cahill reported that the sponsor, Legislator Tracey Bartels, requested no action at this time.

Legislator Uchitelle told the committee that he had spoken to Mayor Noble and meeting is scheduled with Mike Gilliard, Executive Director of the City of Kingston Land Bank and Chair of the Laws and Rules Committee, Chair of this Economic Development Committee and Legislative representatives of the City of Kingston to discuss Land Bank.

**Disposition: No Action Taken at the request of the Sponsor**

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**Resolution No. 354** - Authorizing The Chair Of The Ulster County Legislature To Execute An Agreement With The New York State Office Of Temporary And Disability Assistance To Receive Additional Funding To Supplement The Summer Youth Employment Program For Federal Fiscal Year 2021 And Amending The 2021 Ulster County Budget – Office Of Employment And Training

**Resolution Summary:** This resolution approves an agreement for additional funding for youth programs

**Motion No. 2: Motion to approve Resolution 354**

**Motion By:** Legislator Litts

**Motion Seconded By:** Legislator Delaune

**Discussion:** None

**Voting In Favor:** Legislators Archer, Cahill, Corcoran, Delaune, Litts and Uchitelle

**Voting Against:** None

**Votes in Favor:** 6

**Votes Against:** 0

**Disposition: Resolution Approved**

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**Resolution No. 355** - 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 Grant (CDBG) Homeownership Program – Amending The 2021 Ulster County Budget - Department Of Planning

**Resolution Summary:** This resolution approves an agreement for additional funding for youth programs

**Motion No. 3: Motion to approve Resolution 355**

**Motion By:** Legislator Litts

**Motion Seconded By:** Legislator Delaune

**Discussion:** None

**Voting In Favor:** Legislators Archer, Cahill, Corcoran, Delaune, Litts and Uchitelle

**Voting Against:** None

**Votes in Favor:** 6

**Votes Against:** 0

**Disposition: Resolution Approved**

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**Resolution No. 356** - Approving The Execution Of A Contract Amendment For \$9,776.51, Causing The Aggregate Contract Plus Amendment Amount To Be In Excess Of \$50,000.00 Entered Into By The County – Eaton Corporation – Department Of Information Services

**Resolution Summary:** This resolution approves extending the term of an agreement for repair and maintenance for two Uninterrupted Power Supply units at UC Information Services.

**Motion No. 4:** **Motion to approve Resolution 356**

**Motion By:** Legislator Corcoran

**Motion Seconded By:** Legislator Litts

**Discussion:** None

**Voting In Favor:** Legislators Archer, Cahill, Corcoran, Delaune, Litts and Uchitelle

**Voting Against:** None

**Votes in Favor:** 6

**Votes Against:** 0

**Disposition:** **Resolution Approved**

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**Resolution No. 357** - Approving The Execution Of A Contract Amendment For \$106,366.31 Entered Into By The County – Tyler Technologies, Inc. – Department Of Information Services

**Resolution Summary:** This resolution approves expanding the scope of licensing of the MUNIS Employee Self Service module and extending the term of agreement for support and maintenance of various applications.

**Motion No. 5:** **Motion to approve Resolution 357**

**Motion By:** Legislator Litts

**Motion Seconded By:** Legislator Archer

**Discussion:** None

**Voting In Favor:** Legislators Archer, Cahill, Corcoran, Delaune, Litts and Uchitelle

**Voting Against:** None

**Votes in Favor:** 6

**Votes Against:** 0

**Disposition:** **Resolution Approved**

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## **Ulster County Industrial Development Agency (UCIDA) quarterly update:**

UCIDA Chair Malcolm reported the IDA is developing a Uniform Tax Exemption Policy (UTEP) for wind or solar installations.

They are developing a definition of workforce housing

They received notification that the Kingstonian feels they will close in November.

Mr. Malcolm emphasized that the IDA uses strict standards to evaluate projects. The project must offer the community something as a whole, not just jobs. They are using a prescreen process they implemented a couple of years ago, to explain the process to applicants early and ensure they know the expectations.

Mr. Malcolm briefly discussed a recent investigation into the Orange County IDA that was in the news. He described a meeting with Dave Hoovler, Orange County District Attorney and one of the former board members and pointed out that not all of the people involved had done something wrong. He pointed out the UCIDA did not use that consulting firm for a reason.

Mr. Malcolm said the IDA was in early talks with the County Executive and was “kicking around ideas”. He said County Executive Ryan has requested a meeting with the full IDA board to discuss his vision to sync together ideas for responsible development of various projects that would create long term jobs.

Chairman Cahill asked for clarification about what projects they were discussing and after input from several people, Chairman Cahill made a point that any discussions about property transferred to and/or owned by the Ulster County Economic Development Alliance (UCEDA) must include the UCEDA, that included Enterprise West.

Chairman Cahill also explained that this committee had asked Tim Weideman, Director of Economic Development, to put together a meeting of various stakeholders that would include the UDIDA.

Mr. Malcolm went on to say the UCIDA budget was sound. He and Mr. Jones gave details.

There was a brief discussion about renewable energy projects and workforce housing and how some other IDA's have been able to address these in ways that forced their economic development but the UCIDA does not have anything in place at this time. Mr. Malcolm said that the UCIDA is in constant contact with the state and other IDA's that have more experience.

Ms. Woodworth gave an update on UCIDA work since March of this year. This included a comprehensive review of several policies including

- Public comment at agency meetings.
- Record retention policy.
- Amended the procurement policy to better ensure there is no collusion or conflicts with the agency's code of ethics.
- Updating the Freedom of Information (FOIL) Policy.
- Amended the compensation policy to include a section about time and attendance that will help ensure board members are attending meetings necessary for the agency to perform properly.

- Ms. Woodworth handed out a copy of a community investment agreement (attached) designed to encourage all IDA approved projects to have a greater investment in the community by purchasing local materials, supplies and professional services.
- They are working on a “cost benefit analysis policy after a conversation with Legislator Archer earlier in the year.

IDA Staff is meeting regularly with the Ulster County Department of Economic Development every two weeks to ensure they are working together to reach common goals.

The IDA worked more on the mentoring program for new applicants that includes

- List of Q&A’s commonly asked
- Diagram of the process applicants go through
- Developing training for Public Authorities Reporting Information System (PARIS) reporting for projects to fix common reporting errors.

Annual IDA Board training is scheduled for September 24. This year the training will be on more specific topics like housing and renewable energy products.

Ms. Woodworth detailed several projects the IDA approve and discussed a “claw back” from a project that cut jobs from 330 FTE (full time equivalent) to 205 FTE in less than a few months.

The committee discussed the impacts of COVID-19 State of Emergency restrictions on some businesses and how the IDA handled those situations.

The committee discussed several of these topics in more detail.

Ms. Woodworth said the IDA is being proactive and taking steps to insure their board policies are up to date including tracking time and attendance of board members. Chairman Cahill requested a copy of the IDA Board attendance at the end of the year.

Legislator Archer asked if the board has made any changes to policy in regard to new marijuana laws. Ms. Woodworth said nothing specific but implied an announcement about a marijuana business may be coming soon. Mr. Malcolm said the board would address these issues within their current policies. Chairman Cahill noted that under the current laws, it should be treated like any other agricultural business.

Mr. Jones noted that in Orange County they have multiple IDA’s that compete with each other.

Deputy Executive Wright suggested that if the IDA is considering updates to the housing policy a more detailed discussion regarding the workforce housing policy between the County and the IDA should be included in the September training to ensure it aligns with ongoing efforts by the county. There was a discussion about housing needs for various workers.

**New Business:**

Legislator Archer felt there was an urgency to set up the meeting of Economic Development stakeholders thorough Tim Weideman, Director of Economic Development. Chairman Cahill agreed and assured her he had spoken the Mr. Weideman who is setting that up.

Dennis Doyle announced the Saugerties Zoning Board of Appeals agreed there was a need for a Public Safety Radio tower on 35 Quarry Road.

Mr. Doyle reported that the county had been awarded a \$600,000 housing grant for home ownership. Last month they also closed out a \$600,000 grant for housing rehabilitation. During COVID, the county was asked to pivot on the housing rehab grant to provide rental assistance. They provided approximately \$163,000 toward rental assistance for an average of \$2,500 to 61 households. For housing rehabilitation, we assisted 20 households with assistance working with RUPCO. He expects another round of funding soon.

Chairman Cahill acknowledged the need to help tenants but expressed concerns for landlords and the impacts a moratorium on evictions for over a year and tenants who are taking advantage of that. Mr. Doyle said rental payments were made to landlords directly.

Mr. Rider described the Emergency Rental Assistance Program (ERAP) and how that funding will be used to assist tenants and landlords. If landlords call they should be referred to the Recovery Service Center at 845-443-8888. The federal funding was sent to New York but has not been released yet.

There was a discussion about rental assistance programs.

Chairman Cahill reminded the committee that the meeting for September resolution is August 31<sup>st</sup>.

Chairman Cahill asked if there was any other business, hearing none;

**Motion to Adjourn**

Motion Made By:	Legislator Litts
Motion Seconded By:	Legislator Archer
No. of Votes in Favor:	6
No. of Votes Against:	0
Time:	6:58

Respectfully submitted by:	Fawn Tantillo
Minutes Approved:	August 31, 2021