

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

DATE & TIME: October 7, 2021 – 6:00 PM
LOCATION: Bearsville Theater Lounge, 291 Tinker St., Woodstock, NY
PRESIDING OFFICER: Chairman Brian Cahill
LEGISLATIVE STAFF: Fawn Tantillo
PRESENT: Legislators Lynn Archer, Thomas Corcoran, James Delaune, Herbert Litts, III and Abe Uchitelle
ABSENT: Legislator Mary Beth Maio
QUORUM PRESENT: Yes

OTHER ATTENDEES: Legislators Jonathan Heppner and Tracey Bartels; Deputy County Executives Evelyn Wright, Marc Rider and John Milgram; Timothy Weidemann, Director and Kate Heidecker, Office of Economic Development; Brian Slack, Planning Department; Alicia DeMarco, Comptroller’s Office; Sajaa Ahmed and Toni Roser, Ulster County Area Transit (UCAT); Alan Macaluso, Information Services, Kevin Smith, Ulster County Trails Advisory Committee; Geddy Sveikauskas, Hudson Valley One.

Chairman Cahill called the meeting to order at approximately 6:20 PM and thanked Lizzy Vann and Kim Lockrow for hosting the committee at the Bearsville Theater and giving them a tour of this newly renovated facility.

Motion No. 1: Motion to Approve the Minutes of August 31, 2021

Motion Made By: Legislator Uchitelle
Motion Seconded By: Legislator Delaune

Discussion: None.

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

Voting Against: None

Votes in Favor: 6

Votes Against: 0

Disposition: **Minutes Approved**

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: Legislator Bartels, sponsor of Resolution 325 asked to postpone action on the resolution. She discussed some challenges such as finalizing names for the board members and invited her fellow legislators to submit names for consideration when they are ready to proceed. She explained that the board would need at least 5 members but there is no limit to how many others could be appointed in the state statute.

Chairman Cahill asked Legislator Bartels to forward a list of the criteria or guidelines for recommending a board member.

Legislator Uchitelle requested this list be in a format that could be forwarded to potential candidates.

Motion No. 2 Motion to postpone Resolution No. 325 at the request of the sponsor.
Motion By: Legislator Archer
Motion Seconded by: Legislator Uchitelle

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

Resolution No. 395 - Setting A Public Hearing On Proposed Local Law No. 7 Of 2021, A Local Law Amending The Code Of The County Of Ulster In Relation To Evictions, To Be Held On Tuesday, November 16, 2021 At 7:05 PM

Resolution Summary: This resolution would schedule a public hearing on a proposed local law.

Motion No. 3: **Motion to discuss Resolution No. 395**

Motion By: Legislator Delaune
Motion Seconded By: Legislator Uchitelle

Discussion: Legislator Uchitelle, sponsor of the resolution, offered an amendment to the proposed local law.

Legislator Litts expressed serious concerns for landlords, many who have been hard hit but the recent moratorium on evictions during COVID. He noted that despite tenants being given the opportunity to postpone paying rent for months with no penalty during the pandemic, landlords are given no such leeway in paying taxes.

Legislator Uchitelle noted that non-payment of rent was grounds for eviction and he crafted the legislation so it would not hurt landlords.

Legislator Litts said the proposed law does not hold landlords harmless when they were unable to collect rents for over a year and tenants still don't pay rent.

Legislator Archer felt that because the county does not foreclose for non-payment of taxes until the property owner is 3-years in arrears, this shouldn't be a problem if a landlord cannot pay their taxes this year.

Chairman Cahill noted that Resolution No. 395 only sets a public hearing date.

Motion No. 4: To Amend Proposed Local Law 7 as presented.

Motion By: Legislator Uchitelle

Motion Seconded By: Legislator Archer

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

Voting Against: None

Votes in Favor: 6

Votes Against: 0

Disposition: **Proposed Local Law 7 amended**

Motion No. 5: To approve Resolution No. 395

Motion By: Chairman Cahill

Motion Seconded By: Legislator Uchitelle

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

Voting Against: None

Votes in Favor: 6

Votes Against: 0

Disposition: **Resolution Approved**

Resolution No. 448 - Authorizing The County Executive To Submit An Application And Assurances To The New York State Office Of Community Renewal For Community Development Block Grant Funds For The Year 2021 – Department Of Planning

Resolution Summary: This resolution authorizes the Ulster County Executive or his designee to submit an application, as well as all necessary understandings, assurances, and additional information as may be required, to the New York State Office of Community Renewal for the purposes of housing rehabilitation for substandard owner-occupied housing on scattered sites consistent with the funding levels, purposes, and other criteria as provided for in the Request for Applications

Motion No. 6: Motion to approve Resolution No. 448

Motion By: Legislator Litts

Motion Seconded By: Legislator Uchitelle

Discussion: None

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

Resolution No. 449 - Authorizing The County Executive To Submit An Application And Assurances To The New York State Office Department Of Transportation For Transportation Alternative Program (TAP) Funding For The Construction Of A Rail Trail From Highmount To The Belleayre Day Use Area – Department Of Planning

Resolution Summary: This resolution authorizes the Ulster County Executive or his designee is to submit an application, as well as all necessary understandings, assurances, and additional information as may be required, to the New York State Department of Transportation under the TAP program in the amount of \$4,950,000.00, with a Federal amount of \$3,960,000.00, and a local match of \$990,000.00 for purposes converting approximately 2.5 miles of the U&D Corridor from Highmount to the Belleayre Day Use Area to a rail trail; and confirms that Ulster County will make available the required local match if the funding is awarded.

Motion No. 7: **Motion to approve Resolution No. 449**

Motion By: Legislator Litts
Motion Seconded By: Legislator Uchitelle

Discussion: Mr. Slack explained that the anticipated grant funding represented an 80-20 split in the cost of the trail work.

Legislator Archer asked to see the details of the plans for this section of the corridor.

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

Resolution No. 450 - Establishing Capital Project No. 601 – Small Business And Economic Recovery – Department Of Economic Development

Resolution Summary: This resolution amends the 2021 Ulster County Capital Fund Balance by adding \$435,000 for Fees for professional services using Federal Aid revenue from the American Recovery Act Small Business and Economic Recovery.

Motion No. 8: **Motion to approve Resolution 450**
Motion By: Legislator Litts
Motion Seconded By: Legislator Uchitelle

Discussion: Mr. Weideman explained the Enterprise West project was at a critical junction and these funds were needed to achieve the goals for the project. He said there were 3 developers interested but in order to facilitate a sale and told the members that the developer for the former IBM East Campus in East Fishkill, New York, iPark 84 was a promising prospective buyer. He said the county needed an appraisal and survey. He also noted additional architectural and engineering work were needed. In the meantime, regular maintenance was needed and a leasing agent to work with tenants would be hired.

Legislator Litts said that it is normal practice for the owner of a property of do surveys and other work and felt it was prudent to continue to work toward facilitating the sale like any other owner.

Legislator Delaune and Archer expressed serious concerns regarding this ongoing project and suggested seeking a lender or insisting UCEDA could pay for appraisal and survey work. They noted they were always opposed to the county becoming a “landlord” and disappointed that the County Executive keeps requesting funds, each time saying it would be the last time. They felt it was time to unload the property.

Deputy Executive Wright discussed the need to ensure that whoever purchases the property meet certain benchmarks to ensure the county doesn’t end up with a neglectful owner again.

Legislator Heppner asked for assurances that the county is not directing tax dollars to this project with no return on investment.

Legislator Bartels asked if all of the money from the sale of the property would come back to the county. Mr. Weideman said yes.

Voting in Favor: Legislators Cahill, Litts, Maio and Uchitelle
Voting Against: Legislators Archer and Delaune
Votes in Favor: 4
Votes Against: 2
Disposition: **Resolution Approved**

Resolution No. 451 - Approving The Execution Of A Contract For \$435,000.00 Entered Into By The County – Ulster County Economic Development Alliance, Inc. – Department Of Economic Development

Resolution Summary: This resolution will approve contract 2021-457 for economic development services which shall include, but not be limited to the redevelopment of portions of Enterprise West to prepare the site, properties, and buildings for redevelopment.

Motion No. 9: **Motion to approve Resolution 451**
Motion By: Legislator Litts
Motion Seconded By: Legislator Corcoran

Discussion: Legislators Archer and Delaune restated their concerns.

Voting in Favor: Legislators Cahill, Litts, Maio and Uchitelle
Voting Against: Legislators Archer and Delaune
Votes in Favor: 4
Votes Against: 2
Disposition: **Resolution Approved**

Resolution No. 452 - Approving The Execution Of A Contract For \$95,558.00 Entered Into By The County – PK30 System Inc. – Department Of Economic Development

Resolution Summary: This resolution will approve a CDBG Economic Development/Small Business Program pass-thru funds to support the creation of four full time jobs with a focus on low-to-moderate income individuals.

Motion No. 10: **Motion to approve Resolution 452**
Motion By: Legislator Archer
Motion Seconded By: Legislator Uchitelle

Discussion: None

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

Resolution No. 453 - Authorizing The Chair Of The Ulster County Legislature To Enter Into Intermunicipal Agreements With Various Municipalities For The On-The- Job Training Program Through The Ulster County Office Of Employment And Training

Resolution Summary: This resolution authorizes the Chair to enter into an intermunicipal contract with various municipalities for on-the-job training programs.

Motion No. 11: **Motion to discuss Resolution 453**
Motion By: Legislator Archer
Motion Seconded By: Legislator Uchitelle

Discussion: There was a brief explanation about the program and individuals served.

Voting in Favor: Legislators Cahill, Archer, Delaune, Litts, Maio and Uchitelle

Voting Against: None

Votes in Favor: 6

Votes Against: 0

Disposition: **Resolution Approved**

Resolution No. 454 - Approving The Execution Of A Contract Amendment For \$112,500.00 Entered Into By The County – United Way Of Ulster County Inc. – Office of Employment and Training

Resolution Summary: This resolution approves Contract 2020-349 - Amendment #2 to revise the scope of service and increase the not-to-exceed amount for a youth program services as part of a federal Gun Violence Prevention Initiative

Motion No. 12: **Motion to approve Resolution 454**

Motion By: Legislator Archer

Motion Seconded By: Legislator Uchitelle

Discussion: There was a brief discussion regarding the salaries paid to youth.

Voting in Favor: Legislators Cahill, Archer, Delaune, Litts, Maio and Uchitelle

Voting Against: None

Votes in Favor: 6

Votes Against: 0

Disposition: **Resolution Approved**

Resolution No. 455 - Approving The Execution Of A Contract Amendment For \$24,532.46, Causing The Aggregate Contract Plus Amendment Amount To Be In Excess Of \$50,000.00 Entered Into By The County – AssetWorks LLC – Department Of Information Services

Resolution Summary: This resolution approves contract C10-289 – Amendment #10 to extend the terms for software maintenance and support, hardware installation and implementation and training for the AVL/GPS County-wide Fleet Management System

Motion No. 13: **Motion to approve Resolution 455**

Motion By: Legislator Uchitelle

Motion Seconded By: Legislator Delaune

Discussion: None

Voting in Favor: Legislators Cahill, Archer, Delaune, Litts, Maio and Uchitelle

Voting Against: None

Votes in Favor: 6

Votes Against: 0

Disposition: **Resolution Approved**

Resolution No. 456 - Supporting And Authorizing A Grant Application To The Federal Transit Administration To Accept And Administer 5307 Urbanized Area Funds Under The American Rescue Plan Act Of 2021 For UCAT's 2021-2022 Operating Budget And Authorizing The Ulster County Executive To Execute Any Required Applications Or Agreements To Accept Funding- Ulster County Area Transit (UCAT)

Resolution Summary: This resolution authorizes the County Executive to execute any required applications or agreements, and any amendments to any documents, to accept the funding agreement with the FTA

Motion No. 14: **Motion to approve Resolution 456**

Motion By: Legislator Litts

Motion Seconded By: Legislator Corcoran

Discussion: This is additional to other ARP funding that can only be used for this purpose.

Voting in Favor: Legislators Cahill, Archer, Delaune, Litts, Maio and Uchitelle

Voting Against: None

Votes in Favor: 6

Votes Against: 0

Disposition: **Resolution Approved**

Resolution No. 457 - Supporting And Authorizing A Grant Application To The Federal Transit Administration To Accept And Administer 5339(b) Funding For Bus Replacements And Authorizing The Ulster County Executive To Execute Any Required Applications Or Agreements To Accept Funding- Ulster County Area Transit (UCAT)

Resolution Summary: This resolution authorizes the County Executive to execute any required applications or agreements, and any amendments to any documents, to accept the funding agreement with the FTA

Motion No. 15: **Motion to approve Resolution 457**

Motion By: Legislator Litts

Motion Seconded By: Legislator Corcoran

Discussion: Legislature Uchitelle commented that he was pleased to see it included EV busses.

Voting in Favor: Legislators Cahill, Archer, Delaune, Litts, Maio and Uchitelle

Voting Against: None

Votes in Favor: 6

Votes Against: 0

Disposition: **Resolution Approved**

Resolution No. 458 - Amending Capital Project No. 529 - Purchase Of Mass Transit Buses And Related Equipment, And Amending The 2021 Capital Fund Budget – Ulster County Area Transportation (UCAT)

Resolution Summary: This resolution amends the 2021-2026 Ulster County Capital Improvement Program in the amount of an additional \$91,000 (\$72,800 federal funds, \$9,100 state funds, and \$9,100 local funds)

Motion No. 16: **Motion to approve Resolution 458**
Motion By: Legislator Litts
Motion Seconded By: Legislator Uchitelle

Discussion: None

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

Resolution No. 460 - Establishing Capital Project No. 610 - UCAT Equipment & Facility Upgrade, And Amending The 2021 Capital Fund Budget – Ulster County Area Transportation (UCAT)

Resolution Summary: This resolution establishes Capital Project No. 610.

Motion No. 17: **Motion to approve Resolution 460**
Motion By: Legislator Litts
Motion Seconded By: Legislator Delaune

Discussion: None

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

Sajaa Ahmed announced that she is transferring to the County Attorney’s office and Toni Rosner will be the interim Director of UCAT. She is confident that Toni and the UCAT team will continue the outstanding service and programs they have achieved especially during the challenges of COVID.

Chairman Cahill praised her service as UCAT Director and congratulated her on this transfer. The committee showed their appreciation with applause.

Old Business: None

New Business:

Legislator Archer suggested the committee schedule a special meeting with all the department heads that report to EDTHPT to review their budget requests. A special meeting was scheduled for October 20, 2021 at 5:30 for this purpose.

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

Motion to Adjourn

Motion Made By:	Legislator Litts
Motion Seconded By:	Legislator Uchitelle
No. of Votes in Favor:	6
No. of Votes Against:	0
Time:	7:45 pm

Respectfully submitted by:	Fawn Tantillo
Minutes Approved:	November 8, 2021