

**OFFICERS**

CHAIR  
Dr. Diane Eynon

VICE CHAIR  
Lynn Archer

TREASURER  
Steven L. Kelley, FACHE

SECRETARY  
Michael J. Ham

ASSISTANT SECRETARY

Rashida Tyler

ASSISTANT TREASURER  
Rachel Silverman, Esq.

**BOARD MEMBERS**

Lynn Archer  
Dr. Diane Eynon  
Michael J. Ham  
Steven L. Kelley, FACHE  
Rachel Silverman, Esq.  
Rashida Tyler  
Kaustubh Wahal

**August 17, 2022 - 9:00 AM**

Legislative Chambers  
County Office Building, 6th Floor,  
244 Fair Street, Kingston, NY 12401

**AGENDA**

1. Call to Order
2. Pledge of Allegiance
3. Roll Call **(Page 2)**
4. Mission Statement
5. Approval of the Minutes – July 20, 2022 Regular Meeting **(Page 3)**
6. Public Comment (Agenda Items Only)
7. Executive Session (if necessary)
8. Financials - Payment of IDA Bills
9. Chair's Report
10. Committee Reports
  - Audit
  - Finance
  - Governance
11. Old Business
  - Status of Pending Projects **(Page 6)**
12. New Business
  - IDA Short-Term Transition Employment Contract
  - Consultant Contract re Administrative Services
13. Adjournment

The next meeting of the Ulster County Industrial Development Agency is scheduled for 9:00 a.m.,  
September 21, 2022.

The mission of the Ulster County Industrial Development Agency is to advance the job opportunities, general prosperity and long-term economic vitality of Ulster County residents by targeting tax incentives, bonding and other assistance to foster creation and attraction of new business and the retention and expansion of

existing business.

# Item 2.

## Roll Call

	<u>Present</u>	<u>Absent</u>
Dr. Diane Eynon, Chair	_____	_____
Lynn Archer, Vice Chair	_____	_____
Michael J. Ham, Secretary	_____	_____
Steven L. Kelley, FACHE, Treasurer	_____	_____
Rashida Tyler, Asst. Secretary	_____	_____
Rachel Silverman, Esq., Asst. Treasurer	_____	_____
Kaustubh Wahal, Member	_____	_____

# UCIDA

---

Ulster County Industrial Development Agency

---

## ULSTER COUNTY INDUSTRIAL DEVELOPMENT AGENCY MINUTES July 20, 2022

---

A regular monthly meeting of the Ulster County Industrial Development Agency was held on Wednesday, July 20, 2022 at 9:00 A.M.

The following agency members were present:

Dr. Diane Eynon	Chair
Lynn Archer	Vice Chair
Steven Kelley	Treasurer
Rashida Tyler	Assistant Secretary
Rachel Silverman	Assistant Treasurer
Kaustubh Wahal	Member

The following agency members were absent with notice:

Michael J. Ham, Secretary

Additional Attendees:

A. Joseph Scott, III, Esq.	Agency Counsel
William Kemble	Daily Freeman

The meeting was called to order at 9:02 A.M. by Chair Diane Eynon.

### **PLEDGE OF ALLEGIANCE**

The members of the Agency participated in the Pledge of Allegiance to the flag.

### **ROLL CALL**

Roll was called, and it was noted that a quorum was present.

### **READING OF THE UCIDA MISSION STATEMENT**

The mission of the Ulster County Industrial Development Agency is to advance the job opportunities, general prosperity, and long-term economic vitality of Ulster County residents by targeting tax incentives, bonding, and other assistance to foster creation and attraction of new business and the retention and expansion of existing business.

### **MINUTES**

**Motion:** Steven Kelley, seconded by Lynn Archer, moved to approve the minutes of the June 15, 2022 regular meeting as presented.

**Vote:** The motion was adopted (6-0).

### **PUBLIC COMMENT**

William Kemble commented and questioned public meetings of members of the Agency. Agency Counsel noted that meetings between Agency members and counsel are exempted from the "Open Meetings Law" by attorney-client privilege.

No other public comment was reported.

### **EXECUTIVE SESSION**

No Executive Session was entered during the meeting.

### **FINANCIALS**

Chair Diane Eynon presented the financial report as follows: the Chair noted that certain bills have been received by the Agency during the Administrative Transition which need to be paid. The Bills will be presented at the August meeting for review and approval by the Board.

### **CHAIR'S REPORT**

The Chair thanked everyone for their help with the Administrative Transition. The Chair noted that there are multiple practical items related to the transition, including maintaining of banking and communication channels for the Agency. The Chair noted that the Agency would be considering and interviewing candidates for temporary administrative assistance. The Chair noted that the Governance Committee would present recommendations for a more permanent administrative structure at the August meeting.

The Chair noted that she would like the Housing Working Group and Community Engagement/Public Education Working Group to meet this month.

The Chair spoke with Tim Weidemann with the County Executive's office regarding potential future projects for the County and the Agency.

### **OLD BUSINESS**

#### **Status of Pending Projects**

Agency Counsel A. Joseph Scott, III reported on the status of pending projects:

- A. Wildberry Lodge, LLC – No changes.
- B. Magruder Solar, LLC – No changes.
- C. Bayside Marlboro, LLC – No changes.
- D. Cresco Labs – The Company will contact either the Chair or Agency Counsel regarding project updated going forward.

#### **Memorandum related to Conflicts of Interest**

Agency Counsel A. Joseph Scott, III reported on member orientation and the consideration of conflicts of interest for Agency Board members. Agency Counsel highlighted the following points:

- A. The Agency Application includes a question related to any conflicts
- B. The definition of "interest" under the statute.
- C. Impacts of the statute and any violations on the Agency.
- D. The Agency Ethics Code.
- E. The County Ethics Law.

### **ADJOURNMENT**

**Motion:** Lynn Archer, seconded by Rachel Silverman, moved to adjourn the meeting.

**Vote:** The motion was unanimously adopted (6-0).

The meeting was adjourned at 9:29 A.M.

Respectfully submitted,

Michael J. Ham, Secretary

Dated: August 13, 2022

## Pending Transaction List

	<u>Deal Name</u>	<u>Agency Action</u>	<u>Status</u>	<u>Estimated IDA Admin Fee</u>
1.	Wildberry Lodge LLC	Public hearing resolution – 5.9.2018	<b>NO CHANGE</b>  Project applicant is completing SEQR process. Agency cannot take any action until SEQR process is complete.	Estimated Project Cost: \$80,000,000  Estimated Admin Fee: \$800,000 (\$80,000,000 * 1%)
2.	Magruder Solar, LLC	Agency adopted PH resolution – 3.17.21.	<b>NO CHANGE</b>  Ready to schedule PH once project applicant finalizes Application.	Estimated Project Cost: \$8,712,833  Estimated Admin Fee: \$87,128.33 (\$8,712,833* 1%)
3.	Bayside Marlboro, LLC	Agency adopted PH resolution – 9.15.21	<b>NO CHANGE</b>  Agency has adopted a resolution approving a moratorium on housing projects. Agency has adopted PH resolution, and there has been on-going discussions with the Project applicant. Ready to consider scheduling a Public Hearing if desired.  Have prepared PILOT Approval resolutions for the Town and the School District.	Estimated Project Cost: \$30,907,229.26  Estimated Admin Fee: \$309,072 (\$30,907,229.26* 1%)
4.	Cresco Labs Project	Agency adopted SEQR and Approving resolutions at the 5.18.22 meeting	Waiting on direction from project applicant to begin drafting IDA documents.	Estimated Project Cost: \$209,008,535  Estimated Admin Fee: \$2,090,085.35 (\$209,008,535 * 1%)