The City of Poughkeepsie

INDUSTRIAL DEVELOPMENT AGENCY

February 13, 2019

6:30PM

REGULAR MEETING MINUTES

Attending: Randall Johnson, Melanie Vetter, Norman Smith, Nathan Shook

Staff: Attorney Patrick Malgieri

1. **Call to Order**

   The IDA meeting was called to order by Chairperson Melanie Vetter in the Common Council Chambers.

2. **Roll Call**

   Chairperson Melanie Vetter asked that there be a roll call.

   IDA Secretary, Nathan Shook, took a roll call, the following members were present:

   Randall Johnson
   Melanie Vetter
   Norman Smith
   Nathan Shook

   The following members were absent:

   None

3. **Approval of Agenda:**

   A change was made to correct the agenda to include a public comment

4. **Approval of Minutes**

   Minutes were reviewed and approved unanimously.

5. **Appointment of Vice Chairperson**

Chairperson Vetter appointed Mr. Smith as Vice Chairperson

6. **Chairperson's Comments**

Ms. Vetter discussed work of IDA to date and the merits of the new UTEP. Ms. Vetter also discussed the efforts to put together a database of all properties in the City that have received some form of tax exemption and described the various forms of tax exemptions available and from which governmental entity they are granted. Ms. Vetter closed by reaffirming the Board's commitment to encouraging public participation in meetings.

7. **Public Comment**

Public Comment was opened at 6:52PM

Evalena Connodle of Mass Design and Inclusive Communities working group, spoke about the proposed UTEP. Would like some more information on how the point system works, how the new UTEP was created and would like a public comment period and for the Board to table the vote.

Angela DeFelice of Inclusive Communities also requested that the Board table the vote.

Lydia Hatfield of HRH and Inclusive Communities also requested that the Board table the vote to allow public input.

Warren Jones spoke about concerns regarding the length of some PILOTs

Ms. Kazolias discussed his concerns about granting PILOTs

David Packer requested that the Board table the vote on the UTEP.

Laurie Sandow discussed her desire to be included in meetings with Inclusive Communities working group, concerns about affordable housing, and a concern regarding the legal existence of Opportunity Poughkeepsie LLC.

8. **Financial Report and Resolution of Payment of Bills**

Mr. Johnson provided an update on the audit process and reported that a bill for the former Executive Director was to be paid.
Mr. Johnson made a motion to approve the resolution. Mr. Shook seconded and all voted in favor.

9. Update on Recruitment of New CFO and Executive Director

Ms. Vetter discussed the changes made to the job descriptions for both positions. Both positions have been posted and the Board is hopeful that it will receive qualified candidates to interview.

10. Resolution on City of Poughkeepsie Loan Repayment

Mr. Johnson made a motion to approve the resolution reducing the loan repayment. Mr. Smith seconded. All voted in favor.

11. Update on PILOT Annual Fee Collection

Mr. Malgieri discussed the spreadsheet created to track the active PILOTs. Mr. Malgieri spoke about the work that went into drafting the tracking document and the cooperation from City personnel. Mr. Malgieri reported that, with the exception of one project, all PILOTs are current with respect to their payments and administrative fees. There was a discussion about the Eastman Bixby project and the deficiencies in payments. Mr. Johnson asked if the buildings are separate projects. Mr. Malgieri believes that there are two PILOTs but for reporting purposes they have been treated as one.

12. Presentation of 387 Main Street Project

Michael Greenberg discussed the proposed mixed use project at 387 Main Street Project. Ms. Vetter thanked Mr. Greenberg for his application and reported to Mr. Greenberg that he will need a proforma and would need to provide more specificity as to what the plan is for the building.

13. Authorizing Resolution for Opportunity Poughkeepsie 1 LLC

Mr. Malgieri confirmed that the entity is properly formed in the State of Delaware.

Mr. Shook made a motion to approve the resolution. Mr. Johnson seconded and all voted in favor.

14. Resolution to Amend PILOT for CNN Spruce Street

Mr. Smith made a motion to approve the resolution. Mr. Johnson seconded and all voted in favor.

15. Resolution for New UTEP Policy

After hearing from the public during the public comment period, Mr. Smith moved to table the vote. Mr. Johnson seconded and all were in favor.

16. Old Business

There was no old business

17. New Business

There was no new business

18. Items for March Agenda

It was discussed that public hearings on the new proposed UTEP and the 387 Main project would be held.

19. Adjourn

Mr. Shook made a motion to adjourn. Mr. Johnson seconded and all voted in favor.